September 2020 Board Supplementary Pack

30 September 2020, 10:00 to 13:00
via Teams

Agenda

1. PRELIMINARY MATTERS

Supplementary Board_Agenda_30Sept2020_Final.pdf (1 pages)

1.1. Welcome and apologies for absence

1.2. Declarations of interest

1.3. a) Minutes of previous meeting 29th July 2020 (for approval) b) Chair's Summary: In-Committee session 29th July 2020

1.4. Matters arising from the minutes of previous meeting

1.5. Board Action Log

1.6. Update Reports from the

1.6.1. Chair

1.6.2. Vice-Chair

1.6.3. Chief Executive

2. ITEMS FOR APPROVAL/RATIFICATION/DECISION

2.1. Annual Reports

2.1.1. Annual Report 2019-20 - Ratification of Chair's Action

2.1.2. Annual Quality Statement

2.1.3. Welsh Language Annual Report

2.2. Capital Planning and Business Cases:

2.2.1. Innovative Environments Overview

2.2.2. Bro Ddyfi Community Hospital - Full Business Case

Board_Item_2.2b_Machynlleth FBC_Cover Paper Board 30 September 2020 v2.pdf (8 pages)

Board_Item_2.2bi_Machynlleth FBC Refresh Version 2.pdf (157 pages)

Board_Item_2.2bii_Appendix B - Full Planning Permission.pdf (12 pages)

Board_Item_2.2bii_Appendix C - Section278 Paper.pdf (6 pages)

Board_Item_2.2biii_Appendix D - Heads of Terms Agreement.pdf (3 pages)

Board_Item_2.2biv_Appendix E - Conservation Planning Approval.pdf (17 pages)

Board_Item_2.2bv_Appendix F - Machynlleth Hospital Report.pdf (115 pages)

Board_Item_2.2bviii_Appendix I - Utilisation Study.pdf (13 pages)

Board_Item_2.2bxi_Appendix L - Economic Appraisals V8 Sep 20.pdf (5 pages)

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Board_ITem_2.2xii_Appendix M - NCF Framework Agreement LOT 2.pdf (264 pages)

Board_Item_2.2bxiv_Appendix P - FBC Cost forms Rev1.pdf (7 pages)

2.2.3. Mechanical Ventilation - Ratification of Chair's action

3. ITEMS FOR DISCUSSION

3.1. Winter Planning Requirements

3.2. Report of the South Powys Pathways Programme

Board_Item_3.2_South Powys Pathways Update.pdf (14 pages)

3.3. European Union Transition Planning Update

3.4. Nurse Staffing Levels (Wales) Act 2016

3.5. Performance Reporting:

3.5.1. Quarter 2 Operational Plan

3.5.2. Performance Overview

3.6. Financial Performance Report Month 05, 2020-21

3.7. Report of the Chief Officer of the Community Health Council

3.8. a) Corporate Risk Register, September 2020 b) COVID-19 Risk Register, September 2020

3.9. Assurance Reports of the Board's Committees

3.9.1. PTHB Committees

3.9.2. Joint Committees

3.10. Assurance Report of the Board's Partnership Arrangements

3.11. Report of the Board's Local Partnership Forum

4. OTHER MATTERS

4.1. Any other urgent business

4.2. Close

4.3. Date of next meeting:

22nd October 2020, 10:00am Live Event, Microsoft Teams

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POWYS TEACHING HEALTH BOARD
BOARD MEETING
WEDNESDAY 30TH SEPTEMBER 2020
10:00 AM – 1.00 PM
LIVE EVENT: MICROSOFT TEAMS

GIG CYMRU NHS WALES
Bwrdd Iechyd Addysgu Powys
Powys Teaching Health Board

SUPPLEMENTARY AGENDA PACK

Time	Item	Title	Attached / Oral	Presenter
1: PRELIMINARY MATTERS				
2: ITEMS FOR APPROVAL/RATIFICATION/DECISION				
	2.2	Capital Planning and Business Cases: b)Bro Ddyfi Community Hospital - Full Business Case	Attached	Director of Planning and Performance & Associate Director of Capital and Estates
3: ITEMS FOR DISCUSSION				
	3.2	Report of the South Powys Pathways Programme	Attached	Director of Planning and Performance

Key:

Well-being Objective 1: Focus on Well-being	
Well-being Objective 2: Early Help and Support	
Well-being Objective 3: Tackle the Big Four	
Well-being Objective 4: Joined Up Care	
Well-being Objective 5: Workforce Futures	
Well-being Objective 6: Innovative Environments	
Well-being Objective 7: Digital First	
Well-being Objective 8: Transforming in Partnership	
All Well-being Objectives	

MESSAGE TO THE PUBLIC:

Powys Teaching Health Board is committed to openness and transparency, and conducts as much of its business as possible in a session that members of the public are normally welcome to attend and observe. However, in light of the current advice and guidance in relation to Coronavirus (COVID-19), the Board has agreed to run meetings by electronic / telephony means as opposed to in a physical location, for the foreseeable future. This will mean that members of the public will not be able attend meetings in person.
The Board has taken this decision in the best interests of protecting the public, our staff and Board members.
The meeting will be available to view by the public both in real time by a live-stream and after the meeting when it has been uploaded to the website.

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Bwrdd Iechyd Addysgu Powys
Powys Teaching Health Board

Agenda item:

BOARD MEETING	**Date of Meeting: 30 September 2020**
Subject:	**Bro Ddyfi Community Hospital Health and Well-being Project, Machynlleth, Full Business Case**
Approved and Presented by:	Hayley Thomas, Director of Planning and Performance (Senior Responsible Owner)
Prepared by:	Wayne Tannahill, Associate Director Estates and Property (Project Director)
Other Committees and meetings considered at:	Executive Committee: 23 September 2020 Machynlleth Project Board; 22 September 2020 Informal Executive Committee; 16 September 2020

PURPOSE:

The purpose of this paper is to seek approval for the Bro Ddyfi Community Hospital Health and Well-being Project, Full Business Case (**FBC**), for full Board approval on 30 September 2020.

Welsh Government have mandated the use of Project Bank Accounts for all capital schemes in excess of £2M; this is to assist with the prompt payment of subcontractors. Approval is sought from PTHB Board to implement this process for this project and all qualifying schemes going forward.

A separate paper, Innovative Environments: Interim Framework has been produced to provide a reference point and context for this business case in relation to the wider strategic intent of the health board.

RECOMMENDATION(S):

That the Board APPROVE the Bro Ddyfi Community Hospital Health and Well-being Project FBC with subsequent submission of the business case to Welsh Government.

The Board APPROVE the implementation of Project Bank Accounts for this FBC and all future projects in excess of £2M as mandated by WG.

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Approval/Ratification/Decision[1]	Discussion	Information
✓		

THE PAPER IS ALIGNED TO THE DELIVERY OF THE FOLLOWING STRATEGIC OBJECTIVE(S) AND HEALTH AND CARE STANDARD(S):		
Strategic Objectives:	1. Focus on Wellbeing	
	2. Provide Early Help and Support	
	3. Tackle the Big Four	
	4. Enable Joined up Care	
	5. Develop Workforce Futures	
	6. Promote Innovative Environments	✓
	7. Put Digital First	
	8. Transforming in Partnership	
Health and Care Standards:	1. Staying Healthy	
	2. Safe Care	
	3. Effective Care	
	4. Dignified Care	
	5. Timely Care	
	6. Individual Care	
	7. Staff and Resources	✓
	8. Governance, Leadership & Accountability	✓

EXECUTIVE SUMMARY:

The Bro Ddyfi Community Hospital (**BDCH**) Health and Well-being Project, original FBC, was approved by Welsh Government (**WG**) in late 2018, and was then negated by the failure of the original Contractor / Supply Chain Partner (**SCP**) to stand by their cost and programme, necessitating a reappointment process and resubmission of the FBC at enhanced cost and extended programme.

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[1] Equality Impact Assessment (EiA) must be undertaken to support all organisational decision making at a strategic level

PTHB Board and WG have been kept appraised of the issues, recovery plan and resubmission process involving the appointment of a new Contractor / Supply Chain Partner under the SCAPE framework. The scope, scale and detail of the original design and project were well founded and agreed by all parties; the resubmission has focussed on cost, time and addressed the omission of the improvements to the junction to the main road, along with some minor design, decarbonisation and pandemic related enhancements, it also reflects the fact that Cemmaes Road GP Practice has closed, amalgamating the two Practices into Machynlleth. The FBC is presented for consideration by PTHB Board in September with submission to WG in October – subject to approval, work could start on site in early 2021 with a 77 week construction period.

WG have also mandated a Project Bank Account (**PBA**) process for capital projects over £2M, this is to enable a timelier payment flow through the contracting tiers to the subcontractors. BDCH will be the first PTHB project where PBA will apply and approval for a sole accounting option is required.

A general update is also provided in relation to the broader programme of major project business cases related to the IMTP five year capital programme and development of the Innovative Environments Strategic Framework for PTHB.

DETAILED BACKGROUND AND ASSESSMENT:

Bro Ddyfi Community Hospital Health and Well-being Project; the Full Business Case (FBC) for Machynlleth was submitted in 2018, with Bro Ddyfi being one of 19 schemes included in a WG announcement in December 2017 as part of '*the biggest targeted investment in primary and community care infrastructure by Welsh Government'*. Significant issues with the Framework SCP in autumn 2018 indicated the value and programme, which had jointly been agreed and included in the FBC, would no longer be honoured. This led to an extended period of renegotiation, critically influenced by the failure of the SCP to secure planning approval. Papers were provided to update at Board level and WG were fully appraised and indicated their continued support for the scheme.

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Front elevation of Bro Ddyfi Community Hospital

In November 2019 WG confirmed funding of £0.481M to engage a new SCP in pre-construction activities with the purpose of resubmitting the FBC; Willmott Dixon have undertaken a 'design and build' role under the SCAPE framework and are currently completing the tendering exercise, with final construction costs to be agreed for inclusion in the FBC refresh - this work is about to reach its conclusion.

The overall project scope and detail were agreed by all stakeholders as part of the original business case and the premise of the resubmission is that changes will be minimal and focus on cost, time plus the incorporation of the junction improvement work and COVID-19 resilience measures. Whilst the cost increase will be significant, revised figure of £14.923M, and WG scrutiny will focus on this element, it has been agreed that a cover paper is produced to highlight the reasons for the issues encountered and the change in status. Cover paper section is included in the 'foreword' to the FBC document with further detailed discussion will be undertaken with WG as part of the business case scrutiny appraisal process.

Capital Programme and Strategy; work has commenced on the production of an Innovative Environments Strategic Framework which will reflect the status of the built estate but also set out how this can be developed in the future to support health and care needs. Due to the concertina effect of COVID-19, a number of business cases will be presented to Board over the next three months and a brief interim paper will be made available to describe the context for the various projects pending the completion of the main strategy document. The short term schedule for PTHB Board approval is as follows:-

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Site	PBC	SOC / BJC	OBC	FBC	Construction
Machynlleth	N/A	N/A	Approved	Sept 2020	Q4 2020/2021
North Powys	Oct 2020	2021	2022	2023	2023 to 2025
Llandrindod Phase 2	Oct 2020	BJC's	N/A	N/A	2020 to 2025
Brecon Car Park	N/A	BJC Nov 2020	N/A	N/A	Q1 2021/2022

RISKS: these can be expressed as follows:-

- **Affordability;** the project cost has increased from £7.9M to **£14.923M** which includes rolled-up abortive design costs and improved junction arrangements to the site from the main trunk road. WG have been kept fully appraised throughout the process and are sighted on the updated cost pre-submission. Failure to secure funding would have significant impact and create pressures in maintaining adequate services from this location due to the very poor condition of the existing building fabric and infrastructure.
- **Road Junction & Section 278;** this omission by the original SCP design team has had major repercussions, as the junction design has associated challenges linked to land purchase and conservation area planning consent. Detailed design was submitted to WG Highways in June 2020 and has now, significantly, received formal planning approval on 25 September 2020; the junction improvements need to be completed pre-occupation of the finished works. WD have prepared a detailed programme which indicates that the associated legal agreements will be in place for commencement of work in February 2021, and a separate paper has been prepared to identify timeline and milestones.

WWHA properties adjacent road junction to hospital

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- **Junction related land purchase**; land take required from Wales and West Housing Association (**WWHA**) to enable the junction improvements to take place – 88m². WWHA has expressed their intent to support the purchase with a signed Heads of Terms and current discussions focused on the potential noise impact from the increase in activity and adjacency of traffic movement – current acoustic consultant advice is that the noise impact would be minimal. Negotiations are supported by NHS Wales Shared Services Partnership, Specialist Estates Services (**NWSSP-SES**), Property Services with the intent to identify an agreed purchase price via a jointly appointed Chartered Surveyor and any financial impact on the value of the properties due to the work. A timeline has been agreed with WWHA where the agreement could be taken to WWHA Board for approval on 19 November or 17 December if necessary. Provision is included in the FBC costing submission to allow for land purchase, potential acoustic mitigation work, potential property value implications and associated fees.
- **Phasing and Segregation;** from a positive perspective, risk of impact on clinical services has been minimised as a result of the phasing strategy which means that the contractor will have vacant possession of the front of the building.
- **GP Practice;** the Practice is integral to the vision of service provision at Bro Ddyfi Community Hospital and after the project delays to date and the amalgamation of the two Practices following the closure of Cemmaes Road, it is important that timescales are met to support continuity of service provision.
- **COVID-19;** the risk is currently unspecified but could impact programme and cost with the contractual status and risk profile arrangements part of discussions with NWSSP-SES, Building for Wales advisors.

General Major Project Programme:

- **Major project activity;** it is apparent, and acknowledged by WG, that in a broader sense the comparatively low value of the discretionary capital allowance for PTHB compared to other health boards makes the carrying of risk for major projects a significant factor in itself. Once a business case is approved then the WG default position is that any overspend is picked up from discretionary capital, although WG have sought to work very closely with the health board when issues arise. As PTHB continues to bid successfully for additional All Wales Capital Funding, the risk to the discretionary capital funding increases proportionally.
- **PTHB Estates and Capital team and Finance resource;** the expanding portfolio of projects, major projects and business cases puts pressure on the core team although this can be mitigated by the inclusion of additional resource costs within the capital bids. The greater emphasis

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on major project activity does mean that the capacity and capability of the team needs to develop in step.

- **Environment and Sustainability;** WG have indicated that the first point of scrutiny for every future business case submission will relate to the decarbonisation agenda and the public sector carbon neutral target by 2030. It is important to evidence not only carbon dioxide (CO2) savings but also alignment with the Well-being of Future Generations Act in the decision making and processes around capital investment. This will also bring opportunities to seek funding opportunities set up by WG to support this important agenda; current business case preparation for Machynlleth, etc. will have particular focus on this topic area.

NEXT STEPS:

- Submission of the FBC to WG in October 2020 for consideration and approval
- Make provisional plans and arrangements for a start on site for construction works / enabling activity in Q4 2020/2021

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The following Impact Assessment must be completed for all reports requesting Approval, Ratification or Decision, in-line with the Health Board's Equality Impact Assessment Policy (HR075):

IMPACT ASSESSMENT					
Equality Act 2010, Protected Characteristics:					
	No impact	**Adverse**	**Differential**	**Positive**	**Statement**
Age	x				**No impact**
Disability	x				
Gender reassignment	x				
Pregnancy and maternity	x				
Race	x				
Religion/ Belief	x				
Sex	x				
Sexual Orientation	x				
Marriage and civil partnership	x				
Welsh Language	x				
Risk Assessment:					
	Level of risk identified				**Statement**
	None	**Low**	**Moderate**	**High**	The risk to Discretionary Capital is identified if an overspend situation arises and operational services would be impacted if funding is not made available and the business case is unsuccessful.
Clinical	x				
Financial		x			
Corporate	x				
Operational			x		
Reputational	x				

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Full Business Case (Updated)

Bro Ddyfi Community Hospital

Health and Well-being Project

Sept 2020

Draft 6

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Date	Version	Issued to:
19.07.2020	Draft	Project Board – Draft for Review
14.09.2020	Draft	PTHB Board – Draft for Review
25.09.20	Version 1	PTHB Board – For Approval

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1 Cover Paper

The following Full Business Case (FBC) seeks approval of **£14.923M** in order to upgrade of the front block of Bro Ddyfi Community Hospital (BDCH). The works will address essential estate compliance and fabric issues alongside clinical reconfiguration/refurbishment of the area in order to support the Health Board's plans to integrate primary care services onto the site and establish BDCH as a health and well-being facility for the local community. The facility will also provide a base for health, local authority and third sector teams, encouraging improved integration and efficiency and create a community 'hub' to improve access to health and social care, wellbeing, prevention and health promotion facilities.

The FBC was originally submitted to Welsh Government (WG) in June 2018 and was approved, following scrutiny process, in August 2018. However, due to a number of issues previously not disclosed to Powys Teaching Health Board (PTHB) the scheme was unable to progress within the agreed timescale and cost envelope. The following '**refreshed**' FBC will briefly detail these issues as well as provide an updated position demonstrating that the project remains both a priority scheme for PTHB and a viable scheme for Welsh Government funding. Revised elements of the case have been highlighted for clarity.

It is important to note that when these issues were first disclosed to PTHB (September 2018) the original Supply Chain Partner, accepted full responsibility for the significant change in budget and programme position.

PTHB took all reasonable steps to respond to this situation and this is reflected in the subsequent audit review of the project carried out by NWSSP Audit and Assurance team, which achieved a 'reasonable' assurance. Issues were immediately escalated to senior management within PTHB and several high-level meetings took place between PTHB and the original Supply Chain Partner team, with PTHB also supported by SCAPE framework representatives. PTHB Board and Welsh Government colleagues were kept informed of the issues as demonstrated by a series of Board level position papers.

PTHB, alongside the new SCP (Wilmott Dixon), have fully scrutinised the original design and identified where further efficiencies could be achieved in the project design and 'buildability' and these have been addressed in the design review. For example, the original complex roof design at the back of the building was likely to have led to future maintenance issues for PTHB, this has now been addressed whilst also taking the opportunity to improve structural stability, insulation values, aesthetics and create additional pockets of usable space as a cost-neutral enhancement. Despite the fact that the scope of the scheme remains largely unchanged, this FBC will demonstrate that the revised proposals represent an **enhanced scheme**, **realistic budget** and **achievable programme.**

The main changes to the Business Case which are detailed in this paper are summarised below:

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Cost	The overall cost of the scheme has risen from **£7.941M** to **£14.923M** which includes **£481,000** of additional WG funding to revisit the pre-construction phase with a new Supply Chain Partner (SCP).
Programme	The original programme was initially stated as being **56 weeks** with an anticipated construction start in September 2018 and completion in October 2021 (following a review undertaken by the original SCP, this subsequently increased to circa **83 weeks**). The current revised programme is **77 weeks** with an anticipated construction start in January 2021 and completion in July 2022 (subject to WG approval and funding availability). Early stage enabling works would act to safely separate the existing live hospital from the construction working area.
Design	The scope of the project remains largely unchanged, however, following a design review and due diligence sense check undertaken by the new SCP, Willmott Dixon, the following proposed design enhancements have been agreed: - Simplification of the rear elevation and roof structure improving buildability, insulation values and acting to mitigate issues with future maintenance. - Improvements to the main entrance enhancing visibility, wayfinding and accessibility. - Improvements to the M&E strategy improving design coordination, buildability and ongoing maintenance. - Learning from COVID-19 has been incorporated including; ventilation, digital technology, working practices, one-way systems and potential for a 'hot clinic'. - Further work has been incorporated to respond to the Welsh Governments targets for decarbonisation such as thermally upgrading the building envelope.

Summary of changes

The issues which prevented the original scheme from progressing are detailed below.

1.1 Escalating Project Costs and Prolongation

The original FBC, which was approved in August 2018, detailed an overall project value of **£7.941M** based on a works cost of **£5.8M** (based on 80+% tender certainty) and the agreed construction programme of **56 weeks**. The cost and programme had been prepared by the original SCP who were appointed as the Supply Chain Partner (SCP) and Design and Build lead for the project under the **SCAPE** Minor Works Framework.

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In mid-2018, it was messaged that there was an internal reorganisation being undertaken by the SCP; this was portrayed by the SCP as a seamless transition where the client would see a strengthening of the health & safety activities and a more robust contracting support team. However, by late September 2018 senior SCP directors had advised that a full review of the scheme had been undertaken and that as a result the construction costs had increased from **£5.8M.** The discussions with the original SCP saw the messaging around construction cost incrementally increase over a series of meetings to circa **£7.9M** with strong indications that further cost increases were likely to follow. Along with this very significant shift and uncertainty around the ultimate construction cost ceiling, notification of a programme extension from **56** to **76** weeks was received, which contributed to the cost escalation. Taking both of these factors into account this meant that the overall project value had significantly increased with no certainty of where the discussion would conclude and clearly, there was a corresponding loss in confidence in the capability of the original SCP.

The transition from the cost and timeframe agreed with the original SCP created a period of turbulence and uncertainty for the project and several attempts have been made to understand the change of status and the more detailed discussion will be held with WG as part of the business case scrutiny appraisal process.

1.2 Procurement Pathway

At this point, as a result of the loss of confidence in the original SCP the contractual arrangement with the original SCP under the Scape Minor Works Framework was concluded and a number of alternative procurement routes were explored with PTHB Board and discussed in detail with WG Capital, Estates and Facilities Division and NHS Wales Shared Services Partnership (NWSSP) colleagues.

It was decided that proceeding with Scape Major Projects Framework with Willmott Dixon (WD) as the Supply Chain Partner would offer the greatest benefits, including:

- Continuity of the project governance and framework arrangements with SCAPE
- Retaining as much project knowledge as possible through established teams
- Relatively smooth transition
- Least amount of impact on programme
- Ability to retain original design consultants
  - M&E: Holloways Partnership
  - Civil and Structural Engineers: Bingham Hall
  - Architect: During this period Boyes Rees architects went into administration therefore Wilmott Dixon replaced them with Stride Treglown.

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Following a robust review of the original scheme proposal, the revised WD works cost for the project is **£10.494M.** This includes a number of additional items which had been previously overlooked in the original design. These include:

- Junction works – costs associated with the required amendments to the junction and S278 agreement were previously omitted. The cost for this element of work (including required land acquisition) is circa **£490k.**
- Additional car park works – as part of the junction work investigations a more thorough survey was undertaken by WD. This uncovered the fact that the current carpark has only 60mm of 'tarmac' directly on top of hardcore and that the Kier design solution was insufficient. Therefore, the specification for the carpark has been upgraded at a cost of **£100k.** This would also offer the opportunity to upgrade the infrastructure to be able to provide additional car charging points should further funding be available. (Part of a study to explore options to further enhance the decarbonisation offering not currently included in the main project scope – see section 3.3.5).

Under the SCAPE Framework arrangements WD were able to complete a feasibility/familiarisation stage free of charge and, following this, were formally engaged to complete/update the pre-construction phase on the 16th December 2019 allowing the project to be priced and programmed by the new Supply Chain Partner.

This phase had already been concluded under the original SCP arrangement, however, the new SCP/Architect needed the opportunity to interrogate the original design as well as revisit cost, programme and phasing arrangements and contribute to a refreshed Full Business Case. PTHB secured **£481,000** of WG funding to undertake this element of work and a modest pre-construction programme of 38 weeks was agreed, (this was later increased to 45 weeks following programme impacts caused by COVID-19).

1.3 Design Update

The main scope of the project remains largely unchanged; however, the revisit of the pre-construction phase provided an opportunity to make a number of design improvements.

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Revised Ground Floor Plan

Revised First Floor Plan

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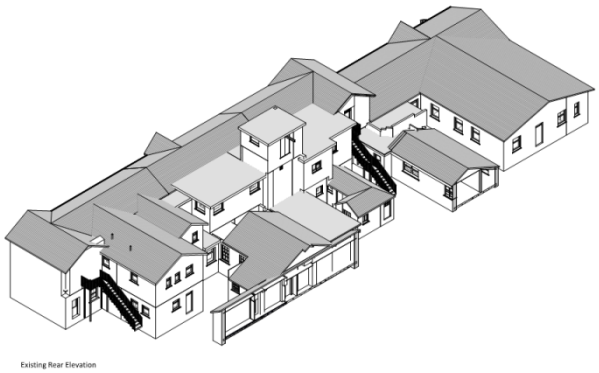
1.3.1 Roof and Rear Elevation

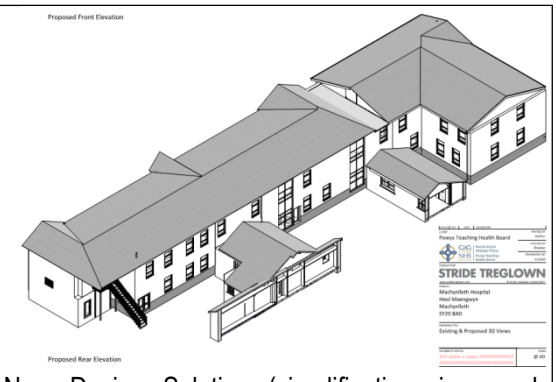
There was an opportunity to regularise the rear elevation which not only created more usable floor-space, but also allowed for enhanced natural light, improved circulation spaces, a harmonised roof with robust detailing and a further opportunity to thermally upgrade the external walls and prevent weather ingress, which had not been previously catered for. These improvements have reduced the heating load required for the building and will inevitably reduce both day to day running costs and ongoing maintenance and service requirements in the long-term and respond to the Welsh Governments targets for decarbonisation.

The roof of the front block was made up of several different roof types, pitches and finishes which posed a potential problem, not only from a construction perspective, but also from a maintenance and access perspective. Complex junctions would create weak points in the design and inevitably cause long-term issues. The revised design has a single roof material which covers the entire front block and is not only more in-keeping with the original building, but provides an enhanced service zone above the ceiling, which is essential to enable a range of different room requirements and the future adaptability of spaces.

The previous design retained the lift tower, which projected above the workhouse roofline. One further benefit is that this has now been incorporated into the roof-space by raising the workhouse roof by circa 500mm; this has been well considered and designed in a way which is sympathetic to the original design.



Previous Complicated Design



New Design Solution (simplification, improved layouts, buildable and maintainable)

Design amendments to roof and rear elevation

1.3.2 Main entrance

Key issues surrounding the main entrance stemmed from challenges with visibility and accessibility. Currently the main entrance is obscured and is not visible as you walk from the car park, looking much more like a 'back-of-house' entrance than a primary, welcoming focal point of the hospital. The original design took first steps to open this area up but, for various reasons, arguably failed to create a landmark focal point you might expect to see when

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approaching the building. The new proposal addresses these issues by introducing a new and contemporary canopy, which not only highlights the entrance, but also creates a unique focus for the building and ensures visitors are naturally and efficiently guided to the right location.

Visualisation of new Main Entrance design

1.3.3 Mechanical & Electrical Design

In addition to the improvements made to the architectural design, the new preconstruction phase has provided PTHB with an opportunity to further consult on the mechanical and electrical (M&E) design requirements to improve functionality and user controls.

The scheme has benefited from the change in heating strategy from ceiling mounted radiant panels to wall mounted low surface temperature radiators, which provides local user control, improved ceiling services coordination and possible reduced risk of legionella through overheating of cold-water services in the ceiling void and sometimes 'hot head' issues where heat is directed downwards. Reduction in wall space has been designed out through a thorough review of the C sheets with the health board.

Clinical Services will be improved through changing one of the procedure rooms into a fully Health Technical Memorandum (HTM) compliant treatment room futureproofing the design and giving maximum flexibility to be able to undertake more complex treatments locally.

1.3.4 Civil/Structural Design

The realignment of the rear workhouse façade has enabled a number of works packages and design solutions to be simplified, in that the demolition scope has increased but not complicated by a phased partial temporary retention and the façade retention and underpinning works has reduced in scope, all of which counteract the increase in new build elements, which bring obvious benefits.

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The roof construction support methodology has been changed from timber to metal to mitigate any fire risks.

The scheme is also responding to the sustainable drainage solutions for the car parking areas which came into force January 2019 and through further surveys on site, the defective car park construction is being brought up to standard.

1.4 Decarbonisation

To ensure the hospital was sufficiently futureproofed, PTHB commissioned Holloway Partnership to evaluate a number of alternative energy efficiency options. They provided installation costs and pay back details on a number of devices which could be utilised and following the report, the Health Board supported the proposal to incorporate solar panels into the scheme as well as the provision of electric charging points for vehicles.

During the design review, further measures have been considered to respond to 'The Well-being of Future Generations (Wales) Act 2015' and 'The Environment (Wales) Act 2016' with particular reference to the National Climate Change Emergency and how the proposed works will contribute to carbon reduction. This includes further measures to thermally upgrade the building envelope.

Additional 'optional' items have also been considered to enhance the decarbonisation offering which are detailed in the case for inclusion if further funding was to be available. These do not currently form part of the 'core' scope of this project. (see section 3.3.5.3.5).

1.5 COVID-19

The scope has been ratified to incorporate learning from the COVID-19 pandemic and what impact this may have on current and future services as well as ensuring the design can respond to future potential pandemics. Ventilation and digital requirements have been reviewed, social distancing and changes in working practices have also been considered, with a number of offices being repurposed and ensuring one-way systems can be put in place. The design has also been adapted to provide a segregated 'pandemic suite' or 'hot clinic'. An all-Wales Workforce led initiative is ongoing to consider the long term approach to agile and homeworking and the scheme will be further reviewed in light of future guidance.

1.6 Revised Cost and Programme

The revised cost for the scheme is **£14.923M** with a 77 week programme as detailed below:

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Capital Costs of Preferred Option	FBC		Refreshed FBC	
	Cost (excl VAT) **£'000**	**Cost** (Incl VAT) **£'000**	**Cost** (excl VAT) **£'000**	**Cost** (Inc VAT) **£'000**
Building & External Works	4,805	5,765	10,494	12,593
Non-works	0	0	1,081	1,111
Fees	958	1150	245	274
Equipment	280	336	280	336
Contingency	680	816	780	936
VAT Reclaim	-	(106)	0	-327
Total	**6,723**	**7,961**	**12,880**	**14,923**

Cost Comparison

Milestones	Key Dates
Re-submission of Full Business Case	October 2020
WG Approval of Full Business Case	December 2020
Commencement of Construction Works	January 2021
Completion of Construction Works	July 2022
Commissioning/FF&E	August 2022
Building Open for use	September 2022

Revised Key Dates

The anticipated start date would represent a spend of **£1.698M** during this financial year (2020-21) should funding be available.

1.7 Confirmation of Planning Approval

Planning Application was originally submitted to Powys County Council, Planning Department, by the original SCP Design & Build team on 4 May 2018 with an anticipated turn-around time of circa 12 weeks. The messaging on the progress of the submission was positive with the only item flagged as a likely Condition of Approval being ecology (bats), which had been anticipated.

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In late August it became apparent that there was a query from one of the statutory consultees, Welsh Government Network Management Division, Transport, in relation to the adequacy of the junction onto the trunk road to support the increased traffic activity which would result from the reconfiguration project. It was appreciated that this would delay full planning approval and consequently defer the approval of the FBC. The issue was immediately escalated to PTHB's full Board and a series of meetings held with the original contractor, who had been selected as the Supply Chain Partner (SCP) under the SCAPE minor works framework. The following actions were taken:

- WSP were appointed by the SCP as specialist highways consultants in lieu of the original consultant as the SCP judged their expertise to be more appropriate.
- WSP undertook a week-long survey of traffic volumes on the trunk road adjacent the hospital as requested by WG Transport. The survey commenced 8 October and work was also undertaken alongside this to define the improvements which could be achieved to the existing visibility splays. It was recognised that the required 90m visibility would not be achievable and this would require a review by the WG Transport Departure's Committee to consider a departure from the Roads and Bridges Design Manual guidance.
- Following survey completion, the data was collated into a report which was presented to the WG transport team for the Departure's Committee on 13 November and deferred to the 5 December 2018. The departures all related to visibility and in addition to an improvement of the junction splay, a dedicated right-hand turn lane was also proposed.

The Full Planning Approval for the scheme was issued by the Local Authority in March 2019 **(Appendix B)**. As anticipated, the main conditions referenced biodiversity and ecology matters and the requirement to meet the Welsh Government Transport requirements for the junction improvement works affecting the trunk road necessitating the subsequent submission of a Section 278 agreement to address the legal and cost aspects of compliance with the approved detail design plans. Importantly, it was agreed that the approved junction improvements will be required *pre-completion* rather than *pre-commencement* of the scheme. (See supporting paper **Appendix C**).

The improvement to the visibility splay will affect Health Board land to the front of the hospital but will also have implications for land to an adjoining property owned by Wales and West Housing Association (WWHA). NHS Wales Shared Services Partnership, Specialist Estates Services (NWSSP-SES) have facilitated negotiations with Wales & West Housing Association and a Heads of Terms agreement is now in place **(Appendix D)**. Whilst there will be a limited purchase cost, this will be accompanied by an additional discretionary payment to mitigate issues such as depreciation, 'loss of enjoyment' or acoustic implications connected with the purchase. An acoustic assessment has been carried out, demonstrating that the Health Board are not liable to provide any compensatory measures to the property owners, which has been tested, and survey results are in line with all mitigation criteria 1-3 from the Noise Insulation Regulations. Wilmott Dixon (WD) have been asked to include this provision within their contract

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offer. A provisional defined sum has been included within the contract sum for the purchase and associated fees and charges. The purchase agreement will be going to WWHA Board in November with a 2 week period from approval to finalise the purchase, therefore, this element will be concluded prior to any works commencing on site.

Housing Association property and garden adjacent Bro Ddyfi Hospital entrance

1.7.1 Current Planning position

A series of design changes to the original planning permission are now proposed in order to provide a more thermally efficient building, address potential long-term maintenance issues and resulting in an improved appearance to the rear elevation.

As additional demolition works are proposed a new conservation area consent application was identified as being required during pre-application discussions, however the Planning Officers were fully supportive of the improvements to the scheme and had no concerns. The scheme did not have to go through a new Pre-Application Consultation (PAC) process.

The Conservation Area planning application was submitted to Powys County Council in June 2020, and was approved on 25 September 2020 **(Appendix E).**

1.7.2 Highway S278 works

A resubmission was required for Conservation Area Planning consent following the changes brought about by the junction enhancement work. Discussions with the Local Authority Planning Officer and Conservation Officer indicated that the changes to the original approval would mainly be in respect of some retaining walls fronting the

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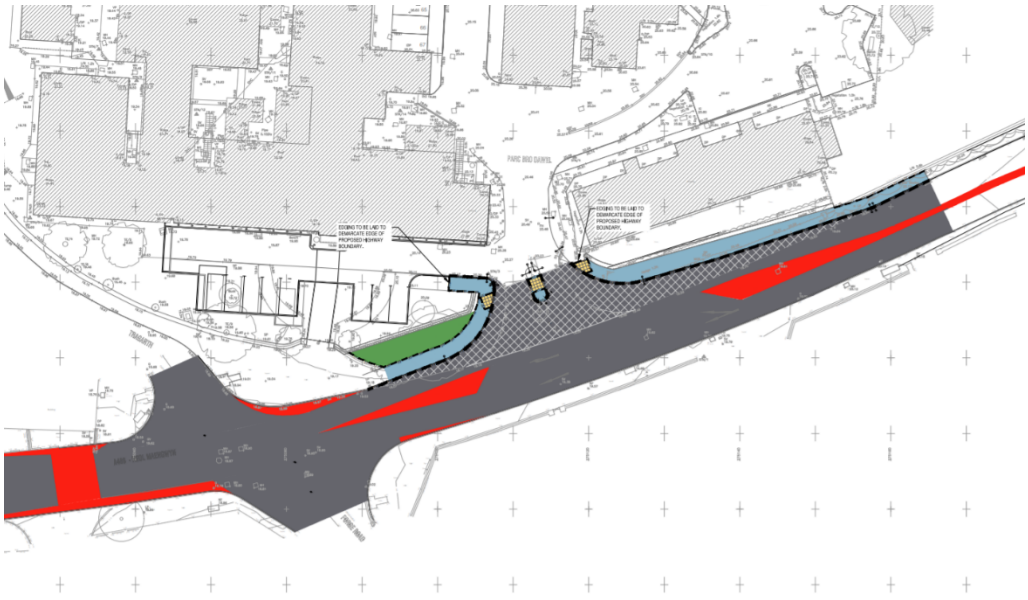
main carriageway and as these are not 'buildings' and are of more recent construction, there is no particular concern that would be raised by the planners related to this change.

Bingham Hall highway engineers carried out a Design Due Diligence of the previous WSP preliminary drawings and found there were additional departures in developing the scheme further. These developed layouts were submitted to highways in March 2020 with a meeting convened in June where the layouts were agreed in principle. The fully developed design was then submitted as S278 application. The conservation area application was submitted 5 June 2020 and validated 16 June 2020. Following a request from the Local Authority ecologist to carry out a further bat survey, an addendum which included the further bat report and front entrance retaining wall details was submitted on 26 August 2020. The full planning approval was received 25 September 2020.



new junction proposal

1.8 Recommendation

It is recommended that the updated FBC document be approved at the revised cost of **£14.923M** with a construction programme of **77** weeks and an anticipated start on site date of **January 2021**. The issues described above were unforeseen by PTHB, however, the health board have taken all reasonable steps to rectify the issues whilst maintaining focus on value for money and achievable programme duration. PTHB along with WD the design team have fully scrutinised all elements of the scheme to ensure that the design, phasing and construction methodology is appropriate and that the cost plan is robust. PTHB's project managers, Pick Everard, have been retained and have also been appointed as cost consultants in lieu of the original cost advisor to provide a revised unbiased value for money report.

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The following case will demonstrate that the redevelopment of BDCH remains a priority scheme for PTHB in order to reconfigure departments to maximise capacity and deliver improvements in patient experience and throughput.

The inclusion of Primary and Social Care services as part of the scheme is fundamental in delivering PTHB's objective of improving integration and access to services expanding core services to include well-being, prevention, and health promotion. It will also result in much improved patient accommodation, greater infection prevention and improve both health and safety requirements and statutory compliance, including compliance with the Equality Act 2010 and Standards for Healthcare. The provision of reconfigured and redesigned services within new and existing facilities will represent significant benefits for Powys Teaching Health Board (PTHB) and the local community.

2 Executive Summary

This FBC seeks approval to invest **£14.923M** with a construction period of 77 weeks from approval to completion. This includes **£4.269M** for the upgrade of the front block of Bro Ddyfi Community Hospital (BDCH) which is fundamental in addressing estate compliance and fabric issues, alongside a further **£10.654M** for a clinical reconfiguration/refurbishment of the area in order to support the Health Boards plans to integrate primary care services onto the site and establish BDCH as a health and well-being facility for the local community. The facility will also provide a base for health, local authority and third sector teams, encouraging improved integration and efficiency and create a community 'hub' to improve access to health and social care, wellbeing, prevention and health promotion facilities.

The **Key Benefits** associated with this programme are summarised below:

Investment Objective	Benefit
To provide services in modern, fit-for-purpose accommodation which achieves statutory and regulatory compliance.	✣ Patients will benefit from the improved physical environment in terms of; Functional suitability; Fire safety compliance, Accessibility, Ease of use and Reduced risk of infections. ✣ The building will meet key HTM and HBN requirements. ✣ Recruitment, retention and well-being of staff enhanced ✣ Reduction in backlog maintenance costs of £3.5m (Approximately 66%) Including all '**High**' and '**Significant**' risks within the project footprint ✣ National Estate KPIs achieved
To move care closer to people's homes by increasing the range of local services and enhancing the provision of Care in County where	✣ Patients will benefit from improved access to healthcare ✣ It meets national and local policy objectives to develop the capacity of primary care.
To provide safe and sustainable services in response to the current and future health and well-being needs of the local population.	✣ An increase in self-management in the local population enabled, through education, information and preventative services offered in partnership with social services and the third sector

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	✣ Ensures service continuity – without investment services may no longer be offered in county ✣ Meets national and local policy objectives to develop services which focus on community well-being ✣ Maximise the quality and range of services available on site by relocating medical records off site ✣ Supports the delivery of The Well-being of Future Generations (Wales) Act, 2015
To improve the integration of community, primary care, social services and third sector services in Machynlleth, leading to better care experiences; improved care outcomes; and cost-effective services.	✣ best outcomes for patients – quality of care is enhanced, in terms of the model of care and seamless pathways of care ✣ Efficient use of resources enabled through co-location and collaborative working ✣ A saving in rental costs of the current GP Practice site on Forge Rd of £89k per annum ✣ Prudent healthcare and the early intervention/prevention agenda in social care supported.
To improve economic, social, environmental and cultural well-being, as outlined in The Future Generations Act	✣ Develop a model of care which focuses on prevention and health promotion and to help and support early intervention ✣ Deliver a recurrent balance of savings available for reinvestment in community services.

Table 1: Project Benefits

The **Strategic Case** will revisit the national, local and organisational policies, initiatives and targets that underpin this project in order to ensure they are still valid and support investment into this strategically important site within Powys.

Nationally, this will focus on how this programme supports The Well-being of Future Generations (Wales) Act 2015 and The Environment (Wales) Act 2016 with particular reference to the National Climate Change Emergency and how the proposed works will contribute to carbon reduction. Crucially, it will demonstrate how the scheme aligns with the key themes in "A Healthier Wales: Our Plan for Health and Social Care" and the three organising principles of quality and safety, prudent healthcare and health inequalities (as articulated in). Specifically, the Planning Framework emphasises both **shifts of services from hospital to primary and community care settings** and the need to **develop integrated services to improve care and support for people**. These are the two key drivers for this scheme. The scheme is also in line with policies that articulate the shift of care as close to home as possible and emphasises the need for access in more flexible ways delivered in more flexible facilities.

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Locally, these drivers fully align with PTHB/PCC joint **Health and Care Strategy** for Powys, PTHB's 2019/20-22 Integrated Medium-Term Plan (IMTP) & Health Inequalities Strategy. The Strategic Context will also demonstrate how the project aligns with the other programmes and projects within PTHB's strategic portfolio.

The **Case for Change** will examine the existing arrangements/Business as Usual (BAU) and related business needs for the future of BDCH and identify business needs which will form the proposed scope of the project. This element of the case will focus on the improvements required to the site under the main headings of Estates Compliance and Service Improvement.

In compliance terms, Powys has one of the oldest Estates within Wales with over 35% predating the NHS (pre-1948). As such PTHB are managing sites with high levels of backlog maintenance and which have significant or high risks of non-compliance or failure. As part of the developing Estates strategy and IMTP the focus will be in tackling these historic building issues as part of strategically significant site redevelopments such as those undertaken at Llandrindod Wells Hospital which reduced the backlog maintenance by **25%**.

The front block of BDCH has been identified as having a medium to high risk of non-compliance. Current backlog maintenance costs for the front block are estimated at **£4.269M** (inclusive of fees and VAT) and includes fundamental issues including infrastructure, water ingress and first floor accommodation which has become unsafe. Full details of the compliance issues associated with the front block of the hospital can be found in section 3.1. In addition, the current building condition has led to a significant proportion of available accommodation being unused or poorly utilised, such as the unsatisfactory storage of medical records in potential clinical space. In focusing predominantly on the front block, the proposals set out in this case deal with **66%** of the hospitals overall backlog maintenance and all items which have been identified as '**significant'** or '**high'** risk of non-compliance. If these items are not addressed some areas could be at potential risk of closure. Machynlleth has a high level of rural deprivation which would be further exacerbated by the closure of services delivered in BDCH. The nearest district general hospital is at Bronglais Hospital in Aberystwyth, 18 miles away (32 minutes); and a smaller community hospital is based at Welshpool, 37 miles away (56 minutes). For specialist services, residents may be expected to travel as far as Swansea, Wrexham or Shrewsbury.

As BDCH is both historically significant and fundamental in terms of local service delivery the proposals in this case focus on the BDCH site and what role the hospital will take in the future.

In **service delivery** terms, the proposals firstly provide improved/compliant accommodation for services currently being delivered from accommodation in the front block of BDCH. These include:

- Adult Mental Health Services
- Women and Children's Services
- A proportion of Outpatient services

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- Catering department

In addition to these current services PTHB have identified that by relocating archive records to a suitable off-site facility, capacity would be released to develop and enhance the number of services available. The project therefore provides PTHB with an opportunity to reshape the way that community health and well-being services are delivered. The service model has been developed to focus on:

- Integration of Primary Care services
    - Relocating GMS services from the current Practice site on Forge Rd
- Integration of local authority including social services
- Integration of physical and mental well-being
    - A broader range of teams working together to provide a more holistic service
    - Accessibility and dementia friendly design
- A range of ambulatory/outpatient care, with an emphasis on care closer to home
- Improvements in Women and Children's Services
- Improvements and further integration of mental health services
- Integration of a range of partners across health, third sector and community
- A community hub to improve access to health and social care, well-being, prevention, and health promotion services

If PTHB does not respond to the challenges described above, the local health system faces one or more of the following risks

- The condition of the front block is likely to worsen potentially leading to service closures. During the period since the original FBC submission deterioration in the condition of the front block has meant that services have had to be temporarily decanted into ward space at the rear of the hospital. Due to pressures caused by COVID-19 many of these staff including; District Nurses, Mental Health services and Health Visitors have had to be displaced and are currently working in unsuitable accommodation.
- There will be no further potential to integrate services including Primary, Community and Social Care and Third Sector services
- Increased likelihood of adverse clinical incidents
- Increasing recruitment and staffing problems leading to workforce shortages
- Unfairness in access to services
- Failure to meet performance targets
- Healthcare services that are not in keeping with local and national strategic policy
- The best outcomes for patients will not be achieved.

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To meet these challenges a fundamental shift of emphasis is necessary. Future health services must be responsive to likely changes in population needs and the demographic demands of the locality. The need to improve local facilities and community services so that residents of the Bro Ddyfi Valley can receive the best possible care and support is essential. This project presents a unique opportunity to develop a community hospital facility that will act as a community 'hub' for a network of services and a truly integrated, sustainable, co-located model of health and social care that has been designed to meet the specific needs of the local community.

Drawing on national and local strategic and operational priorities, and examining the current situation, the project board have agreed the following potential project scope:

- **£4.269M** investment to address urgent essential works to building fabric & Infrastructure
- A further **£10.654M** for the refurbishment/reconfiguration of the site to include the following:
    - Develop the ground floor plan to include GMS services currently delivered from the current Practice located on Forge Rd, Machynlleth, improving integration of services for patients and offering significant revenue savings for PTHB
    - Enhance these services to include, community, third sector and health promotion services by providing a number of bookable spaces and a hot-desk base for visiting organisations
    - Create multi-disciplinary accommodation to enable integrated working between primary, community, local authority and third sector care
    - Create a new Adult Mental Health centre with its own entrance and wait facilities, improving patient experience, safety and security for patients and staff
    - Develop the first floor to re-provide services currently delivered in inadequate accommodation and provide staff facilities including offices, staff rest and change and meeting facilities
    - Improve access to the main entrance of the hospital
    - Improve access and wayfinding issues for patients and visitors associated with the Main Reception
    - Improve the location and condition of the existing Staff and Ward Kitchen
    - Enhance kitchen services to include a patient/visitor café providing a community hub and increasing revenue potential for the HB
    - Improve patient and staff environment and increase compliance to as much of the estate as possible
    - Dispose of some external buildings (no longer in use) in order to provide a 'therapy garden' at the heart of the site
    - Car parking enhancements.

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Following a design review and due diligence sense check undertaken by the new SCP (Willmott Dixon) the following proposed design enhancements have been agreed:

- Simplification of the rear elevation and roof structure improving buildability and ongoing maintenance
- Improvements to the main entrance enhancing visibility, wayfinding and accessibility.
- Improvements to the M&E strategy improving design coordination, buildability and ongoing maintenance
- Further work has been incorporated to respond to the Welsh Governments targets for decarbonisation such as thermally upgrading the building envelope. Additional 'optional' items have also been considered to enhance the decarbonisation offering which are detailed in the case for inclusion if further funding was to be available. These do not currently form part of the 'core' scope of this project. (see section 3.3.5.3.5).

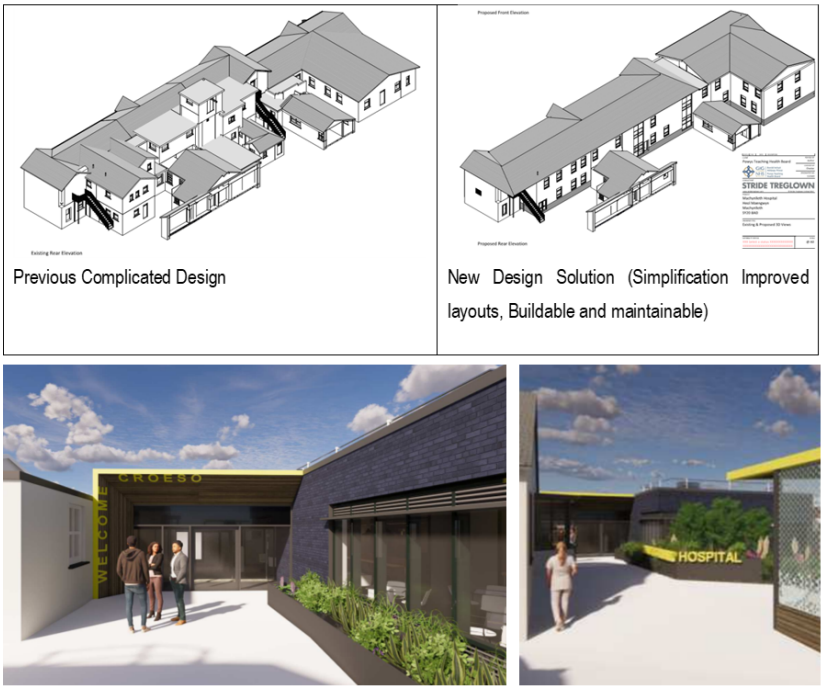

Figure 1: Design Enhancements

In addition, the scope has been ratified to incorporate learning from the COVID-19 pandemic and what impact this may have on current and future services as well as ensuring the design can respond to future potential pandemics. Ventilation and digital requirements have been reviewed, social distancing and changes in working practices have also been considered, with a number of offices being repurposed and ensuring one-way systems can be put in place. The design has also been adapted to provide a segregated 'pandemic suite' or 'hot clinic'.

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This section of the case will also detail the constraints and dependencies of the scheme which have included conservation planning and a S278 agreement in relation to changes required to the existing road junction. This has included the purchase of a small section of land to an adjoining property owned by Wales and West Housing Association (WWHA) in order to improve the visibility splay of the junction. The case will confirm that conservation planning has been achieved, confirm the position of the S278 agreement and includes the Heads of Terms agreement in place with WWHA. See Section 3.3.9

Based on the desired scope, the schedule of accommodation which has been developed in support of this option are based on HBN guidance, user group engagement and activity analysis (a utilisation paper is appended to this document detailing the assumptions which underpin the required space). In order to deliver these requirements, the footprint needed to be expanded through a number of extensions. A ground floor infill extension has been provided to house new centrally located staff change facilities and link it to the main building. The first floor will be extended over the current single storey accommodation at the front of the site which would provide GMS staff facilities, staff accommodation and a relocated resource room. The first-floor extension of **250m2** also provides the building with approximately **60m2** of additional accommodation which are to be utilised by a range of community and third sector service providers to further enhance the services available on site.

Activity analysis undertaken in regard of the preferred option signifies an increase in visitor/patient numbers of **108** per day.

The purpose of the **Economic Case** is to identify and appraise the options for the delivery of the programme and to recommend the option that is most likely to offer best Value for Money (VfM) or social value to society, including wider social and environmental effects as well as economic value.

The long list of options was developed by the project team and verified by the project board and were categorised under the headings of Scope, Technical Solution, Service Delivery, Implementation and Funding. The advantages and disadvantages of each option were explored and each option was examined to establish if it fulfilled the investment objectives and critical success factors. The long-listed options can be summarised as follows:

Service Solution			
	Option	**Brief Description**	
1.1	Business as Usual	Services would remain unchanged	Carried Forward
1.2	Core:	Enhance Scope to include GMS services currently delivered from the Practice site on Forge Rd (Dyfi Valley Health)	Possible
1.3	Core + Desirable:	Further enhance the scope to provide additional Primary Care enhancements and allow the development of the Practice for training, enhancements for social, community and third sector and reconfiguration of public spaces to create a 'Community hub'.	Preferred

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Service Solution			
	Option	**Brief Description**	
1.4	Core + Desirable plus:	As above including expanding the Maternity unit to include birthing and a mortuary	Discounted

Table 2: Long List of Options: Service Solution

Technical Scope			
	Option	**Brief Description**	
2.1	Do nothing: **No Action**	All services would continue to be delivered from their current locations with no improvements.	Carried Forward
2.2	Do minimum	Deal with compliance issues only	Possible
2.3	Intermediate	Deal with compliance issues and develop internal reconfiguration to provide GMS accommodation	Possible
2.4	Do Maximum	As above but including a number of additional extensions to house the increase in scope	Preferred

Table 3: Long List of Options: Technical Scope

Service Delivery			
	Option	**Brief Description**	
3.1	In-House	Management and delivery of services by PTHB	Preferred
3.2	Outsource	Management and delivery of services by an external organisation	Discounted
3.3	Strategic Partnership	A managed arrangement between the Health Board to jointly manage and deliver services	Discounted

Table 4: Long List of Options: Service Delivery

Implementation			
	Option	**Brief Description**	
4.1	Single Phase	All service changes delivered within a single phase	Preferred
4.2	Phased	Service changes are implemented in multiple phases	Discounted

Table 5: Long List of Options: Implementation

Funding			
	Option	**Brief Description**	
5.1	Private Funding	The scheme is delivered via a 3rd party developed scheme utilising private capital monies	Discounted

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Funding			
	Option	**Brief Description**	
5.2	Public Funding	The scheme is delivered via Welsh Government All Wales Capital Funds	Preferred

Table 6: Long List of Options: Funding

From the appraisal of the 'long list' the following short list of options emerged:

	Option 1	Option 2	Option 3	Option 4
Scope	Business as Usual	Business as usual	Core	Core + Desirable
Technical	Do Nothing	Do Minimum	Intermediate	Do Maximum
Service	In-house	In-house	In-house	In-house
Implementation	Single Phase	Single Phase	Single Phase	Single Phase
Funding	Public	Public	Public	Public

Table 7: Short list of options

- Option 1 – Do Nothing – Maintain the Status Quo
- Option 2 – Do Minimum – Maintain the current services but deal with fundamental building fabric and infrastructure issues
- Option 3 – Intermediate – Enhance the scope to include Dyfi Valley Health by developing an internal reconfiguration to provide GMS accommodation
- Option 4 – Do Maximum – Further enhance the scope to provide additional Primary Care enhancements and allow the development of the Practice for training, enhancements for social, community and third sector and reconfiguration of public spaces to create a 'Community hub'. The reconfiguration would include a number of additional extensions to house the increase in scope.

An economic appraisal of all of the shortlisted options was undertaken (see section 4.4). The table below summarises the key outcomes and rankings of the qualitative benefits, the monetised benefits and the risk appraisals of the shortlisted options:

Evaluation Results	Option 1	Option 2	Option 3	Option 4
Qualitative	4	3	2	1
Financial	1	2	3	4
Risk	4	3	2	1
Overall Ranking	**4**	**3**	**2**	**1**

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Table 8: Short list options appraisal findings

Following an economic, benefits and risk appraisal of each option, it was concluded that **Option 4** was the preferred way forward: The total refurbishment of the front block of BDCH including all relevant infrastructure and building fabric issues in order to achieve compliance and the complete reconfiguration of the area including new build extension to develop the site into a health and well-being centre integrating Diagnostic, Assessment and Treatment services.

It is noted that Option 4 ranks lowest in terms of financial implications due to the level of capital investment required. It does however have the following revenue benefits:

- **£83k** per annum associate with the transfer of primary care services from the existing Practice on Forge Rd
- Reduction in backlog maintenance representing a saving of **£3.5M (66%)**
- Reduction in heating costs by **47.9%** representing an estimated annual cost saving of **£14,840**
- Extending the Catering department to offer patient/visitor refreshments and more choice/provision for staff with an estimated revenue increase of **£15-20k** per annum
- The provision of bookable rooms predominantly for use by community and third sector providers to further enhance the services available on site. These rooms represent a potential income of **£32.5k** and would also offer valuable future expansion space. It is important to note that the current scheme provides 60m2 of additional accommodation (5 No Rooms) and their inclusion has been based on engagement with external providers and a utilisation study carried out by PTHB project team.

The **Commercial case** details the procurement/delivery for the project. It describes how the previous procurement pathway arrangement with the original supply chain partner under the Scape Minor Works Framework was concluded at the end of the preconstruction phase. A number of alternative procurement routes were explored by PTHB board and discussed with WG Capital, Estates and Facilities Division and NHS Wales Shared Services (NWSSP) colleagues.

It was decided that proceeding with Scape Major Projects Framework with Willmott Dixon as the Supply Chain Partner would offer the greatest benefits, including:

- Continuing relationship with the SCAPE framework
- Retaining as much project knowledge as possible through established teams
- Relatively smooth transition
- Least amount of impact on programme
- Ability to retain original design consultants

Under the framework the following appointments have been agreed:

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Service	Appointment
Construction Contractor	Willmott Dixon
Design Team Lead	Stride Treglown
Architect	Stride Treglown
Structural & Civil Engineering	Bingham Hall Partnership Ltd
Mechanical & Electrical Engineering	Holloway Partnership
Project Manager	Pick Everard
Cost Advisor	Pick Everard

Table 9: Key Appointments

A schedule of key dates is summarised below:

Milestones	Key Dates
Re-submission of Full Business Case	October 2020
WG Approval of Full Business Case	December 2020
Commencement of Construction Works	January 2021
Completion of Construction Works	July 2022
Commissioning/FF&E	August 2022
Building Open for use	September 2022

Table 10: Schedule of Key Dates

The anticipated start date would represent a spend of circa **£1.689M** during this financial year (2020-21) should funding be available.

The Health Board are committed to achieving Welsh Government Community benefit targets to ensure that this investment benefits both in terms of targeted recruitment and training, SME supplier development, educational and community initiatives and social enterprise development.

The SCAPE framework already has a number of social impact performance indicators which the contractors are measured against under the SCAPE framework.

On this scheme PTHB have worked closely with Wilmott Dixon to develop a set of targets which will be monitored monthly at Project Board. These targets are outlined below:

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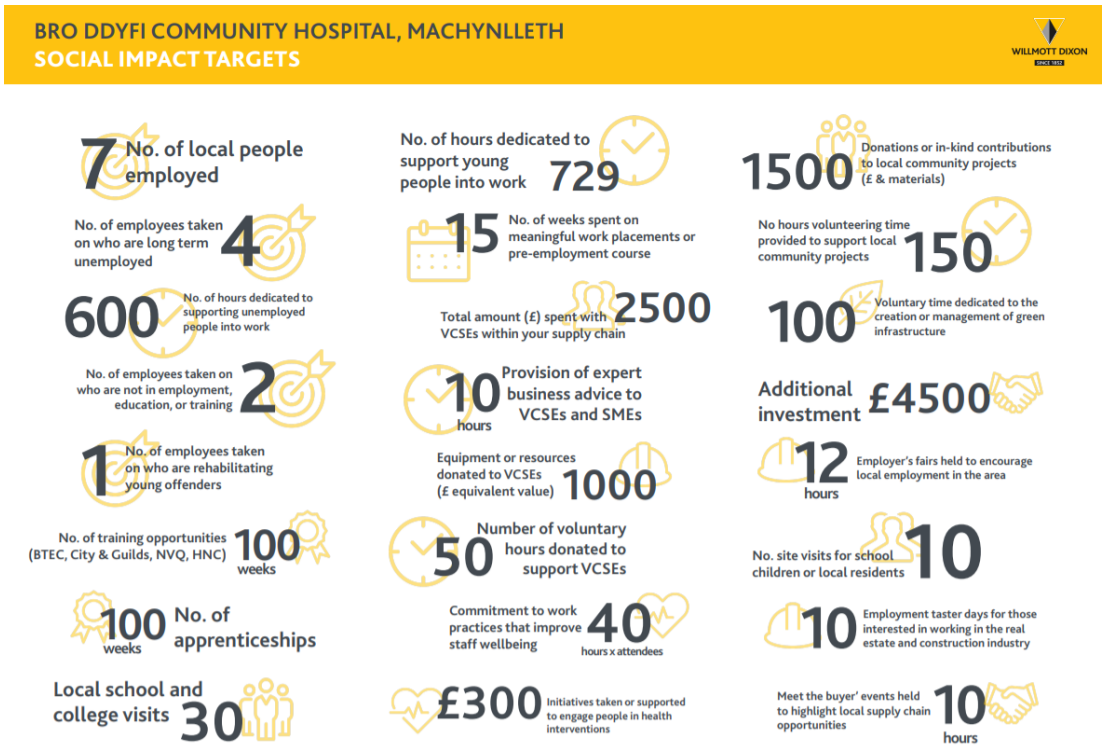

Figure 2: Machynlleth Community Benefit Targets

In addition to these targets the scheme also includes a number of other initiatives to maximise the benefit to the local community. These are outlined below:

Figure 3: Machynlleth Additional Benefit Targets

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Further details on the commercial arrangements can be found in section 5.

The **Financial Case** details the capital funding requirements for the project. The total capital expenditure required is **£14.923M**, which includes **£4.269M** to address estates compliance and fabric issues along with a further **£10.654M** to reconfigure/refurbish the area maximising utilisation and providing a community 'hub' and improving access to health and social care.

This is demonstrated in the table below:

Capital Costs of Preferred Option	**FBC**		**Refreshed FBC**	
	Cost (excluding VAT) **£'000**	**Cost** (Including VAT) **£'000**	**Cost** (excluding VAT) **£'000**	**Cost** (Including VAT) **£'000**
Building & External Works	4,805	5,765	10,494	12,593
Non-works	0	0	1,081	1,111
Fees	958	1150	245	274
Equipment	280	336	280	336
Contingency	680	816	780	936
VAT Reclaim	-	(106)	0	(327)
Total	**6,723**	**7,961**	12,880	**14,923**

Table 11: Breakdown of Capital Funding Requirements

The investment would also reduce current backlog maintenance (by **£3.5M** or **66%)** including all '**significant**' and '**high**' risks within the project footprint. This would also prevent further service closures as well as savings in relation to heating and maintenance as well the rental savings associated with incorporating primary care services. Furthermore, the project would deliver a number of additional social and economic benefits including job creation from both construction and general increased activity post build phase, increased footfall on the high street and retail activity. Some revenue generating opportunities have also been identified such as the new community Café and rental of rooms for community and third sector use.

In line with Welsh Government requirements, a Project Bank Account is being used on this project. The Supply Chain Partner for this project, Wilmott Dixon are familiar with the Project Bank Account requirement having implemented it with other numerous clients and as such recommended that PTHB sign up to a sole Account Project

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Bank Account with Lloyds Banking Group. Further information on the Project Bank Account agreement can be found in section 6.2.

The **Management Case** demonstrates that the project is achievable and can be delivered successfully to cost, time and quality. This section details PTHB's internal project management arrangements as well as the key appointments required to deliver the programme:

The project will be managed in accordance with PRINCE 2 methodology. The project delivery organisation structure is detailed in section 7.2. Pick Everard, the project manager for PTHB, is responsible for managing the contractor and the project programme and ensuring that the contractor regularly updates and issues the programme accurately maintaining and recording progress.

The development of a Project Board has been convened for the duration of the project, attended by the following:

Board Member	Position
Hayley Thomas (Chair)	Senior Responsible Owner, Director of Planning and Performance PTHB
Wayne Tannahill (Deputy Chair)	Project Director, Assistant Director of Estates and Properties PTHB
Louise Morris	Project Manager, Senior Capital Programme Manager PTHB
Mike Petersen	External Project Manager, Pick Everard
Jayne Lawrence	Primary Care Representative
Greg Chambers/Marie Jones	Finance Representative
Dr Sara Bradbury-Willis	General Practice Representative
Jason Crowl	Operations Representative, Assistant Director of Community Services

Table 12: PTHB Project Board Members

Further details of the management arrangements can be found in section 7.2.

Based on the information above the **Recommendation** of this FBC is to gain approval of Welsh Government funding of **£14.923M** to carry out a refurbishment and reconfiguration of services at BDCH. The project has a construction period of 77 weeks from approval to completion.

The proposals outlined in this document demonstrate that the front block of BDCH is currently in a poor state of repair, which left unaddressed, could potentially lead to closure. The fundamental works required in addressing estate compliance and fabric issues have been calculated at **£4.269M**

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However, this investment alone would simply maintain the current services being provided and would not allow the building to respond to any changes in service, demand or activity. It would therefore be likely that further investment would be required to achieve the benefits and strategic objectives set out in this case. It is therefore the recommendation of this case to invest a further **£10.654M** for a clinical reconfiguration/refurbishment of the area in order to support the Health Board's plans to integrate primary care services onto the site and establish BDCH as a health and well-being facility for the local community. The facility will also provide a base for health, local authority and third sector teams, encouraging improved integration and efficiency.

Date:

Senior Responsible Owner:

Director of Finance:

Chief Executive:

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3 The Strategic Case

The purpose of this section is to revisit and update how the scope of the BDCH project fits within the existing business strategies of PTHB and outlines a compelling case for change, in terms of existing and future operational needs. The strategic case is split into 3 sections:

Part A: Strategic Outline Case

This section examines the objectives and purpose for investment associated with the proposed project.

Part B: The Strategic Context

The Strategic Context contains an overview of PTHB. It confirms that there is a strategic fit between the proposed project and national/local policy and objectives and that the scheme supports the proposed vision for care delivery and changes in activity.

Part C: The Case for Change

The Case for Change describes the current challenges faced by PTHB and the need for new/improved facilities. This section highlights the problems with the status quo describing the existing services and facilities in Machynlleth, as well as detailing the investment objectives, benefits and risks associated with the preferred way forward.

The following business case sections have been refreshed however, predominantly the strategic case remains as set out in the OBC and the scope and underlying assumptions have not altered.

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3.1 Part A: Strategic Outline Case

3.1.1 Background

The project provides PTHB with an opportunity to reshape the way that community health and well-being services are delivered. The service model has been developed to focus on:

- Integration of Primary Care services
- Integration of physical and mental well-being
    - A broader range of teams working together to provide a more holistic service
    - Accessibility and dementia friendly design
- A range of ambulatory/outpatient care, with an emphasis on care closer to home
- Improvements in Women and children's services
- Improvements and further integration of mental health services
- Integration of a range of partners across health, local authority, third sector and community
- A community hub to improve access to health, well-being, prevention, and health promotion services.

The works would improve the quality of the staff and patient environment and support the PTHB strategic plans for the delivery of local services. The capital cost is **£14.923M** with a construction period of **77 weeks** from approval to completion.

In Estates terms, the project will be delivered predominantly by the refurbishment of the existing building along with a number of planned extensions to maximise available clinical space. It will form part of a programme of capital investment schemes being undertaken by PTHB in order to improve compliance and quality of environment across a number of sites. The purpose of this is to improve existing building stock and maximise the Health Board's assets in order to provide high quality healthcare facilities locally and ensure as many services as possible can be delivered in county. Powys has one of the oldest Estates within Wales with over 35% predating the NHS (pre-1948). As such PTHB are managing sites with high levels of backlog maintenance and which have significant or high risks of non-compliance or failure. As part of the developing Estates strategy and IMTP the focus will be in tackling these historic building issues as part of strategically significant site redevelopments.

In revenue terms, the service changes related to this scheme will see a reduction in costs predominantly associated with relocating Primary Care services from current Practice situated on Forge Rd, into the main hospital building representing an annual saving of **£83k pa**.

Other potential revenue benefits include:

- Backlog maintenance reduction
- More energy efficient building – Energy savings
- Well-being – a fit for purpose environment and enhanced patient, visitor, and staff experience.

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- The inclusion of spaces which can be booked or used out of hours to provide an enhanced range of services such as complimentary therapies, health and fitness activities, long term disease management health promotion services
- Cash releasing opportunities - including the development of a commercial Café for the local community

This FBC is seeking approval to carry out works dealing with 2 fundamental issues which are detailed below:

3.1.1.1 Compliance

In a compliance review undertaken in 2014 by Powys Teaching Health Board (PTHB) it was identified that the front block of BDCH had a medium to high risk of non-compliance. Current backlog maintenance costs for the front block are estimated at **£4,268,516** (inclusive of fees and VAT). The proposals set out in this case deal with **£3.5M (or 66%)** of the hospitals overall backlog maintenance and all items which have been identified as '**significant'** or '**high'** risk of non-compliance. In addition, a 6-facet survey of the site was undertaken in 2017 which further support the case to urgently address compliance issues **Appendix F.**

The current building condition has also led to a significant proportion of available accommodation being unused or being poorly utilised, such as the unsatisfactory storage of medical records in potential clinical space. The catering department is poorly laid out, with a common thoroughfare through its demise and equipment stored in public lobbies. The remaining services in the block, including adult mental health services and children's services are being delivered from accommodation which fails to meet current standards and provides an unsuitable patient environment. During the period since the original FBC submission deterioration in the condition of the front block has meant that services have had to be temporarily decanted into ward space at the rear of the hospital. Due to pressures caused by COVID-19 many of these staff including; District Nurses, Mental Health services and Health Visitors have had to be displaced and are currently working in unsuitable accommodation.

The front block of the Hospital is part of a conservation area and constitutes part of the original Old Union Workhouse. Due to a legacy issue of a lack of investment, this area of the Hospital's building fabric and services infrastructure has fallen into a non-compliant and unacceptable level of disrepair. This project would bring the front block of BDCH back to a compliant state, thus significantly reducing the current level of backlog maintenance.

This document details the current significant compliance and maintenance issues of the front block, which include:

- The roof condition is poor which has led to a number of leaks which urgently need to be addressed
- The building envelope is not watertight and requires repair
- Internal fixtures and finishes are damaged or not fit for purpose and require replacement
- Elements of the floor on the first floor has become structurally unsafe and require replacement
- There is an under-utilisation of space which could, if converted provide additional clinical accommodation

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- Unacceptable accommodation which has led to a number of clinical services being moved into temporary accommodation
- Services and infrastructure which are outdated and prone to failure
- An existing extension which is in a poor state of repair and requires replacement
- A temporary building, currently housing patient services, which is beyond its functional life

Figure 4: Images of Current front block at BDCH

The 6 facet survey has also confirmed that much of this area is currently unoccupied/under-utilised because some of the block is unusable. A condition survey was also carried out by Boyes Rees Architects (BRA) as part of the scheme development highlighting the need for essential works to be carried out. Photographs taken at the time of the survey highlighting the issues can be found in **Appendix G**.

The options explored during the development of the Business case were therefore focused on maximising the asset of existing PTHB building stock which can be used to explore a number of service model changes in order to enhance services, move care closer to home and improve integration and efficiency.

3.1.1.2 Model of Care

By refurbishing the front block of BDCH, PTHB have a unique opportunity to re-orientate the model of care currently delivered from the hospital and to develop the site into a health and well-being centre integrating Diagnostic, Assessment and Treatment services.

In order to enable residents in Powys to live longer, healthier and happier lives, there is a need to shift the focus of the model of health and care away from service delivery in acute and specialist hospital settings and offer a more holistic, integrated model with more wellbeing, prevention and early help services delivered closer to people's homes and communities.

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The new model of care for Powys is part of a Wales-wide response to the increasing demands and new challenges facing the NHS and social care. These include an ageing population, lifestyle changes, public expectation and new and emerging medical and digital technologies. This enables health, social care and other partner systems to work together, to help people live well in their communities, meet their health and care needs effectively and provide more services closer to or at home, so that people only need to use a hospital for treatment that cannot be provided safely anywhere else.

3.1.1.2.1 Primary care

In January 2017 the partners of Glantwymyn Health Centre were awarded the contract to provide the GMS contract for the patients registered with Machynlleth Health Centre. From April 2017, the combined Practice (now called Dyfi Valley Health) have been responsible for Primary healthcare services for the whole of the Dyfi Valley, representing a real opportunity for integrated working and a 'joined up' approach to primary care local service delivery. The vision for the future of primary care is to develop a centre of excellence for rural medicine. This would include developing/enhancing in the following areas:

- Assessment - Provide a Primary Care based facility in which patients can be observed/assessed over a longer period of time (as necessary) prior to being admitted to hospital. This can impact greatly on efficiency and help to reduce unnecessary hospital admissions.
- Integration - Further integration with Community and Secondary Care services will ensure a more holistic service for patients. Being able to visit multiple specialisms in one visit could streamline the patient pathway and increase efficiencies. Opportunities for further integration include:

  Diagnostics
  Health Visitor
  District Nurses clinic
  Counselling services
  Therapies & Complimentary Therapies
  Specialist Nursing
- Wider Primary Care Services - Co-location with Hospital services could allow primary care services to be widened to include optician and community dental services as well as enhance our current pharmacy facility. Providing as many services in a single location would have a positive impact on patient experience and streamline the clinical pathway.
- Enhanced services - Moving more secondary care services *to the health and wellbeing centre* and developing links between the community and the local hospitals could reduce the reliance on out of county

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District General Hospitals. Therefore, providing services as close to Machynlleth as possible would benefit patients and significantly reduce transport times.

There is also a potential to develop a 'day service' for interventions like transfusions, IV antibiotics etc. Additionally (depending on nursing levels) the Practice could become a centre for chemotherapy infusions. Through improved integration with secondary care staff services can be made more accessible to patients in rural areas by utilising telemedicine and video conferencing. This has been particularly important in the current COVID-19 pandemic where remote services and home working were necessary during lockdown but as restrictions ease and we look to provide safe services in the future, the ability to provide the essential services closer to where a patient lives, especially those who are vulnerable or shielding will be invaluable.

Supporting complimentary and alternative therapies and health promoting services such as healthy eating demonstrations are also fundamental in improving the health of communities and further alleviating pressure on the healthcare system.

- Education - An aspiration for the future is to allow for the training of medical students and GP registrars in order to promote a sustainable workforce. This is vital for rural General Practice and forms a key part of the Primary Care business model. Central to this is the inclusion of a dedicated registrar room which is required to become a training Practice.
- Patient Choice - Since the original FBC submission the GP partners applied to close the Glantwymyn Health Centre site in 2019 due to the unsustainability of providing a full primary care service across two sites. Dyfi Valley Health is now based in the town of Machynlleth. The partners applied and were granted this closure after full consultation process was followed through Powys teaching Health Board.
- Local need - The 65+ age group population in Powys is projected to increase by 37% by 2033, higher than the national average. The 85+ population is estimated to increase by 12% by 2033. All leaning towards a generally older population in Powys. Added to this, there are challenges to accessing services, for example, 22.6% of patients in North Powys having a drive time of over 15 minutes to their registered main GP Practice. The challenge for Primary care is to be able to offer an enhanced range of services and further integration with community and hospital services on order to reduce GP/Hospital visits offering efficiencies in patient travel time.

The joining of the two Practices offers a unique opportunity to advance the health and social care provision for the whole population of the *Dyfi* Valley. The proposals outlined in this case to develop a Health and Well-being Centre, in Machynlleth would provide modern, up to date accommodation in which to provide and develop these services, which would also be able to safely deliver health care in a safer way particularly in respect of COVID-19 and future

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pandemics. In the future, this would also include commissioning additional services to bring medical care closer to home for patients, and to integrate health and social care and social prescribing.

The lease for the Forge Rd Practice was due for renewal in June 2018 (with an extension proposed until June 2019). Due to the necessity to revisit this FBC a further lease extension has been put in place until August 2023. In order to continue to use the building for primary care delivery it would require investment to ensure facilities remain fit-for-purpose. By transferring services into the accommodation available in the front block of BDCH this cost would be avoided. In addition, it would represent an annual rental saving of **£83k** and improve integration and efficiency by delivering Primary and Community services from a single site.

In order to continue to use the building for primary care delivery in a COVID safe way, some works have had to be undertaken on the current site at Forge road. The partners have been mindful that this is a potential temporary situation given the success of this application, but also needed to undertake this essential work to provide a safe environment for patients to be seen and staff to work. This includes an addition of a 'Hot Hub' and the ability to close off clinical space to see 'unwell but non COVID' patients away from those clinical areas where vulnerable or shielded patients need to use. This has provided good working knowledge and the experience has helped with reviewing the original designs proposed for the Health and Well-being Centre. The impacts of this way of working has meant that the current accommodation does not provide enough clinical space and so the provision of more clinical rooms, as discussed below, is now essential and urgently needed. As the service tries to 'open up' back to 'normal' services, this will become more pertinent.

Activity

Based on the planned enhancements above, current activity demands and the planned transfer of patients electing to be seen in Machynlleth the following required accommodation has been identified:

Room Type	Current Machynlleth Practice (included)	Previous Glantwymyn Practice (not included)	Additional space planned Glantwymyn (included)	Additional required space (included)	Total
Consult exam	8	4	1	0	**9**
Treatment	1	1	1	1	**3**
Dedicated phlebotomy room	0	0	0	1	**1**

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Total	**9**	**5**	**2**	**2**	**13**

Table 12: Identified clinical room requirement for Primary Care

Along with the core clinical rooms, support accommodation is required as identified in 'Welsh Health Building Note 36: General Medical Practice Premises in Wales' including sufficient admin space to facilitate the management of both Practices. The proposed accommodation for Primary Care is further supported by a Utilisation study which is detailed in **Appendix I.**

3.1.1.2.2 Adult Mental Health Services

Machynlleth is an important centre which has historically been remote from the rest of the county and this has compounded the experiences of local people in terms of mental health service provision. In rural localities people are significantly affected by isolation (this is a huge issue that affects clinical outcomes) and thus much more vulnerable to issues like unemployment, family discord, alcohol and drug misuse. Future service development is required to avoid pathologising people's experiences and offer a much broader approach than the purely medical-psychiatric.

The creation of an adult mental health 'hub' would facilitate greater integration between Primary and Secondary Mental Health teams as well as much stronger links to voluntary sector organisations such as MIND (based in Aberystwyth), CAMAD and Pont Hafren (Newtown) and Kaleidoscope and thus offer a much more holistic approach for service users. There is also an aspiration to further integrate the visiting Consultant Psychiatrist, who is currently based within the outpatient clinic.

There is clear evidence that the design of environment has a direct effect on well-being. The correct colours, artwork, layout and surrounding landscape of a building can help to reduce confusion, isolation, and anxiety and improve clinical outcomes. The service therefore needs to be developed to provide fit-for-purpose accommodation in which service users feel valued and confident in the quality of care they are receiving. The facility also needs to be an efficient and pleasant place to work, allowing staff to provide the best quality of care possible and have a positive effect on staff performance and retention.

Group activities are extremely important and any future development will enhance the range of group therapies including; art therapy, garden therapy and community group sessions.

Discussions with AMH suggest there is also an opportunity to incorporate substance misuse. This is currently provided by Kaleidoscope who used to run an outreach service at Machynlleth but no longer do so due to a lack of appropriate space – the new facility would allow these services to be integrated into AMH. Currently service users are referred to Kaleidoscope or drug and alcohol services.

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Activity

Based on the information above the following required accommodation has been identified:

- Dedicated Entrance including waiting area and reception
- Integrated team office
- 3 No interview rooms
- 1 No Multi-purpose group room

3.1.1.2.3 Women & Children's Services

Women and Children's services are already integrated at Machynlleth, however improvements/enhancements could be made in the following areas:

- Further integration between maternity, paediatric physiotherapy and Health visitors including an integrated team office
- A dedicated department for Women and Children's services including waiting area and family friendly environment
- To increase the numbers of assessment and treatment appointments for children based at Machynlleth reducing travel to Newtown & Bronglais
- Increase the number of family group services including antenatal education, breastfeeding, baby yoga, mother and child groups and weaning parties
- Enhance services to include Community Paediatrician clinic which is currently only available at Newtown

Activity

Based on the information above the following required accommodation has been identified:

- Office accommodation for Midwives, school nurses, immunisation coordinator & health visitors as well as facilities for paediatric therapists and CAHMS
- Dedicated women and children waiting facilities
- 1 No consult exam room (with access to WC facilities for specimens etc)
- 1 No shared group room
- Access to a suitable room for CAMHS and paediatric OT sessions

3.1.1.2.4 Outpatients

There are currently 9 Outpatient rooms facilitating the following range of clinics:

- Continence
- Memory Nurse
- Psychiatry
- Gynaecology
- Dietician
- General Surgical

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- Ophthalmology
- Abdominal Aortic Aneurism (AAA) Screening
- Podiatry
- Chest
- Oncology
- Orthopaedic
- Clinical Musculoskeletal Assessment and Treatment Service (CMATS)
- Paediatric
- Urology
- Diabetic including bloods & Retinopathy
- Cardiology

District nurses currently utilise one of the available outpatient rooms on a daily basis providing a wound care clinic. In the future, it is envisaged that this clinic would be incorporated into primary care thus enabling more capacity to offer a wider range of outpatient services/clinics at BDCH.

There is also an aspiration to develop enhanced eye care services on site to include a visiting Optometrist.

Activity

Based on current activity information the current accommodation is adequate, however it is envisaged that adjacent Primary care accommodation would facilitate further integration and opportunities to further develop the number of clinics available.

For example, the ophthalmology room (which is underutilised) will be altered to create an integrated 'eye' room by combining two consult exam rooms. By providing this facility in outpatients the utilisation of this space will be improved. Assuming every four week period will involve 40 sessions, the current assessment for additional services run from this room is as follows:

- Potential 8 sessions for optometrist Practice to be provided in the hospital
- 2 sessions for the visiting consultant ophthalmologist from Bronglais Hospital.
- 2 sessions for diabetic eye screening (estimated)
- 2 sessions for artificial eye fitting (estimated)

This totals an additional 14 sessions per month

In Addition, District Nurses and Podiatry are being integrated/relocated with Primary Care.

3.1.1.2.5 Community Services

The future of community services in North West Powys is the integration of health and social care. By working together Powys Teaching Health Board and Powys County Council will be jointly responsible for the health and care needs of patients. By community health services, primary care, social services and the third sector working better together, people will have shorter stays in hospital and fewer unnecessary admissions. It will also ensure that resources are used effectively and efficiently to deliver services that meet the needs of the growing population

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of people with longer term and often complex needs. Integration will mean a greater emphasis on enabling people to stay in their homes, where possible, sharing their lives with their family and friends, doing the things that give life meaning and value. Fundamental to achieving this is to be able to provide appropriate accommodation for multi-disciplinary working and a central base where teams can work together.

Activity

Based on the information above the following required accommodation has been identified:

- Integrated team office
- 1 No clinical room
- Access to bookable community therapy room & group room

3.1.1.2.6 Palliative Care

The vision for Palliative Care is for Machynlleth and the surrounding area to be a community in which people with life-limiting illnesses have timely access to skilled, compassionate and sensitive care. For patients and their families to maintain dignity and quality of life by providing exceptional care in a place of their choice. For those people for whom BDCH is their place of choice, the aim is to provide a calm and peaceful environment, where they and their family can receive the highest quality of care in comfortable surroundings that feel like home.

The plan for the palliative care suite is part of a network of palliative care facilities being developed throughout Powys including two recent developments at Llanidloes and Welshpool which have been funded by League of Friends in order to improve this important element of end of life care and care closer to home. This unit will also be the main bariatric service for the North.

Activity

Current ward activity has demonstrated that an area of the ward could be reconfigured in order to provide the following Palliative Care accommodation:

- 2 Patient bedrooms with ensuite and access to the garden for patients
- 1 relatives' bedroom and 1 relative's day room
- 1 assisted bathroom
- 1 doctors/resource room
- 1 staff room for 10
- Quiet room/interview room
- Store room
- Linen room
- Relatives WC and shower

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The current capacity identified in the ward area is currently being used as decant accommodation to facilitate this project. The future development of the ward to provide palliative care accommodation is currently not in scope, however, PTHB have an aspiration to further upgrade this area following the completion of this project when additional space becomes available.

3.1.1.3 Care Closer to Home

One of the key drivers for this scheme is the delivery of care closer to home, and the ability to treat patients within county wherever possible. The benefits of working with colleagues in BCUHB and HDUHB is recognised to better develop services for people in Mid Wales. This forms part of the ongoing work being undertaken by the Mid Wales Collaborative. A letter of support from HDUHB can be found in **Appendix J**.

Senior staff from across all three Health Boards are exploring what could be delivered in an integrated way and what could be repatriated to the North East of Powys.

3.1.1.4 COVID-19

Any future proposals also need to incorporate learning from the COVID-19 pandemic and what impact this may have on current and future services as well as ensuring the design can respond to future potential pandemics. Ventilation and digital requirements have been reviewed, social distancing and changes in working practices have also been considered, with a number of offices being repurposed and ensuring one-way systems can be put in place. The design has also been adapted to provide a segregated 'pandemic suite' or 'hot clinic'.

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3.2 Part B: Strategic Context

3.2.1 Introduction

The **Strategic Case** will revisit the national, local and organisational policies, initiatives and targets that underpin this project in order to ensure they are still valid and support investment into this strategically important site within Powys. Nationally, this will focus on how this programme supports The Well-being of Future Generations (Wales) Act 2015 and The Environment (Wales) Act 2016 with particular reference to the National Climate Change Emergency and how the proposed works will contribute to carbon reduction. Crucially, it will demonstrate how the scheme aligns with the key themes in "A Healthier Wales: Our Plan for Health and Social Care" and the three organising principles of quality and safety, prudent healthcare and health inequalities (as articulated in). Specifically, the Planning Framework emphasises both **shifts of services from hospital to primary and community care settings** and the need to **develop integrated services to improve care and support for people**. These are the two key drivers for this scheme. The scheme is also in line with policies that articulate the shift of care as close to home as possible and emphasises the need for access in more flexible ways delivered in more flexible facilities. Locally, these drivers fully align PTHB's 2019/20-22 Integrated Medium-Term Plan (IMTP) & Health Inequalities Strategy. The Strategic Context will also demonstrate how the project aligns with the other programmes and projects within PTHB's strategic portfolio.

3.2.2 Organisational Overview

PTHB was established on 1 April 2003 and is responsible for commissioning secondary health care and hospital services and co-ordinating the delivery of primary care services. It also directly delivers community care services such as district nursing, child health, midwifery, and community services in ten local community hospitals.

As PTHB is primarily a commissioning organisation, the largest proportion of its budget is devoted to commissioning NHS services in the community by primary care contractors and the Third Sector. Additionally, secondary care services are provided through commissioning arrangements with other Health Boards in Wales and NHS Trusts in England, as shown in the figure below:

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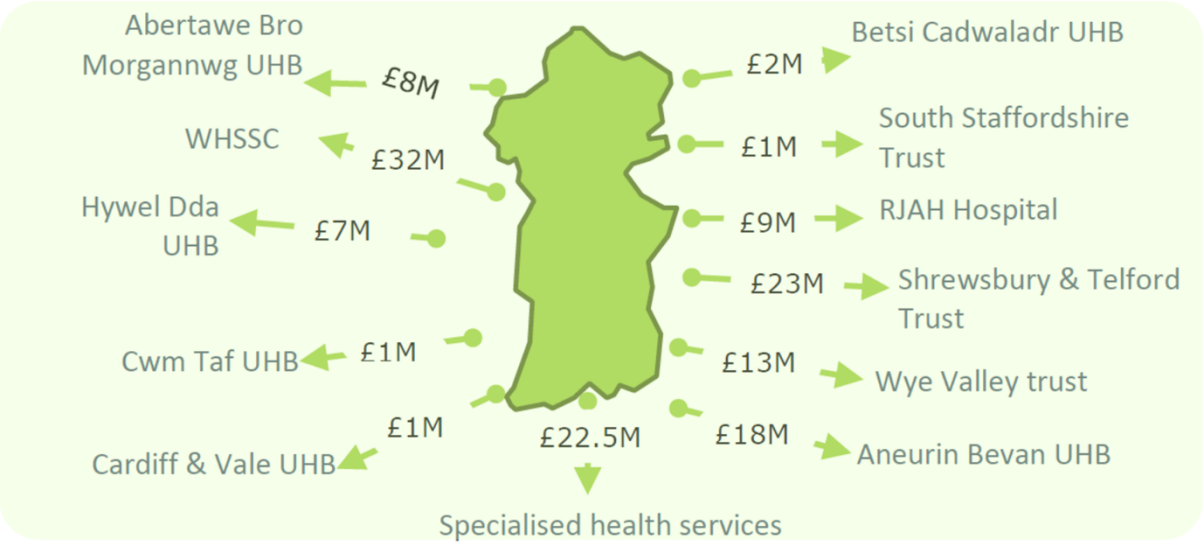

Figure 5: PTHB Secondary Care Commissioning

These multiple complex arrangements mean that, as an organisation, PTHB has a highly developed ability to provide coherence across multiple strategies, providers and pathways, simplifying arrangements is essential.

PTHB has three strategic challenges for the future:

- Designing and delivering a clinically and financially sustainable rural service model, providing as much care as close to home as possible through a continued shift from hospital to community based models of care
- Meeting the changing needs of Powys residents as demographic change and improvements in healthcare continue to make their impact felt on demand for, and cost of, services
- Working with partners and the public to support sustainable rural communities in a period of public sector austerity

A primary aim of this project is to integrate services, including Primary, Community and Social Care and third sector services thus maximising the range of services which can sustainably be delivered in county.

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3.2.3 Demography and Health Needs

Powys covers 25% of the land-mass of Wales with only 5% of the population. Its population is estimated at 132,705 (mid-2013), making it one of the most sparsely populated counties in England and Wales, with just 26 persons per square kilometre in mid-2013 (Wales average: 149 persons per square kilometre). The area covered by Health Board is illustrated below:

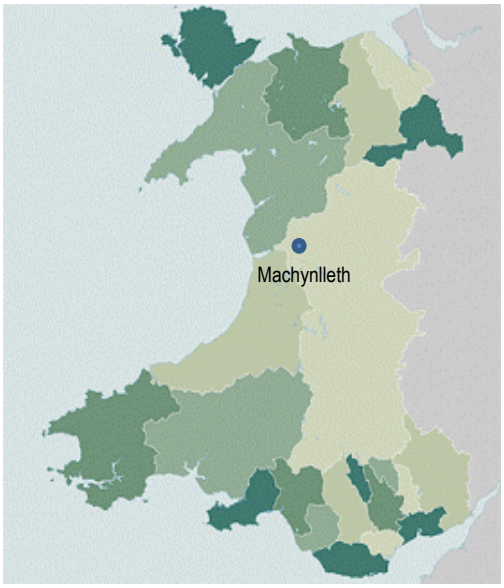

Figure 6: Map of Wales indicating location of Machynlleth

Powys is largely rural, which leads to many particular challenges, including those of isolation, transport demands and lack of critical mass. It is widely recognised that some of the major determinants of health such as physical and social isolation, access to transport services, poor housing and lower than average earnings, impact disproportionately on rural communities.

3.2.3.1 Population

Powys has the fastest growing proportion of older people in Wales. The proportion of people aged 75 and over in Powys increased from 9.7% in mid-2003 (Wales average: 8.3%) to 11.1% in mid-2013 (Wales average: 8.8%), due to the national increase in life expectancy and the net out-migration of the student age group from Powys.

The proportion of young working age people (20-39 years) is substantially lower than that of Wales and the proportion aged 50 and over is larger. This variation is greatest within the rural areas where there are relatively high numbers of elderly people. This is borne out by recent census data, showing that:

- 15.4% of the Powys residents in mid-2013 were children under 15 (Wales 16.8%)
- 59.9% were aged 15 to 64 (Wales 63.7%)
- 13.5% were aged 65 to 74 (Wales 10.7%)

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- 11.1% were aged 75 and over (Wales 8.8%)

The demographic trends for Powys present a significant challenge to PTHB in delivering a sustainable health care system. There has already been a 20% increase in the number of people aged 65 and over since 2008 and a further increase of 60% is anticipated by 2033, resulting in almost 14% of people in Powys being over the age of 80. The health needs of older people will drive a growing demand for services; the increase in the proportion of older people living in Powys means that the number of people with long term conditions such as diabetes will increase. There will also be an increase in the number of people with dementia; it is estimated that whilst the number of people in Powys aged over 65 years with dementia was 2,225 in 2011, this is likely to rise to 4,256 in 2030.

The BDCH development presents an opportunity to provide future health services that are responsive to the demographic demands of the locality by providing local facilities and community services that enable residents to receive the best possible care and support.

3.2.3.2 Accessibility

A primary issue in health service need and delivery in Powys is access to appropriate services. The population is rural, spread thinly across a large area and consequently, where facilities and services require a critical mass of people to be economically or socially sustainable, they will out of necessity be spread out, making factors of accessibility and transport critically important. A key resulting factor of this is the absence of a District General Hospital and the consequent outflow of patients to hospitals and health services out-of-county for treatment.

The Department for Transport estimates that people in rural areas of England and Wales travel approximately 40% further than people in most urban areas and almost all of this extra distance travelled by rural residents is by car. The car-dependent nature of travel in many rural areas means that there is a rising risk of mobility-related exclusion particularly amongst the oldest and those with health needs and Community Hospitals are an integral part of healthcare provision in many rural areas.

Powys residents have to travel out of county for specialist services, complex care and Accident and Emergency to District General Hospitals that are run by other Health Boards/Trusts:

Acute Hospital	Distance from BDCH (miles)*	Journey Time*
Bronglais Hospital, Aberystwyth SY23 1ER	18	32 minutes
Robert Jones and Agnes Hunt Orthopaedic Hospital, Oswestry, SY10 7AG	51	1 hour, 14minutes
Royal Shrewsbury Hospital, Shrewsbury SY3 8XQ	55	1 hour, 21 minutes

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Wrexham Maelor Hospital, Wrexham LL13 7TD	63	1 hour, 32 minutes
Princess Royal Hospital, Telford TF1 6TF	72	1 hour, 42 minutes
Nevill Hall Hospital, Abergavenny NP7 7EG	79	1 hour, 59 minutes
Hereford County Hospital, Hereford HR1 2ER	79	2 hours, 3 minutes
Prince Charles Hospital, Merthyr Tydfil, CF47 9DT	87	2 hours, 5 minutes
Morriston Hospital, Swansea SA6 6NL	87	2 hours, 17 minutes
Singleton Hospital, Swansea SA2 8QA	90	2 hours, 28 minutes
Royal Gwent Hospital, Newport NP20 2UB	99	2 hours, 34 minutes
University Hospital of Wales, Cardiff CF14 4XW	109	2 hours, 35 minutes

Table 13: District Hospitals serving Powys residents, including distance and journey time from BDCH

* using RAC Route Planner (http://www.rac.co.uk/route-planner/) starting from BDCH, postcode SY20 8AD

A key consideration for this project is to provide as much care as possible in Powys, avoiding out of county travel and providing a better experience for the individual. The current hospital model is proving increasingly challenging to sustain, and a key future goal is to redesign this clinical model, and in the process, strengthen the primary care sector to support a sustainable future for healthcare in the community. There is also provision of an increasing range of consultant-led outpatients, day theatre and diagnostics in Powys community facilities, bringing care out of the acute hospital setting.

3.2.4 Primary Care

Primary care services are facing increasingly unsustainable pressures and, as such, need to transform the way services are provided to reflect these growing challenges. These include:

- an ageing population, growing co-morbidities and increasing patient expectations, resulting in large increase in consultations, especially for older patients
- increasing pressure on NHS financial resources
- the need to address access to services
- the need to address inequalities in access of primary care
- workforce pressures including recruitment and retention

The Current Primary Care services available to local residents are detailed below:

Primary Care Service	Name	Address	List size
GP services	Dyfi Valley Health	Forge Rd, Machynlleth SY20 8EQ	7,000
Dentists	PTHB – Dyfi Valley Health	Forge Rd, Machynlleth SY20 8EQ	7,000

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	E G Davies Llys Einion Dental Practice	Heol Maengwyn, Machynlleth SY20 8DY	Recently Closed
Chemists	Rowland L & Co. (Retail) Ltd The Pharmacy	Pentrehedyn Street, Machynlleth SY20 8DN	7,000
Opticians	Clive Williams Opticians	Heol Pentrerhedyn, Machynlleth SY20 8DG	N/A
	Machynlleth Eye Care	Heol Maengwyn, Machynlleth SY20 8DY	N/A

Table 14: Local Primary Care Services in Machynlleth

The aim of this project is to alleviate the growing pressures on an already heavily burdened system by enabling general practice to play an even stronger role at the heart of more integrated community hospital services that deliver better health outcomes, a more holistic model of care, excellent patient experience and the most efficient possible use of resources.

3.2.5 Local Policy Drivers

3.2.5.1 Health and Care Strategy for Powys

PTHB and PCC jointly developed "The Health and Care Strategy for Powys" in 2017. The strategy builds on the early insights from the Powys Well-being Assessment which has been developed by the Powys Public Services Board in support of the Well-being and Future Generations Act 2014. The strategy is not a response to the act but the vision for Health and Care in Powys which also forms a key component of the Powys Well-being Plan.

The strategy sets out the direction of travel for health and care in Powys to 2027 and beyond. It offers ideas built on the contributions of over 1,000 people to what the future could look like. The vision for the future is **'a Healthy Caring Powys'** to be delivered throughout people's lives to enable children and young people to "Start Well", for people to "Live Well" and older people to "Age Well". The strategy focuses on wellbeing, early help and support, tackling the big four and joined up care; to be achieved by a number of enablers to include workforce, digital, innovative environment and working in partnership.

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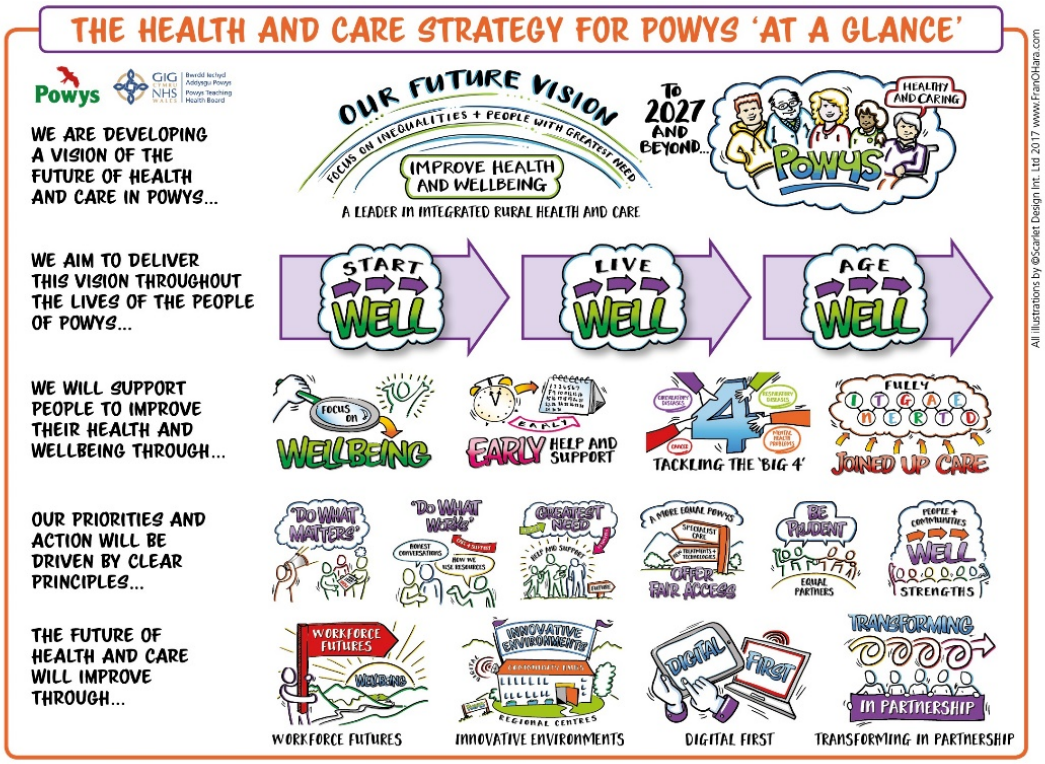

Figure 7: Powys Health and Care Strategy "at a glance"

During 2017/18 the potential implications of the vision were considered, and the supporting strategy developed in order to enable children and young people to **'Start Well'**, for people to **'Live Well'** and older people to **'Age Well'**.

1.1.1.1 Model of Care

Significant work has been undertaken during the last 18 months to further design, define and update the model of care initially developed to support the delivery of a Joint Health and Care Strategy for Powys. A co-designed approach with key stakeholders with "what matters to you" was at the core of the engagement methodology underpinning the new model. The model of care was approved by RPB and Cabinet Member Decision, PTHB Board in March 2020.

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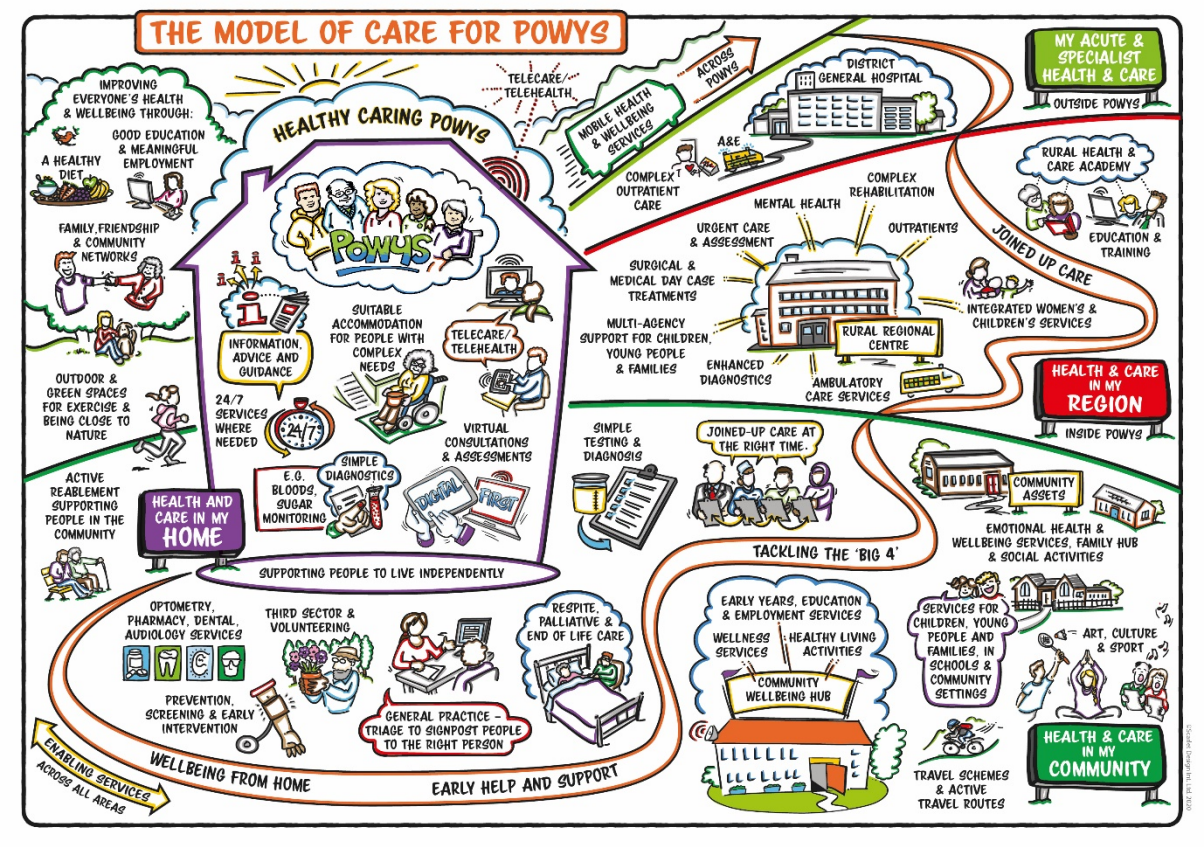

Figure 8: Model of Care for Powys

To enable residents in Powys to live longer, healthier and therefore happier lives, there is a need to shift the focus of the model of health and care away from service delivery in acute and specialist hospital settings and offer a more holistic, integrated model of care with more wellbeing, prevention and early help services delivered closer to people's homes and communities.

The new integrated model of care for Powys is part of a Wales-wide response to the increasing demands and new challenges facing the NHS and social care. These include an ageing population, lifestyle changes, public expectation and new and emerging medical and digital technologies. This model is fully aligned to delivery of the Welsh Government "A Healthier Wales: Our Plan for Health and Social Care". It enables health, social care and other partner organisations to work together, to help people live well in their communities, meet their health and care needs effectively, and provide more services closer to or at home, so that people only need to use a hospital for treatment that cannot be provided safely anywhere else.

The rural geography of Powys and the complex commissioning arrangements are key factors in bringing care closer to home wherever possible. The model of care will shift the balance of outpatient, day care, diagnostic and elective inpatient services to community or primary care settings to improve access and quality of care within Powys, and to promote independence and reduce demand and dependence on high cost intervention services.

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Moving healthcare closer to home is important in addressing the pressures of future demand and ensuring people get care and support in an environment which best meets their needs, this may also avoid further costs in the long term of expensive hospital environments.

Investment in digital technology and new facilities will enable the delivery of wellbeing, early help and support services, and joined up care providing more local services to communities.

The model is predicated on a network approach, but essentially focuses on delivery across four mechanisms of place:

- Home
- **Community (Community Wellbeing Hubs)**
- Region (Rural Regional Centres)
- Out of County

3.2.5.2 The Powys Dementia Plan 2016-2019

In anticipation of the significant growing number of people with dementia that are predicted not only in Wales, the UK but worldwide, Powys Teaching Health Board have been working collaboratively with Powys County Council, Powys Association of Voluntary Organisations, the Alzheimer's Society and Dementia Friendly Communities, particularly Brecon and Hay, to strengthen the previously produced Dementia Plan, which was a sub-part of the Powys 'Hearts and Minds Together for Mental Health' Strategy.

Much of this activity is aligned to the Welsh Government vision to enable all people, including those with dementia, to live well for longer at home or in a homely setting.

The key outcomes for the Powys multi-agency dementia plan (2016 – 2019), which have emerged from the Ministerial priorities for dementia, are:

- more people with dementia living a good quality life at home for longer;
- dementia-friendly and dementia-supportive local communities, that contribute to greater awareness of dementia and reduce stigma;
- timely, accurate diagnosis of dementia;
- better post-diagnostic support for people with dementia and their families;
- better promotion of rights in all settings, together with improved compliance with the legal requirements in respect of treatment;
- people with dementia in hospitals or other institutional settings always being treated with dignity and respect;
- more people with dementia and their families and carers being involved as equal partners in care throughout the journey of the illness;

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The above outcomes are encapsulated in 6 pledges for action. These are outlined below:

No	Pledge
1	To raise public awareness in relation to dementia, improving the lived experience
2	To reduce risk, ensure timely diagnosis and improve dementia diagnosis rate
3	To ensure appropriate post diagnostic interventions are in place
4	To ensure people with dementia are treated with dignity and respect by staff who are skilled and competent
5	To improve the care of people with dementia in general hospital settings
6	Support care homes in Powys to deliver person centred care for people with dementia

Table 15: Powys Dementia Plan Pledges

In addition, the HB are adopting, wherever possible, the principles developed by the Kings funds 'Developing supportive design for people with dementia' and subsequent work undertaken by the Association for Dementia Studies (ADS) and Worcester University which have been developed to create more supportive care environments for people with cognitive problems and dementia.

The design principles are presented as a wheel with five sections grouped around the desired outcomes of: easing decision-making; reducing agitation and distress; encouraging independence and social interaction; promoting safety; and enabling activities of daily living. Listed under each of the section headings are a series of elements that are known to support, encourage and enable people with dementia in unfamiliar buildings.

Core members of the design team have visited some wards which had been refurbished using these principles at Royal Blackburn Hospital and are integrating this good practice into the proposed refurbishment work in Machynlleth and across Powys.

Figure 9: Images of 'Dementia Friendly' Ward redesign at Royal Blackburn Hospital

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3.2.5.3 Powys Environmental Policy

In line with Welsh Government specification, the development of BDCH will be developed to BREEAM Very Good and a lifecycle approach will be adopted as detailed in PTHB's Environment Policy and EMS procedural documentation.

As it will not be possible to deliver the programme, and resulting services, carbon neutral PTHB will work with contractors, businesses and local charities to develop carbon-offsetting projects. PTHB will also look to support small to medium sized enterprises (SME's) to bid for work and to offer them support with developing environment and social policies so they are better able to deliver the services Powys will need now and in the future.

PTHB will actively support business who have good environmental and social responsibility such as carbon offsetting or employment of vulnerable and hard to reach people including NEETS or 'not in employment education or training'. If appropriate, we will look to support those businesses bidding for work who support apprenticeship schemes and those which use low carbon products and services.

To reduce carbon emissions PTHB will:

- Increase efficiencies in the fabric of the building.
- Increase efficiencies in heating, cooling and electrical infrastructure.
- Increase effective controls over the building systems.
- Decrease carbon intensive technologies.
- Decarbonise gas systems and prioritise alternatives technologies.

PTHB's ISO14001 (2015) accredited Environmental Management System and Estates Decarbonisation Plan are both effective systems for driving through and monitoring the changes needed to help meet government ambitious environmental targets as set out in the The Environment (Wales) Act 2016.

3.2.5.4 Capital Developments

In response to the strategic objective to develop an estate that is fit-for-purpose and better meets service needs, PTHB has completed a Strategic Outline Programme to outline a five-year programme of capital investment to address the considerable concerns in respect of health and safety compliance in the Health Board's estate. During 2020/21, PTHB will develop a long-term estates strategy building on the Health and Care Strategy (Section 3.2.5.1 above) to ensure the best use of the current built environment and ensuring that opportunities to deliver modern fit-for-purpose facilities across the public-sector footprint is achieved for the citizens of Powys. The following capital developments have been prioritised for action:

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3.2.5.4.1 Llandrindod Wells Community Hospital

Initial development phases at Llandrindod Wells Community Hospital (LWH) have already seen in excess of £10M Capital investment since 2016 in order to reconfigure departments, maximise capacity, improve experience and productivity, and provide fit for purpose accommodation.

The hospital is strategically placed in Powys to support the repatriation of services from neighbouring District General Hospitals. This phase of the development, which completed in early 2020, provides further capacity to repatriate activity from secondary care and to opportunities to develop and expand existing services within the hospital. Some of the enhanced services now being offered at LWH include:

- a dedicated JAG accredited endoscopy suite adjacent to main theatres
- an extended outpatient department to facilitate increased activity and support the “do more in Powys” strategy
- an extended Renal Dialysis service including isolation room (ensuring more patients can be treated in County)
- a new midwife-led Birth Centre with a dedicated Day Assessment Unit (DAU)
- improved access, waiting and support facilities to dental
- enhanced public facilities including enhanced waiting area and sanitary facilities
- improved reception area, FM and staff facilities
- a new “off-site” staff car park in order to alleviate parking pressures associated with increased activity

Figure 10: The new facilities at LWH, visited by Vaughan Gething, Minister for Health and Social Services

Work is now underway to develop a programme of works in order to upgrade and refurbish the remaining departments at LWH that were not encompassed within the previous phases. The Programme Business Case is due to be submitted to Welsh Government for endorsement in December 2020.

3.2.5.4.2 North Powys Wellbeing Programme (Newtown)

As part of the new integrated model of care and the plans to develop a spine of Rural Regional Centres throughout Powys, plans are being developed for a new multidisciplinary wellbeing Campus in Newtown.

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A Programme Business Case (PBC) is currently in development and is due to be submitted to Welsh Government for endorsement in November 2020.

3.2.6 National Policy Drivers

Nationally, the programme aligns with the key principles of The Well-being of Future Generations (Wales) Act 2015 and The Environment (Wales) Act 2016, with particular reference to the National Climate Change Emergency and how the proposed works will contribute to carbon reduction. It also aligns with the key themes in "A Healthier Wales: Our Plan for Health and Social Care" and the three organising principles of quality and safety, prudent healthcare and health inequalities (as articulated in PTHB's 2019/20-2021/22 Integrated Medium Term Plan). Specifically, the Planning Framework emphasises both **shifts of services from hospital to primary and community care settings** and the need to **develop integrated services to improve care and support for people**. These are the two key drivers for this scheme. The scheme is also in line with policies that articulate the shift of care as close to home as possible and emphasises the need for access in more flexible ways delivered in more flexible facilities. The key national drivers for this scheme are outlined below:

3.2.6.1 A Healthier Wales: Our Plan for Health and Social Care (2019)

This document sets out a level of ambition to bring health and social care services together, working seamlessly across the whole system, designed and delivered around the needs and preferences of individuals, with much greater emphasis on keeping people healthy and well. It sets out ten national design principles for change and transformation. The proposal for BDCH is driven by these design principles as follows:

Principles	Initial Assessment against "A Healthier Wales" Principles
Prevention and Early Intervention	• shift the whole system to focus on prevention, early help and support in a rural setting to reduce unnecessary hospital admissions and attendances
Safety	• a sustainable workforce will underpin the new integrated model, this will upskill people and provide effective learning and development through a networked approach • ensure seamless service provision and provide a fit for purpose environment
Independence	• support people to remain independent at home for as long as possible, but feel connected to their communities • support carers and disabled people to live a fulfilled life utilising new technology where possible
Voice	• embed a co-production approach in the programme of work • develop the workforce and systems to be flexible enough to achieve what matters most to the individual and their families
Personalised	• joint care planning will be fundamental • we will support a cultural change which enables people to respond to people's holistic needs and reach their potential through a coaching approach
Seamless	• service will be designed from the service user perspective

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Principles	Initial Assessment against "A Healthier Wales" Principles
	• integrate services, through multiple levels of integration i.e. 1) health & social care 2) physical and mental health 3) secondary, community and primary care
High Value	• project evaluation will provide evidence of value • integrated, system-wide planning and resource deployment will be designed to reduce avoidable and duplicated demand, services and cost. • Condition and procedure specific, whole system pathways will be designed to provide right service in the right place at the right time to minimise avoidable demand and provision.
Evidence Driven	• The design of the new integrated model will be based on both national and international best practice.
Scalable	• A project management approach will allow project outcomes to be defined and measured, along with system wide performance. This will provide evidence of what works well and what doesn't work well.
Transformative	• A new integrated model to redesign the whole health and care system will transform the way health and care is provided in the future in Powys.

Table 16: Initial Assessment against "A Healthier Wales" principles

3.2.6.2 The Well-being of Future Generations (Wales) Act 2015

Wales faces several challenges both now and in the future. These include climate change, poverty, health inequalities, jobs and growth. To tackle these issues the National Assembly for Wales passed legislation in 2015 which requires a range of public bodies across Wales to work together to give current and future generations a better quality of life.

The Act places a duty on all public bodies to carry out sustainable development - the process of improving the economic, social, environmental and cultural well-being of Wales. It requires all public bodies to change the way they work in order to improve well-being for the whole population, by acting in accordance with the sustainable development principle, and meeting the 7 Well-being Goals (see figure below):

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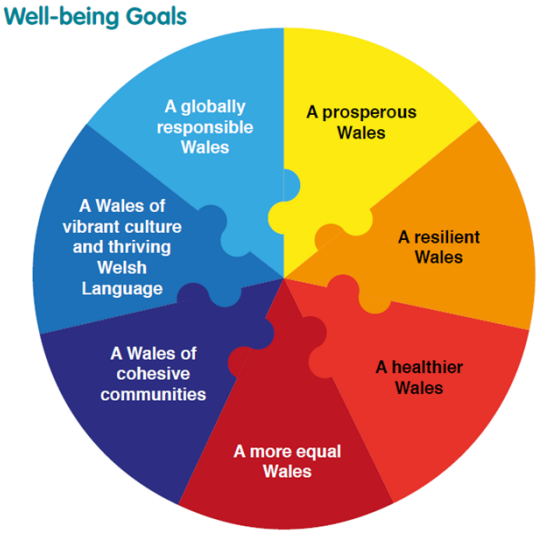

Figure 11: Well-being Goals

By considering the 7-well-being goals, PTHB can better meet the needs of its current population without compromising the ability of future generations to meet their own needs. Sustainable developments connect the environment in which we live, the economy in which we work, the society which we enjoy and the cultures that we share to the people that we serve and their quality of life.

This programme demonstrates how PTHB, PCC and Third Parties are collaborating to think about the long term and how to stop problems happening in the first place in order to improve the population's health and well-being.

3.2.6.3 The Environment (Wales) Act 2016

The Environment (Wales) Act 2016 aims to promote the sustainable management of Natural Resources through ensuring the use of, and the impacts on, our natural resources, do not result in their long-term decline. The Act aims to achieve this through sustainably managing natural resources in a way and at a rate that meets the needs of the present generation without compromising the needs of future generations and which contribute to the seven well-being goals in the Well-being of Future Generations (Wales) Act 2015.

3.2.6.4 The Public Health (Wales) Bill (November 2016)

The Public Health (Wales) Bill was introduced into the National Assembly on 7th November 2016. Whilst health is improving, Wales still faces a number of specific and significant challenges. These range from challenges such as an ageing population, high levels of chronic disease and differences in the health of people in different areas.

The Bill brings together a range of practical actions for improving and protecting health. It focuses on shaping social conditions that are conducive to good health, and where avoidable health harms can be prevented. If passed, the Bill will, amongst other things, restrict smoking in school grounds, hospital grounds and public playgrounds, require local authorities to prepare a local strategy for toilet facilities for public use, require public bodies to carry

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out health impact assessments in specified circumstances and change the pharmaceutical list of health boards to a system based on the needs of local communities.

3.2.6.5 Taking Wales Forward (2016-2017)

More recently the Welsh Government document, Taking Wales Forward (2016-2017) affirms the NHS needs to reflect the needs of the modern society, with closer links between health and social services, strengthened community provision and better organisation of general hospital and specialised services. The document emphasises that more care and services will move from hospitals into communities, supported by integrated and sustainable Health and Care Services capable of meeting current demand and future need. Services will deliver timely care and treatment to patients when they need it. Key priorities for delivering improvements include:

- Improving our Healthcare Services
    - Continuing to improve access to GP surgeries, making it easier to get an appointment
    - Investing in community pharmacies to take pressure off our GP surgeries
    - Increase investment in facilities to reduce waiting times and exploit digital technologies to help speed up the diagnosis of illness
    - Invest in a new generation of integrated health and social services centres alongside the transformation of our hospital estate
- Healthcare Staff
    - Take action to attract and train more GPs, nurses and other health professionals across Wales
    - Ensure more nurses, in more settings, through an extended nurse staffing levels law
- Healthy and Active
    - Implement the Healthy Child Wales programme to ensure consistent delivery of universal health services up to age seven
    - Work with schools to promote children and young people's activity and awareness of the importance of healthy lifestyle choices
    - Continue to promote exercise and good nutrition, reduce excessive alcohol consumption and cut smoking rates in Wales to 16% by 2020

1.1.1.2 Prosperity for All: The National Strategy (Wales) 2017

The four key themes of this strategy are the same as those in Taking Wales Forward. Each theme consists of a vision, showing how they will contribute to prosperity for all, and how delivering in a more integrated and collaborative way can enhance the well-being of the people of Wales. The key themes and objectives are pictured below:

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Figure 12: Well-being Objectives

The strategy identifies five areas as having the greatest potential contribution to long-term prosperity and well-being, where fully integrated services and early intervention will have the greatest impact:

- Early Years
- Housing
- Social Care
- Mental Health
- Skills and Employability

3.2.6.6 The Social Services and Well-being (Wales) Act 2014 (SSWB Act)

The Social Services and Well-being (Wales) Act provides the legal framework for improving the well-being of people who need care and support, and carers who need support. Its aim is to maximise each individual's well-being by increasing their sense of control; strengthening their resilience and ability to access resources to cope when needed; and feeling included and being able to participate.

The SSWB Act changes the way people's needs are assessed and the way services are delivered; people will have more say in the care and support they receive. It also promotes a range of help available within the community to complement and reduce the need for formal care. The Act sets an expectation that:

- Services will be available to provide the right support at the right time
- More information and advice will be available
- Assessment will be simpler and proportionate to the needs of the individual (addressing "what matters")
- Carers will have an equal right to be assessed for support
- There will be stronger powers to keep people safe from abuse and neglect.

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The implementation of both Acts represent a significant opportunity to create conditions which can improve the well-being of both current and future generations in Powys.

3.2.6.7 Our Plan for a Primary Care Service for Wales up to 2018 (2015)

In 2015, Welsh Government published "Our Plan for a Primary Care Service for Wales up to 2018." This highlighted the current and prospective challenges in the strategic environment in which the NHS in Wales operates. In particular:

- The challenges of the economic environment in which the NHS is operating
- The pressures of increased demand in Primary Care, as a result of the success of drug treatment in enabling the population to live longer. In addition, more people are being diagnosed with one or more long term conditions like diabetes and dementia and frail older people increasingly have more complex needs
- Rising public expectations
- A demographic picture of the GP workforce which indicates that significant numbers of GPs are coming close to retirement age at the same time as parts of Wales are experiencing difficulty in recruiting GPs

The plan identifies five priority areas for action:

1. Planning Care Locally
2. Improving access and quality
3. Equitable access
4. A skilled local workforce
5. Strong leadership

Underpinning this plan, the overall principles are defined as:

- Prevention, early intervention and improving health, not just treatment
- Co-ordinated Care where generalists work closely with specialists and the wider support in the community to prevent ill health, reduce dependency and effectively treat illness
- Active involvement of the public, patients and their carers in decisions about their care and well-being
- Planning services at a community level of 25,000-100,000 people which the King's Fund has determined as the optimum size for planning and provision of Primary Care
- Prudent Healthcare

3.2.6.8 The Welsh Government's Tackling Poverty Plan

The Welsh Government's Tackling Poverty Plan, sets out actions to build resilient communities and to help prevent and reduce poverty in Wales. There are a number of key actions where primary and community services can play a direct role:

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- Identifying and taking action to address inequities within the Health Board area, improving healthy life expectancy and closing gaps between social groups
- Investing effort to bring families into contact with primary care services and extending hours, strengthening the population focus through the work of clusters and localities
- Delivering the Designed to Smile service to target inequalities in oral health and linking with the oral health action plan
- Increasing uptake of immunisation
- Aiming to reduce accidents and injuries in the home and on our roads
- Reducing teenage pregnancy rates, often associated with poor health and social outcomes for mother and baby, and an increased likelihood of postnatal depression
- Providing early support at all ages, and strengthening of community services and improved links with specialist services through the mental health measure

These examples are amongst those areas where primary and community services can contribute to the anti-poverty agenda.

3.2.6.9 The Welsh Language Measure (Wales) 2011

The Welsh Language Measure (Wales) 2011 has strengthened the status of the Welsh language and the introduction of the Welsh language standards from 2017 will set out further requirements to provide services through the language of choice. The importance of this is well recognised, and access to Welsh language services when needed can improve the experience of individuals and also contribute to better outcomes.

3.2.6.10 Additional Welsh Guidance

Other significant national policy drivers which have influenced this proposal are listed below:

- Together for Health, Welsh Government, 2012, placing primary and community services at the heart of the health care delivery; emphasising the importance of prevention, early diagnosis and high quality services, with patient feedback as a key driver for continuous improvement
- Setting the Direction: Primary and Community Services Strategic Delivery Programme 2010, (Welsh Government)
- Designed to Add Value: A Third Dimension for One Wales: A strategic direction for the third sector in supporting Health and Social Care, 2008, (Welsh Government)
- Designed for Life, Welsh Assembly Government, 2005
- Beyond Boundaries: Citizen Centred Local Services for Wales; Welsh Assembly Government, 2005
- The Mid-Wales Study (2014)
- Clinical and service strategies of neighbouring Health Boards and NHS Trusts

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- Annual self-assessment against the Standards for Health Services
- Improvements required as set out within the THB's Annual Quality Statement
- Setting the challenge of meeting efficiency and effectiveness targets benchmarked against other organisations, including the review of the organisation's finances by Deloitte, commissioned by the Health Board (2013)
- The Demand and Capacity Report commissioned by the Health Board and received in December 2014
- The Director of Public Health's Annual Report
- Working Differently, Working Together, the workforce and OD framework that supports Together for Health (2012)
- Commission on Public Service Governance and Delivery (2014) (Williams Commission)
- Devolution, Democracy and Delivery Welsh Government (2014)
- Primary Care Strategy (Welsh Government) (2014)
- Health and Care Standards (April 2015)

In addition to these drivers, there is also a desire to improve the quality of the environment at BDCH and to improve compliance with guidance including:

- Equality Act 2010
- Firecode
- Welsh Health Building Notes
- Welsh Health Technical Memoranda
- Infection Control: The Welsh Government, in its national strategy for "Improving Health in Wales", places control of infection within hospitals and the community as the corner stone for modernising the NHS.

The proposed future development on the site would also address the following Welsh government directives:

- The Welsh Government Strategy 'Together for Health' (2012) and its 19 supporting delivery plans
- The Welsh Government Prudent Healthcare principles (2012)
- The Welsh Government Outcomes Framework and Measures (2017)

3.2.7 Key aims and Strategic Objectives

Taking into account the local and national policy drivers, PTHB's purpose, vision and strategic goals set out the long term aims of the Board. The vision "**A Healthy, Caring Powys**" is supported by the following aims and strategic objectives:

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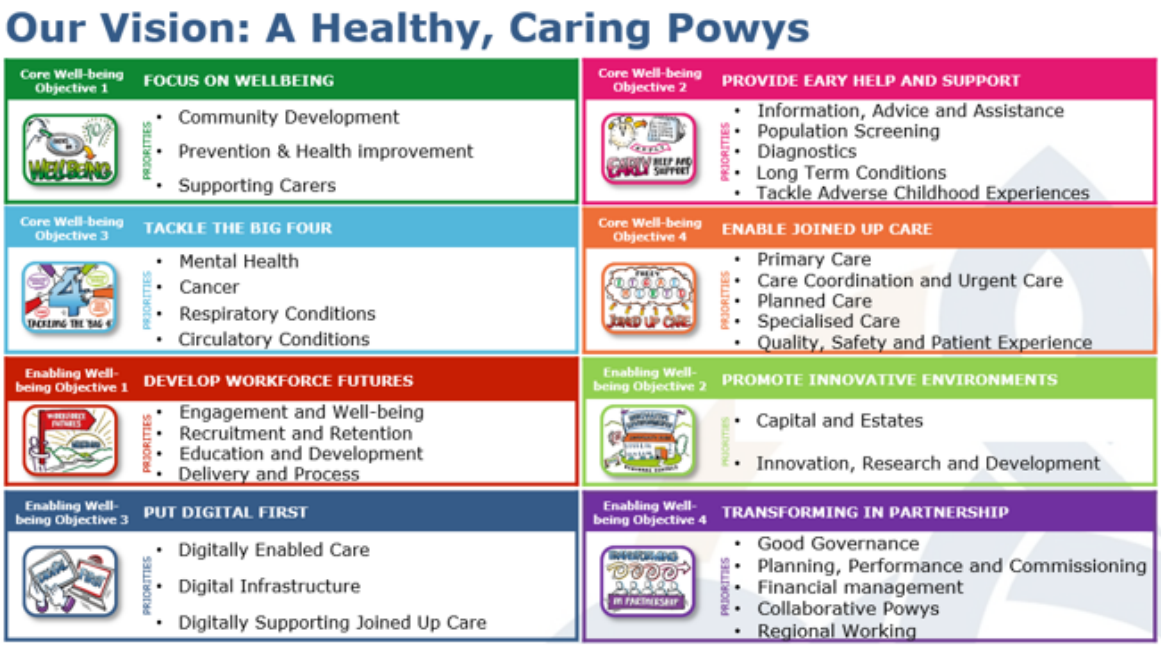

Figure 13: PTHB Aims and Objectives

In line with Welsh Government direction, PTHB has five organisational principles underpinning the refreshed Integrated Medium-Term Plan 2019/20-22 (IMTP):

1. Prudent Health and Care
2. Quality, Safety and Patient Experience
3. Well-being of Future Generations
4. Health Inequalities
5. Integration (Including Social Services and Well-being Act)

3.2.7.1 Prudent Health and Care

PTHB has identified 18 seminal projects which demonstrate and deliver the commitment to delivering prudent health and care in action, including:

- Outpatient and theatre modernisation project
- Nurse endoscopists in community hospital
- Maximising amount of eye care provided in primary care with Primary Care Plus Project
- Developing out of hospital referral pathways for frailty, chronic conditions and palliative care
- Carpal Tunnel Pathway providing early access to specialist opinion in the community

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3.2.7.2 Quality, Safety and Patient Experience

PTHB wants quality, safety and patient experience to be at the hearing of everything to ensure standards of care are consistently high in all areas of practice, both in provided and commissioned services, including:

- Implement prevention and health improvement actions of the Powys IMTP
- Establish a social prescribing trial in primary and community care
- Integration team development
- Reduce avoidable falls both in home and care settings
- Improve in-house theatre service efficiency
- Improvements on pathways specific challenges/waits
- Embed “what matters” principle for patients in everything we do

3.2.7.3 Well-being of Future Generations

A joint well-being and population assessment has been completed and approved by Powys Public Service Board (PSB) members as part of requirements of Well-being of Future Generations Act (2015) and the Social Services and Well-being Act (2016). This is broader than health and social care and includes all partnership organisations such as police, education, fire service, environment and third sector.

3.2.7.4 Health Inequalities

PTHB’s targeted actions include:

- To agree and implement a health inequalities action plan which clearly describes PTHB’s actions to reduce inequalities
- To ensure “Making Every Contact Count” training places an emphasis on targeting staff groups working in the most disadvantaged part of Powys

3.2.7.5 Integration (including Social Services and Well-being Act)

PTHB and Powys County Council (PCC) are already coterminous organisations: serving the same population, largely experiencing the same challenges and opportunities of the sparsely populated, highly rural county. The organisations have a track record of working together to develop services for the people of Powys and have a history of working with communities and other stakeholders and partners to deliver improvements.

PCC and PTHB are key partners in the Regional Partnership and Public Service Boards. Integrated working is a key priority with a series of Section 33 arrangements bringing teams together to deliver integrated backroom and frontline services.

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3.2.8 Response to Policy and Strategic Drivers

The focus of PTHB's strategic direction is determined by a range of drivers which brings together national policy, local needs and the need to comply with statutory requirements for organisational delivery.

This investment includes the remodelling and refurbishment of the front block of the building to incorporate primary and community services onto the site allowing BDCH to become an integrated Diagnostic, Assessment and Treatment hub. This is line with the key areas of the PTHB Integrated Medium Term Plan (2016-2019) which aim to:

- Implement a long term Health and Care Strategy, which develops a long-term view of health and care for Powys to aid the access of capital funds to renew buildings and bring technological and infrastructure solutions in support of new service models
- Enhance Primary and Community Care, to provide high quality and efficient care in or close to home. Supporting GP teams, pharmacists, optometrists/opticians and dentists is key, as is developing a wide range of services in health and social care settings and our community hospitals
- Enable integrated working to find new and better ways to work jointly with people who use PTHB's services, with other health organisations in and outside of Wales who provide services to the people of Powys, and essentially with our key partner Powys County Council. Powys, with its often complex arrangements and multiple borders, can demonstrate leadership and expertise on integrated working to others.

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3.3 Part C: The Case for Change

3.3.1 Introduction

The Bro Ddyfi Community Hospital was originally built in 1860 as the Machynlleth Union Workhouse. After the abolition of the workhouse system, it became the King Edward VII Memorial Hospital and later the Machynlleth Chest Hospital before assuming its present role. The building therefore has particular historic significance for the local community.

Figure 14: Photograph of Machynlleth Union Workhouse

The improvement to the front block of BDCH has been identified as a priority scheme for PTHB due to significant deterioration of the building fabric which, if not addressed, could potentially lead to closure. Machynlleth has a high level of rural deprivation which would be further exacerbated by the closure of services delivered in BDCH. The nearest district general hospital is at Bronglais Hospital in Aberystwyth, 18 miles away (32 minutes); and a smaller community hospital is based at Welshpool, 37 miles away (56 minutes) . For specialist services, residents may be expected to travel as far as Swansea, Wrexham or Shrewsbury

The development therefore centres on the BDCH site and what role the hospital will take in the future. This section describes the service and environmental challenges facing the current delivery of services from this site.

3.3.2 Existing Arrangements

3.3.2.1 Site location

BDCH is located in Machynlleth on Heol Maegwyn (A489). The main entrance is located in close proximity to car parking which includes disabled spaces. There are regular bus services to and from Newtown, Welshpool, Aberystwyth and Dolgellau. There are also less frequent services to outlying communities and the town is also served by Machynlleth & District Community Transport Scheme who offer accessible transport to meet the needs of the community.

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3.3.2.2 Bro Ddyfi Community Hospital

The rear of the hospital is single storey and briefly comprises:

- Reception and Patient Services
- Twymyn Ward
  - The ward comprises of 14 beds which support medical and rehabilitation patients. It is supported by General Practitioners from Dyfi Valley Health. The ward is also well supported by a multidisciplinary team which incorporates Physiotherapy, Occupational Therapy, Dietetics, Speech and Language Therapy, Parkinson's Specialist Nurse, Respiratory Nurse Speciality, Tissue Viability, Incontinence Nurse Specialist, Mental Health Team and Social Workers
- Occupational Health
- Physiotherapy
- Outpatients
  - The Outpatient department supports outreach clinics from Hywel Dda University Health Board; these include General Surgery, Gynaecology, General Medicine, Orthopaedics, Ophthalmology and Urology
  - The department also supports Specialist Nurse clinics which include Respiratory, Adult and Paediatric Dietetics, Parkinson's, Continence
- X-Ray Department
- There is no Accident and Emergency Department (A&E) or Minor Injuries Unit (MIU). The nearest A&E is at Bronglais Hospital, Aberystwyth and the nearest MIU is at the Victoria Memorial Hospital, Welshpool

The front block of the hospital currently comprises the following:

- Women's services
- Children's Services
- Adult Mental Health Services
- District Nurses
- Hospital Kitchens
- Medical Records storage

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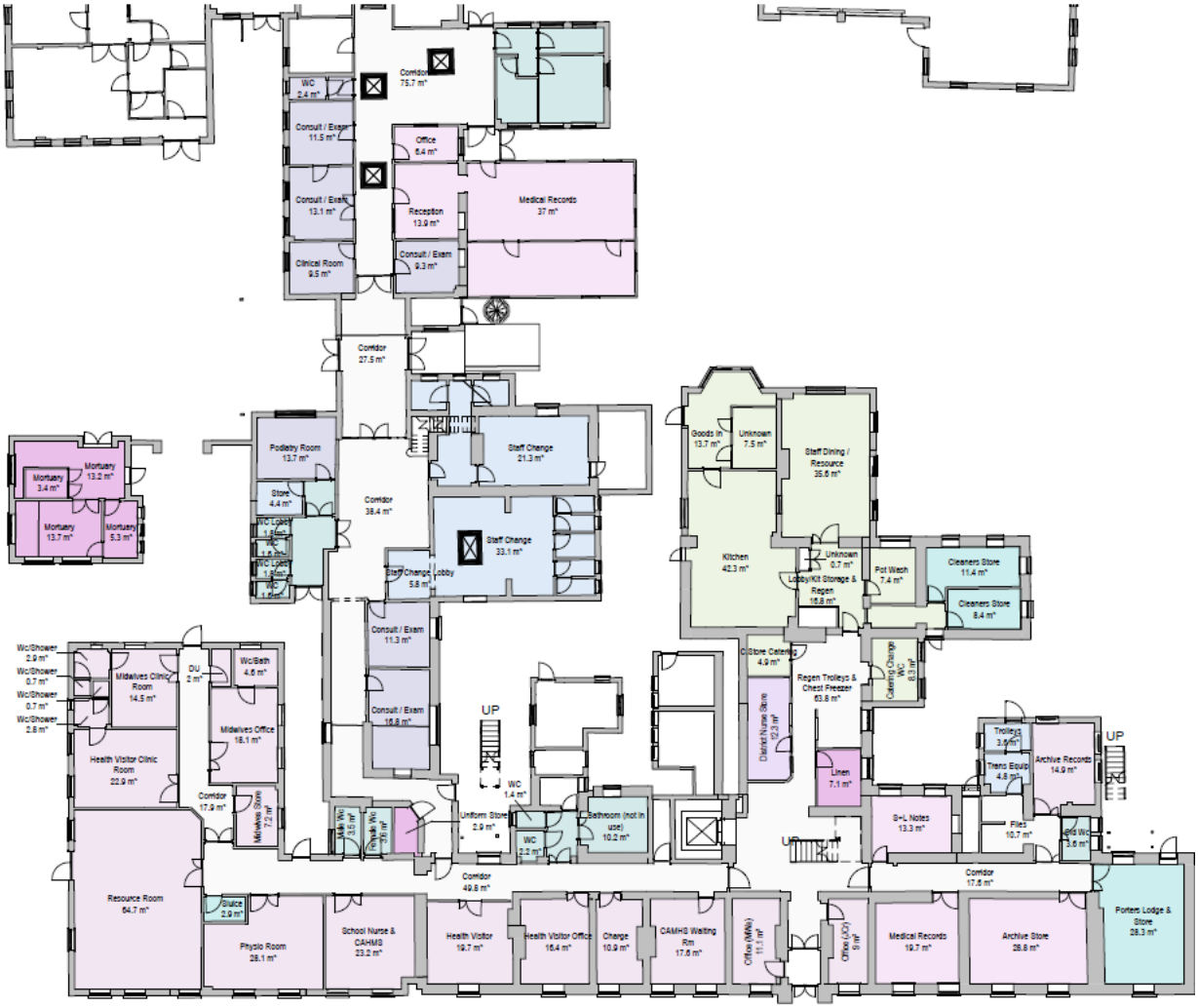

Figure 15: Existing Ground Floor Plan

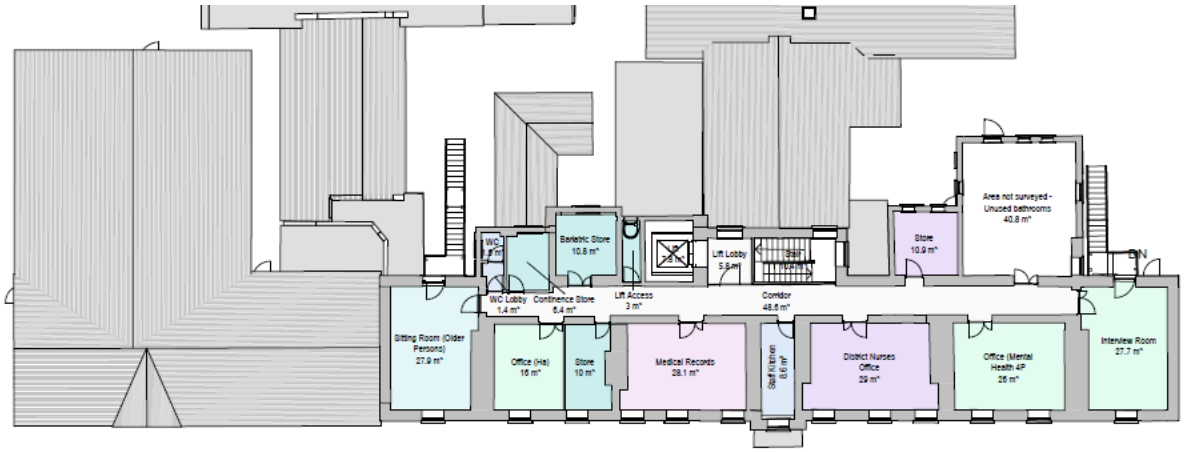

Figure 16: Existing First Floor Plan

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3.3.2.2.1 Existing Occupants

The following services/staff are located in the front block of Machynlleth Hospital:

Accommodation	No of Rooms	No of Staff
Porters' Lodge	1 Room	1/2
Medical Records for the North Locality: (both live and archived)	6 Rooms	N/A
Medical Records: Speech and Language, Newtown Medical Practice	1 Room	N/A
Child and Adolescent Mental Health Services (CAMHS)	1 Group Room	N/A
Health Visitors	1 Group Room access to Resource Room	3
Immunisation Co-ordinator	1 Office	2
Catering/Porter Change	1 Changing Room	N/A
School Nurse/CAMHS Co-Ordinator	1 Office	2
Paediatric Physiotherapy	1 Small Gym	N/A
Resource Room	1 Large Meeting Room	N/A
Midwifery	1 Consulting Room 1 Group Room	3
Adult Mental Health	1 no Office 1 no Interview 1 no Meeting Room	4
Older People Mental Health	1 no Meeting Room	N/A
District Nurses	Office	4
Director of Planning and Performance	Office	2
Storage	Continence Consumables Bariatric Equipment	N/A
	TOTAL	**22**

Table 17: Existing Occupants

3.3.3 The Status Quo

The following sections describe the issues faced by PTHB in maintaining the Status Quo at BDCH and for primary care services in the locality.

3.3.3.1 Reception and Patient Services

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There is currently no main reception at BDCH. The patient services team book in patients and deal with general queries from a hatch adjoining their office. The system currently functions, however the predicted increase in

hospital activity in addition to PTHB's aspiration to provide a community 'hub' at BDCH would require a dedicated reception. In line with HBN best practice reception points should be open, welcoming and easy to locate which is currently not the case.

3.3.3.2 Women's services

Women's services at BDCH fundamentally consist of midwife/antenatal services. These are currently delivered from an extension to the front block of the building constructed in 1995 as a birthing unit. As births no longer take place at BDCH the service now consists of antenatal check-ups and services. The current accommodation is modern but not fit-for-purpose and the spaces could be reconfigured more efficiently.

3.3.3.3 Children's Services

Children's services consist of CAMHS, physiotherapy, speech and language therapy and health visitor services. These are located on the ground floor of the front block. Services are accessed via the main reception followed by entrance through a security door to the front block. The environment is dark and damp and not child friendly. Clinical rooms do not have clinical hand wash basins. A group room used by health visitors for child development has been converted into a resource room and is no longer appropriate. A room in the antenatal department is used on a bookable basis, but is much smaller.

3.3.3.4 Adult Mental Health Services

The current location for adult mental health services is not appropriate. The accommodation is located on the first floor of the front block adjacent to the floor that has been condemned. There is a small interview room for their use, but if this is occupied, the service uses a very large "day room" which does not supply the requisite atmosphere and intimacy for counselling.

There is no formal reception and service users report to the main reception and are met by the counsellors and escorted to the department. They are also escorted to reception at the end of their appointment; this can cause issues in the late afternoon, as the main reception is locked down at 16:30 and the only available exit is through the Twymyn Ward. There is also the issue that some services users can feel uncomfortable and singled out by being escorted, as if they are a security risk.

3.3.3.5 Outpatients

The current Outpatient clinic rooms are not part of the current investment plans however the relocation of services such as District Nurses and Podiatry into Primary Care will have a positive impact on capacity and efficiency. The main area in need of improvement is the lack of a main reception point. In order to meet current HBN guidance a main reception should be easily identifiable, open and welcoming which is currently not the case. Additionally, there is no observation to patient waiting areas which is also desirable.

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3.3.3.6 Medical Records Storage

A proportion of the ground floor accommodation is currently being used to house medical records (in unsatisfactory accommodation) which could be moved into a suitable off-site storage facility, supporting PTHB's strategy of moving non-clinical/non-essential services out of BDCH in order to create more clinical capacity. Relocating archived records to suitable off-site storage, would also significantly reduce the potential decant impact associated with any works being undertaken to the front block of BDCH. In addition, the storage of these notes provides governance and fire compliance issues as live and archived medical records are stored in rooms which are not fire compliant.

The plan for archived records is outside the scope of this project and will be completed as part of the decant plan.

Digitised Records are also being considered and this is subject to work outputs from the Information Governance Committee. Active medical records will be kept accessible at the hospital.

The live and archived notes stored at BDCH occupy 9 rooms totalling 132.01sqm as follows:

Room No	Area (m^2)	Useage
MAC-01-00-004	20.84	North Locality Records Archive
MAC-01-00-005	29.16	North Locality Records Archive
MAC-01-00-007	3.62	North Locality Records Archive
MAC-01-00-008	15.24	North Locality Records Archive
MAC-01-00-009	3.60	North Locality Records Archive
MAC-01-00-010	4.84	North Locality Records Archive
MAC-01-00-011	10.76	North Locality Records Archive
MAC-01-00-013	13.69	Speech & Language Therapy Notes, Park Street, Newtown
Ground Floor TOTAL	***101.75***	
MAC-01-01-010	30.26	Mental Health Archive
First Floor TOTAL	***30.26***	
GRAND TOTAL	**132.01**	

Table 18: Location of Live and Archived Notes at BDCH

3.3.3.7 Catering and Kitchens

The current catering department provides approximately 20 inpatient meals as well as 12 staff meals daily. The current location is not ideal with a long and convoluted route to the wards, an issue which will be further compounded following any reconfiguration of the front block of the hospital. The current kitchen equipment is largely coming to the end of its life and the current layout is not efficient and contravenes aspects of fire regulations.

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A future ambition for the catering department is to be able to offer a wider range of meals for staff and to extend this service to patients and visitors as there is currently no refreshment facilities available. This would not only improve patient/visitor experience but could also provide a valuable revenue stream for the hospital.

3.3.3.8 Facilities Management

In terms of facilities management there is a lack of compliant support accommodation including cleaners' cupboards, disposal holds and storage. Again, this issue will be compounded by the reconfiguration and increased activity in the front block of the hospital. The location of the current porters' lodge/workshop is also not ideal and would benefit from a central location with better provision for the delivery of goods.

3.3.3.9 General Condition

The original front block of BDCH has been identified as a priority scheme for PTHB, as its current condition is not fit for purpose for the following reasons:

- Building Fabric
  - The roof is in a bad state of repair and requires significant replacement/repair
  - The external building fabric is suffering from significant water ingress and requires repair
  - Some stone lintels and jambs require replacement
  - Water ingress causing damage and degradation to the internal fabric of the building has led to the need to replace/repair, including:
    - Ceilings
    - Wall coverings
    - Floor coverings
  - A proportion of the floor on the first floor has become structurally unsafe and requires replacement
  - Some flooring on the first floor is unsafe, with one room unable to be entered as it is unsafe to do so
  - There are buckets in the first floor corridor catching rainwater from the crumbling ceiling tiles and roof insulation is hanging down from the ceiling
- Fire Compliance
  - The external entrance of the kitchen has a fly screen made of metal chains, which restricts ventilation and is non-compliant
  - Regeneration trollies are parked in lobbies used as a common thoroughfare; the lobbies are not fire compliant
  - Live and Archived medical records are stored in rooms which are not fire compliant. Internal doors and doorsets do not meet current fire safety standards and require replacement
  - Two fire escapes on the first floor are accessed through other rooms
- Health and Safety

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  - The kitchen is divided by a common thoroughfare; access to the staff dining room is through areas used by the catering department
  - The presence of asbestos which would need to be dealt with as part of any proposed works
  - A number of services currently being run from the building do not meet Health and Safety, Welsh Health Building Note (WHBN), Welsh Health Technical Memorandum (WHTM) standards. They have significant issues in terms of patient environment and flow and require extensive refurbishment
- Patient Perception
  - The dark and damp interior and outdated fixtures, fittings and furnishings do not promote the sense of high quality care
  - For some client groups such as mental health, the ambiance is not acceptable, as it comprises a long corridor which gives an institutional feel
- Infection Control
  - All corridors and rooms are carpeted
  - The hand-wash basins are not clinically appropriate and some clinical rooms do not have one at all
  - Some rooms and corridors have anaglypta-type wallpaper, much of which is peeling off
  - The podiatry room and midwife unit do not have an accessible dirty utility
  - Staff working in this block beyond 16:30 have to exit the building through the Twymyn Ward
- Governance
  - Live and archived medical records are not stored appropriately
- Infrastructure
  - A number of infrastructure issues need to be addressed including IT, heating and water, electrical and medical gas systems

The 6 facet survey undertaken in 2017 has also confirmed that much of this area is currently unoccupied/under-utilised because some of the block is unusable. A condition survey was also carried out by Boyes Rees Architects (BRA) as part of the scheme development highlighting the need for essential works to be carried out to ensure that the building remains operational.

3.3.3.10 Condition Update

Due to the current condition of the building and to minimise any decant implications, PTHB have already undertaken a number of projects to ensure that the front block of the building is vacated; these include:

- Relocating stored items such as archived medical records to a suitable off-site storage facility.
- Providing alternative temporary decant accommodation of upwards of 22 staff and ensure the continuation of services such as adult mental health, antenatal and children's services as well as the Hospital kitchens.

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Originally planned to facilitate the project, the relocation of staff into the area identified for a future Palliative care suite, at the far end of Twymyn ward became essential in continuing to deliver these vital services. Due to pressures caused by COVID-19 many of these staff including; District Nurses, Mental Health services and Health Visitors have had to be displaced and are currently working in unsuitable accommodation. It is important to note that these measures are temporary and that urgent action is now required to improve the building fabric to the front block which is now unusable.

3.3.3.11 Primary Care provision

During 2015/16, PTHB undertook a comprehensive review of the sustainability of GP Practices across Powys and identified three at high risk, one of which was located in Machynlleth, and several others that could move into that category depending upon the outcome of recruitment and the diversification of their workforce.

PTHB became responsible for the delivery of GMS services within Machynlleth and has, since August 2015, begun the job of re-designing the manner in which care is delivered to the population. A new multidisciplinary clinical team is in place, a positive Healthcare Inspectorate Wales (HIW) inspection has been undertaken and a very positive patient experience survey has been reported. This gives PTHB a baseline and operating model that could be deployed elsewhere. PTHB will continue to ensure high quality services are delivered in Machynlleth during 2016/17 and review the most effective manner in which this can be sustained for the long term.

Primary care services in Machynlleth were previously being delivered from 2 sites:

- Machynlleth Medical Practice – 4,000 patient list size
- Glantwymyn Health Centre – 3,000 patient list size

In January 2017 the partners of Glantwymyn Health Centre were awarded the contract to provide the GMS contract for the patients registered with Machynlleth Health Centre. From April 2017, the combined Practice (now called Dyfi Valley Health) have been responsible for Primary healthcare services for the whole of the Dyfi Valley. The redevelopment of BDCH offers an ideal opportunity to provide fully integrated GMS services which will also provide efficiencies in patient pathways and provide a more holistic service through integrating clinical and social teams.

Since the original FBC submission the GP partners applied to close the Glantwymyn Health Centre site in 2019 due to the unsustainability of providing a full primary care service across two sites. Dyfi Valley Health is now based in the town of Machynlleth. The partners applied and were granted this closure after full consultation process was followed through Powys teaching Health Board. This has exacerbated the need for additional clinical space and when combined with the changes in working practices associated with the COVID-19 pandemic the provision of more clinical rooms is now essential and urgently needed. As the service tries to 'open up' back to 'normal' services, this will become more pertinent.

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3.3.3.11.1 Dyfi Valley Health

Previously Machynlleth Medical Practice, Dyfi Valley Health premises are based close to the Hospital site at Forge Road. The purpose built Practice occupies the whole building and needs to accommodate:

- 3 WTE GP
- 1 WTE Advanced Nurse Practitioner
- 2 WTE Urgent Care Practitioner
- 5 Nursing staff
- 19 Managerial / Administration / Dispenser staff
- 0.5 WTE Pharmacy technician (agency)
- Health Board dental services and reception.

There are 7 clinical rooms, 1 treatment room and a dental room on the ground floor as well as a dispensary and reception area. Upstairs there are 6 offices and a file room being used by the administration staff. The building has become tired over the years and to bring it up to compliance for a Primary care centre, considerable investment would be needed. This would include suitable flooring, especially in all the clinical spaces as they are currently carpeted. The door openings to the clinical rooms, however, are not wide enough for a wheel chair to easily pass through. The lighting is also in a poor state of repair and again needs investment to bring it up to compliance.

In order to continue to use the building for primary care delivery in a COVID safe way, some works have had to be undertaken on the current site at Forge road. The partners have been mindful that this is a potential temporary situation given the success of this application, but also needed to undertake this essential work to provide a safe environment for patients and staff. This includes an addition of a 'Hot Hub', one way system and the ability to close off clinical space to see 'unwell but non COVID' patients away from vulnerable or shielding patients. The impacts of this way of working has compounded the need for additional clinical space. There is one toilet for public use within the low risk area for all patients including those with disabilities. There is one small toilet which isn't accessible for wheelchairs within the 'unwell non-COVID area'. There is now a designated staff toilet on the ground floor for changing and one upstairs for the administration team to change into scrubs on arrival in the surgery and back to their normal clothes afterwards.

The lease for the building at Forge Road was due to come to an end in June 2018 (with an extension proposed until June 2019). Due to the necessity to revisit this FBC a further lease extension has been put in place until August 2023. The current rental cost for this building is **£83k** a year.

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3.3.3.11.2 Glantwymyn Health Centre

The closure of Glantwymyn Health centre premises has put further pressure on the need for additional clinical space. The section below describes the spaces and services previously housed at this site which are no longer available.

Glantwymyn Health Centre is a purpose built building and comprises 4 clinical rooms and one treatment room. As the Practice list size had grown 2,350 to 3,000 within the last 3 years which, in addition to offering an enhanced range of services an additional treatment room was also required. A minor injury and minor surgery service was available at the site. All clinical rooms were used 90% of the week and the treatment room was used 75% of the week. There was no a separate room to manage an acute medical emergency for a longer period of time in order to do practical procedures or stabilisation, whilst waiting to send them home, or into hospital. Which was impacting greatly on the efficient running of the rest of the surgery.

Glantwymyn previously accommodated other members of the health care team including practice counsellors and health visitor baby clinics, but this had to stop due to a lack of room availability. Partners of the Practice had planned an extension for the site which to provide 2 additional clinical rooms to accommodate these pressures.

3.3.4 Business Needs

Not only is the front block non-compliant regarding building fabric and condition, it can also be seen that there are issues for the current services in terms of non-functional, inappropriate accommodation.

If PTHB does not respond to the challenges described above, the local health system faces one or more of the following risks:

- The condition of the front block is likely to worsen.
- There will be no further potential to integrate services including Primary, community and third sector services
- There will be no opportunity to bring primary care services together into a single location
- Increased likelihood of adverse clinical incidents
- Increasing recruitment and staffing problems leading to workforce shortages
- Unfairness in access to services
- Failure to meet performance targets
- Healthcare services that are not in keeping with local and national strategic policy
- The best outcomes for patients will not be achieved

In addition, the front block of BDCH has the following challenges:

- health and safety/statutory compliance risks

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- poor quality of environment
- lack of capacity for expansion
- inefficient room relationships and patient flow problems
- poor quality of accommodation for staff and patients

3.3.4.1 Risks and impact of maintaining the Status Quo

Health & Safety risks

There are considerable risks associated with not addressing the maintenance issues. For example the condition of the existing structure is poor; an example of which is the first floor where the timber joists are showing signs of failure. Failure to rectify these issues could potentially result in collapse of the floor and the subsequent injury of staff and/or patients. This would have legal, moral and financial consequences through failing to manage health and safety, as follows:

Legal Risks

- Breach of the Health & Safety at Work Act 1974: Section 2 – General Duties of Employers to Employees which states that every employer has ensure, so far as is reasonably practicable, the health, safety and welfare at work of all their employees
- Breach of the Health & Safety at Work Act 1974: Section 4 – Duty of Person in Control of Premises for Health & Safety of non-employees which states that there is a duty to take all measures to ensure that occupants are safe and without risks.

Financial Risks:

The costs that would be incurred as a result of being injured, which includes:

- Criminal Prosecution
- Civil claims
- Cost of accident investigation
- Cost of loss of services

Clinical Risks

Failure to provide fundamental services to the local community. There are currently two services in particular that have a significant risk of future closure to building condition. This includes Adult Mental Health (due to potential worsening of unsafe floor and roof leaks) and Women and Children's services (due to structural issues discovered in the current extension). For Adult Mental Health this would mean service users being seen at home which contravenes mental health recovery strategies which encourage socialisation or the transfer of services to Newtown which would negatively impact the access of services, as it is an additional 45 minutes drive for patients.

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3.3.4.2 Summary

To meet these challenges a fundamental shift of emphasis is necessary. Future health services must be responsive to likely changes in population needs and the demographic demands of the locality. The need to improve local facilities and community services so that residents of the Bro Ddyfi Valley can receive the best possible care and support is essential. This project presents a unique opportunity to develop a community hospital facility that will act as a locality hub for a network of services and a truly integrated, sustainable, co-located model of health and social care that has been designed to meet the specific needs of the local community.

3.3.5 Business Scope

Drawing on national and local strategic and operational priorities, and examining the current situation, the project board have agreed the following potential project scope

3.3.5.1 Compliance and Fabric issues

Works are urgently required to the front block to deal with the following compliance and fabric issues:

- Roof and external wall finishes inclusive of window and doors
- Internal Finishes inclusive of floors, walls, ceilings and door-sets
- Fire Compliance
- Electrical Infrastructure
- Hot & Cold Water Infrastructure
- Heating Infrastructure
- Ventilation Infrastructure
- Medical Gases infrastructure
- Asbestos Issues

3.3.5.2 Integrated Diagnostic, Assessment and Treatment services

The refurbishment/reconfiguration of the site would also include the following:

- Improve access to the main entrance of the site
- Improve access and wayfinding issues for patients and visitors associated with the Main Reception
- Improve the location and condition of the existing Staff and Ward Kitchen
- Enhance kitchen services to include a patient/visitor Café providing a community hub and increasing revenue potential for the Health Board
- Create a new Adult Mental Health centre with its own entrance and wait facilities, improving patient experience and safety and security for patients and staff

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- Develop the ground floor plan to include GMS services currently delivered from the Practice on Forge Rd, improving integration of services for patients and offering revenue savings for PTHB
- Enhance these services to include, community, third sector and health promotion services
- Develop the first floor to re-provide services currently delivered in inadequate accommodation and provide staff facilities including offices, staff rest and change and meeting facilities
- Dispose of some external buildings (no longer in use) in order to provide a 'therapy garden' at the heart of the site
- Create multi-disciplinary accommodation to enable integrated working between primary, community, local authority and third sector care
- Car parking enhancements
- Improve patient and staff environment and increase compliance to as much of the estate as possible

3.3.5.3 Design update

The main scope of the project remains largely unchanged; however, the revisit of the pre-construction phase provided an opportunity to make a number of design improvements.

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Figure 17: Revised Ground Floor Plan

Figure 18: Revised First Floor Plan

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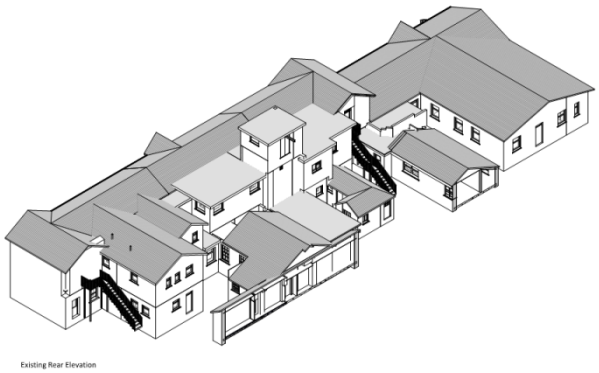
3.3.5.3.1 Roof and Rear Elevation

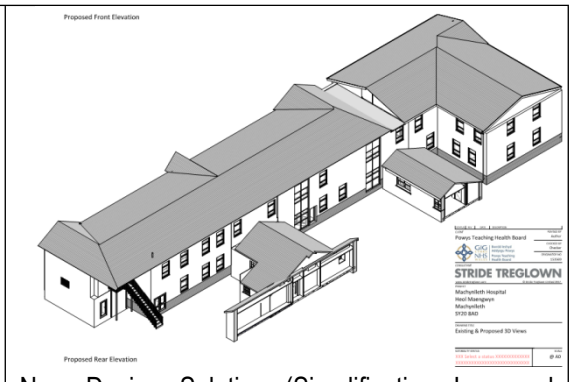
There was an opportunity to regularise the rear elevation which not only created more usable floor-space, but also allowed for enhanced natural light, improved circulation spaces, a harmonised roof with robust detailing and a further opportunity to thermally upgrade the external walls and prevent weather ingress, which had not been previously catered for. These improvements have reduced the heating load required for the building and will inevitably reduce both day to day running costs and ongoing maintenance and service requirements in the long-term and respond to the Welsh Governments targets for Decarbonisation.

The roof of the front block was made up of several different roof types, pitches and finishes which posed a potential problem, not only from a construction perspective, but also from a maintenance and access perspective. Complex junctions would create weak points in the design and inevitably cause long-term issues. The revised design has a single roof material which covers the entire front block and is not only more in-keeping with the original building, but provides an enhanced service zone above the ceiling, which is essential to enable a range of different room requirements and the future adaptability of spaces.

The previous design retained the lift tower, which projected above the workhouse roofline. One further benefit is that this has now been incorporated into the roof-space by raising the workhouse roof by circa 500mm; this has been well considered and designed in a way which is sympathetic to the original design.



Previous Complicated Design



New Design Solution (Simplification Improved layouts, Buildable and maintainable)

Figure 19: Design amendments to roof and rear elevation

3.3.5.3.2 Main entrance

Key issues surrounding the main entrance stemmed from challenges with visibility and accessibility. Currently the main entrance is obscured and is not visible as you walk from the car park, looking much more like a 'back-of-house' entrance than a primary, welcoming focal point of the hospital. The original design took first steps to open this area up but, for various reasons, arguably failed to create a landmark focal point you might expect to see when

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approaching the building. The new proposal addresses these issues by introducing a new and contemporary canopy, which not only highlights the entrance, but also creates a unique focus for the building and ensures visitors are naturally and efficiently guided to the right location.

Figure 20: Visualisation of new Main Entrance & Reception design

3.3.5.3.3 Mechanical & Electrical Design

In addition to the improvements made to the architectural design, the new preconstruction phase has provided PTHB with an opportunity to further consult on the M&E design requirements to improve functionality and user controls.

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The scheme has benefited from the change in heating strategy from ceiling mounted radiant panels to wall mounted LST radiators, which provides local user control, improved ceiling services coordination and possible reduced risk of legionella through overheating of cold-water services in the ceiling void and sometimes 'hot head' issues where heat is directed downwards. Reduction in wall space has been designed out through a thorough review of the C sheets with the Health Board.

Clinical Services will be improved through changing 1 of the procedure rooms into a fully HTM compliant treatment room giving them maximum flexibility to be able to undertake more complex treatments locally.

3.3.5.3.4 Civil/Structural Design

The realignment of the rear workhouse façade has enabled a number of works packages and design solutions to be simplified, in that the demolition scope has increased but not complicated by a phased partial temporary retention and the façade retention and underpinning works has reduced in scope, all of which counteract the increase in new build elements, which bring obvious benefits.

The roof construction support methods are being changed from timber to metal to remove any fire risks

The scheme is also responding to the sustainable drainage solutions for the car parking areas which came into force Jan 2019 and through further surveys on site, the defective car park construction is being brought up to standard.

3.3.5.3.5 Decarbonisation

To ensure the Hospital was sufficiently future proofed, PTHB commissioned Holloway Partnership to evaluate a number of alternative energy sources. They provided installation costs and pay back details on a number of devices which could be utilised. Following the report, the Health board decided to incorporate solar panels into the scheme as well as the provision of electric charging points for vehicles.

During the design review, further measures have been considered to respond to 'The Well-being of Future Generations (Wales) Act 2015' and 'The Environment (Wales) Act 2016' with particular reference to the National Climate Change Emergency and how the proposed works will contribute to carbon reduction. This includes further measures to thermally upgrade the building envelope.

Additional 'optional' items have also been considered to enhance the decarbonisation offering which are detailed in the case for inclusion if further funding was to be available. These do not currently form part of the 'core' scope of this project. Proposed potential additional measures are currently being reviewed for additional funding against the base scheme brief, this discussion will be developed with WG during the FBC scrutiny period.

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3.3.5.3.6 COVID-19

The scope has been ratified to incorporate learning from the COVID-19 pandemic and what impact this may have on current and future services as well as ensuring the design can respond to future potential pandemics. Ventilation and digital requirements have been reviewed, social distancing and changes in working practices have also been considered, with a number of offices being repurposed and ensuring one-way systems can be put in place. The design has also been adapted to provide a segregated 'pandemic suite' or 'hot clinic'.

Full details of the proposed design and scope can be found in the attached Design Annexe (**Appendix H**).

3.3.6 Investment Objectives

Drawing on national and local strategic and operational priorities, and examining the current situation, the project board agreed the following investment objectives:

1. To provide services in modern, fit-for-purpose accommodation which achieves statutory and regulatory compliance and ensure service continuity.
2. To move care closer to people's homes by increasing the range of local services and enhancing the provision of Care in County where safe and appropriate to do so
3. To provide safe and sustainable services in response to the current and future health and well-being needs of the local population.
4. To improve the integration of community, primary care, social services and third sector services in Machynlleth, leading to better care experiences; improved care outcomes; and cost-effective services.
5. To improve economic, social, environmental and cultural well-being, as outlined in the Well-being of Future Generations (Wales) Act 2015

3.3.7 Main Benefits Criteria

This section describes the main outcomes and benefits associated with the implementation of the potential scope in relation to business needs. The four categories of benefit are as follows:

- CRB: Cash Releasing Benefits
- Non-CRB: Non-Cash Releasing Benefits
- QB: Quantifiable Benefits
- Non-QB: Non-Quantifiable or Qualitative Benefits

The following table summarises the benefits arising from each of the investment objectives identified above:

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Investment Objective	Stakeholder group	Benefit	Category
1. To provide services in modern, fit-for-purpose accommodation which achieves statutory and regulatory compliance.	Patients	Patients will benefit from the improved physical environment in terms of: Functional suitability; Fire safety compliance; Accessibility; Ease of use; Reduced risk of infections.	Quantifiable (QB)
	Health Board Staff: Clinical & Non-Clinical	The building will meet key HTM and HBN requirements.	Quantifiable (QB)
		Recruitment, retention and well-being of staff enhanced	Quantifiable (QB)
		Reduction in backlog maintenance costs of **£3.5m** (Approximately 66%) including all 'significant' and 'high' risks.	Quantifiable (QB)
	Health Community/Others	National Estate KPIs achieved	Quantifiable (QB)

Table 19: Benefits Criteria based on Investment Objective 1

Investment Objective	Stakeholder group	Benefit	Category
2. To move care closer to people's homes by increasing the range of local services and enhancing the provision of Care in County where safe and appropriate to do so	Patients	Patients will benefit from improved access to healthcare	Qualitative Benefit (Non-QB)
	Health Board Staff: Clinical & Non-Clinical	It meets national and local policy objectives to develop the capacity of primary care.	Quantifiable (QB)
	Health Community/Others		Qualitative Benefit (Non-QB)

Table 20: Benefits Criteria based on Investment Objective 2

Investment Objective	Stakeholder group	Benefit	Category

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3. To provide safe and sustainable services in response to the current and future health and well-being needs of the local population.	Patients	An increase in self-management in the local population enabled, through education, information and preventative services offered in partnership with social services and the third sector	Qualitative Benefit (Non-QB)
		Ensures service continuity – without investment services may no longer be offered in county	Quantifiable (QB)
	Health Board Staff: Clinical & Non-Clinical	Meets national and local policy objectives to develop services which focus on community well-being	Quantifiable (QB)
		Maximise the quality and range of services available on site by relocating medical records off site	Quantifiable (QB)
	Health Community/Others	Supports the delivery of The Well-being of Future Generations (Wales) Act, 2015	Quantifiable (QB)

Table 21: Benefits Criteria based on Investment Objective 3

Investment Objective	Stakeholder group	Benefit	Category
4. To improve the integration of community, primary care, social services and third sector services in Macynlleth, leading to better care experiences; improved care outcomes; and cost-effective services.	Patients	best outcomes for patients – quality of care is enhanced, in terms of the model of care and seamless pathways of care	Qualitative Benefit (Non-QB)
	Health Board Staff: Clinical & Non-Clinical	Efficient use of resources enabled through co-location and collaborative working	Qualitative Benefit (Non-QB)
		A saving in rental costs for the current Practice	

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		located on Forge Rd of **£89k** per annum	
	Health Community/Others	Prudent healthcare and the early intervention/prevention agenda in social care supported.	Qualitative Benefit (Non-QB)

Table 22: Benefits Criteria based on Investment Objective 4

Investment Objective	Stakeholder group	Benefit	Category
5. To improve economic, social, environmental and cultural well-being, as outlined in The Future Generations Act	Patients	Develop a model of care which focuses on prevention and health promotion and to help and support early intervention	
	Health Board Staff: Clinical & Non-Clinical	Deliver a recurrent balance of savings available for reinvestment in community services.	Cash Releasing Benefit (CRB) Non Cash Releasing Benefit (Non-CRB)
	Health Community/Others		

Table 23: Benefits Criteria based on Investment Objective 5

3.3.8 Main Risks

The main business and service risks associated with the potential scope for this project are shown below, together with their counter measures.

Main Risk	Counter Measure
Design Development:	
Supply chain members	Design team engaged early through the SCAPE framework – selected SCP have a proven track record in the delivery of healthcare projects. WD further review of original design.
Specification	Full engagement with Shared services, users, infection prevention, FM, Estates ensure the correct specification is established which is verified through the Project board. Robust protocol in place for site

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Main Risk	Counter Measure
	inspections to verify agreed specifications are adhered to
Timescale	Regular DTM's and programme reviews verify project progress against key milestones
Change Management and Project Management	Potential changes are minimised through a robust engagement process. Necessary changes are managed through the change management agreements set out in the contractual arrangements
Implementation Risks:	
Supplier	Choosing the right suppliers based on a robust tender process
Timescale	Monitoring site progress against the programme at regular project team and project board meetings
Specification	Robust protocol in place for site inspections to verify agreed specifications are adhered to
Cost Risks	Early Warning Notice (EWN) process established and risk register continually updated through risk workshop process
Change Management and Project Management	Contractual arrangements set out clear processes and protocols are established for changes through the implementation phase
Training and User	Full user engagement including relevant training needs to be established and 'soft landings' in place ensure relevant training is given
Operational Risks:	
Work force demands/recruitment	Identify the correct personnel required to deliver the proposed services. Scheme design which focuses on the recruitment, retention and training in order to develop a sustainable workforce
Accessibility	As part of the enhancements in services being delivered locally a green travel plan is being developed as well as identifying opportunities locally for additional parking required to respond to increased activity
Changes in service delivery	Ensure user groups are engaged in any planned changes and the correct level of training is available

Table 24: Main risks and countermeasures

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The full risk register can be found in the Design Annexe document **(Appendix H).**

3.3.9 Constraints and Dependencies

The proposed BDCH scheme has the following constraints and dependencies:

3.3.9.1 Constraints

- The front block of BDCH forms part of a conservation area & the building is of significant historic significance to the local community and will need to be refurbished to an appropriate standard as part of any development on the site
- The available site area is limited with little or no room for expansion, meaning any proposed build solution is constrained by existing site boundaries
- As a predominantly refurbishment scheme the proposed solution is constrained by the existing building footprint
- Refurbishment is taking place on a live hospital site
- The services running from the front block of BDCH will require decant accommodation during the refurbishment. The phasing of the project has been carefully considered in order to reduce both programme and clinical impact. In addition, services which were previously being delivered from the front block have been temporarily decanted into available space in the ward area at the rear of the hospital thus simplifying any required phasing strategy. Through planning the project in this way, necessary decant space can be made available without the need for temporary building solutions. A decant sub group has also been set up to ensure that all services requirements are met during the construction phase.
- Planning – The site has a number of mature trees none of which are impacted by the works.
- Conservation Planning – As part of the Planning process there was a requirement to gain Conservation Officer approval – this has been obtained
- Section 278 road junction improvement work - The Full Planning Approval for the scheme was issued by the Local Authority in March 2019 (Appendix B). As anticipated, the main conditions referenced biodiversity and ecology matters and the requirement to meet the Welsh Government Transport requirements for the junction improvement works affecting the trunk road necessitating the subsequent submission of a Section 278 agreement to address the legal and cost aspects of compliance with the approved detail design plans. Importantly, it was agreed that the approved junction improvements will be required pre-completion rather than pre-commencement of the scheme. (See supporting paper Appendix C).
- Land acquisition - The required improvement to the visibility splay will affect Health Board land to the front of the hospital but will also have implications for land to an adjoining property owned by Wales and West Housing Association (WWHA). NHS Wales Shared Services Partnership, Specialist Estates Services

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(NWSSP-SES) have facilitated negotiations with Wales & West Housing Association and a Heads of Terms agreement is now in place **(Appendix D).**

- Ecology – Ecology surveys have been undertaken

3.3.9.2 Dependencies

- Moves must be carried out with the minimum possible disruption to current services
- Successful phasing of services
- Parking must be increased sufficiently in order to deal with the predicted rise in activity on the site
- Satisfactory agreement with Primary care to move services from the current Practice into the new facility

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4 The Economic Case

4.1 Introduction

In accordance with Infrastructure guidance and requirements of HM Treasury's Green Book (A Guide to Investment Appraisal in the Public Sector), this section of the FBC documents the procurement process and provides evidence to show that we have selected the most economically advantageous offer, which best meets service needs and optimises value for money.

4.2 Critical Success Factors

The Critical Success Factors (CSF's) identified in the OBC were as follows:

Critical Success Factors	How well does the option…
Strategic Fit and Business Needs (Strategic Case)	• meet and support the over-arching aims of local and national strategy/legislation
Potential Value for Money (Economic Case)	• maximise the return on the required investment in terms of the economy • minimise associated risks
Capacity and Capability (Commercial Case)	• deliver the required level of service and functionality
Potential Affordability (Financial Case)	• deliver the project within the ascribed capital and revenue envelope
Potential Achievability (Management Case)	• deliver the project within the agreed timescale • deliver an operational, fit-for-purpose facility • satisfy the level of skills required to deliver the project successfully

Table 25: Critical Success Factors

4.3 OBC Long-List of Options

Following approval of the OBC, the options appraisal has been reviewed and re-presented as part of this FBC in order to validate and further demonstrate that the conclusions of the economic appraisal in the OBC remain valid. The findings of the review undertaken are summarised below.

4.3.1 Long List Development

The long list of options was generated by a workshop held on 15/03/2017, in accordance with best practice contained in the Capital Investment Manual. Attendees of this workshop were as follows:

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Name	Title
John Tufts	Senior Capital Project Manager, Estates Department PTHB
Louise Morris	Associate Healthcare Planner, Boyes Rees Architects
Lesley Sanders	Integrated Community Team Manager, PTHB
Greg Chambers	Finance Business Partner, PTHB
Jayne Lawrence	Head of Primary Care, PTHB
Neil Miles	Assistant Director of Planning

Table 26: Option Appraisal Team

During 2019/20 as part of the process to verify the original scheme and design the long list of options were revisited to ensure they remained valid. This was overseen and approved by the Project Board.

The long list of options were developed and categorised under the headings of Scope, Technical Solution, Service Delivery, Implementation and Funding as follows:

4.3.2 Scoping Options

In accordance with the Treasury Green Book and Capital Investment Manual, the do nothing/status quo/option has been considered as a baseline for potential Value for Money. The following main options have been considered:

- Option 1.1: Maintain Status Quo
- Option 1.2: Minimum Scope
- Option 1.3: Intermediate Scope
- Option 1.4: Maximum Scope

Service	1.1 Status Quo	1.2 Minimum Scope	1.3 Intermediate Scope	1.4 Maximum Scope
Inpatients	✓	✓	✓	✓
Day Assessment Unit	×	×	×	✓
Palliative Care	× Service is currently offered but in a ward environment	× Service is currently offered but in a ward environment	✓ To be completed following completion of this project	✓
Palliative Care Day services such as complimentary therapies	×	×	✓ To be completed following completion of this project	✓

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Service	1.1 Status Quo	1.2 Minimum Scope	1.3 Intermediate Scope	1.4 Maximum Scope
MSK Physiotherapy	✓	✓	✓	✓
Community Physiotherapy	×	×	✓ Provide a base for integrated working	✓ Provide a base for integrated working
X-ray	✓	✓	✓	✓
Outpatients	✓	✓	✓	✓
Optometrists	×	×	✓	✓
District Nurse – wound clinic	✓ Current clinic room non-compliant	✓	✓	✓
Community Resources	×	×	✓	✓
Mortuary	✓	×	×	✓
Women and children's services	✓	✓	✓	✓
Birthing Unit	×	×	×	✓
Adult mental health Services	✓	✓	✓	✓
GMS services	×	✓	✓	✓
Minor injuries/Minor Surgery	×	×	✓	✓
Podiatry	✓	✓	✓	✓
Community & NHS Dental	×	×	✓	✓ 2 No Dental suites
Patient/Public refreshments/cafe	×	×	✓	✓
Complimentary Therapies	×	×	✓	✓
Social Services & third sector providers	×	×	✓	✓

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Service	1.1 Status Quo	1.2 Minimum Scope	1.3 Intermediate Scope	1.4 Maximum Scope
Office Accommodation: Integrated Health and Social Care Community Teams	✗	✓ (Partially)	✓	✓
Therapy Gardens	✗	✗	✓	✓

Table 27: Potential Scope of Services

4.3.2.1 Option 1.1: Status Quo

There will be no further reconfiguration of services at BDCH. Services will continue to be provided as they currently are, i.e., there will be no enhancement of services or co-location with Social Care Services or Third Sector. Primary Care services will continue to be delivered from the current site on Forge Rd. There will be no improvement in the issues highlighted in Section 3.3.3 Essential maintenance will be carried out to LWH over the lifetime of the project but it will not be brought up to modern standards.

Advantages	Disadvantages
Less capital investment required.	Does not respond to local and national policy guidance
	Does not support PTHB's key aims and strategic objectives
	Does not allow for the integration of Primary Care on the site
	Does not support the key investment objective of providing care closer to peoples' homes
	Does not allow for integration or co-location of social and community services or third sector
	Current accommodation does not allow for expansion in range or capacity
	Current accommodation does not allow for improvements in accessibility or compliance
	Does not respond to the specific healthcare needs/requirements of the local population
	Existing arrangements are not fit for purpose, and infrastructure is unsuitable for the provision of modern healthcare service delivery

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	Existing arrangements present fragmented access to services, and preclude greater one-stop approach being developed

Table 28: Advantages and Disadvantages of Option 1.1

4.3.2.2 Option 1.2: Minimum Scope

The services included in the minimum scope are identified in table 26 above. This option allows for moving GMS services from the current Practice on Forge Rd into the main building but fundamentally without any additional enhancements for social, community and third sector and no reconfiguration of public spaces to create a 'Community hub'. This option also assumes that palliative care services will continue to be provided on site but within existing ward accommodation.

Advantages	**Disadvantages**
Relocates services from the current Practice which represents an annual saving of **£83k**	Does not fully respond to local and national policy guidance
Some change to current accommodation that enables improved Health Board services and improved patient experience	Does not fully support PTHB's key aims and strategic objectives
Some reduction in fragmented accessibility	Does not allow for integration or co-location of social and community services or third sector
	Does not allow for expansion particularly in addressing the future needs of Primary Care Services
	Does not respond to the specific healthcare needs/requirements of the local population
	Some Capital Investment required

Table 29: Advantages and Disadvantages of Option 1.2

4.3.2.3 Option 1.3: Intermediate Scope

The services included in the intermediate scope are identified in table 16 above. This option allows for moving GMS services from the current Practice on Forge Rd along with the inclusion of enhanced services. The Primary Care element would also allow for additional accommodation providing an element of expansion potential and allowing for the development of enhanced services as described in section 3.1.1.2.1. This option also includes enhancements for social, community and third sector and reconfiguration of public spaces to create a Community 'hub'. This option provides PTHB the opportunity to develop a palliative care services with the addition of a dedicated suite with relatives' facilities and garden project following the completion of this project.

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Advantages	Disadvantages
Relocates services from the current Practice which represents an annual saving of **£83k**	Higher Capital Investment required
Achieves Primary Care objectives of providing a centre of excellence for rural primary care	
Responds to local and national policy guidance	
Supports PTHB's key aims and strategic objectives	
Support the key investment objective of providing care closer to peoples' homes	
Allows for integration or co-location of social and community services or third sector	
Allows for expansion in range and capacity of services	
Provides fit for purpose Accommodation with improvements in accessibility or compliance	
Improves access to services, and allows PTHB to create a 'one stop shop' for health and well-being for the local community	

Table 30: Advantages and Disadvantages of Option 1.3

4.3.2.4 Option 1.4: Maximum Scope

The services included in the Maximum scope are identified in table 16 above. The service scope in this option will be as above with the addition of expanding the Maternity unit to include birthing and a mortuary.

Advantages	Disadvantages
Relocates services from the current Practice which represents an annual saving of **£83k**	Higher Capital Investment required
Achieves Primary Care objectives of providing a centre of excellence for rural primary care	The current site does not have the capacity to allow for the range of enhancements detailed in this option
Support the key investment objective of providing care closer to peoples' homes	The addition of the birthing unit does not form part of PTHB's key aims and strategic objectives
Allows for integration or co-location of social and community services or third sector	Higher Capital Investment required
Allows for expansion in range and capacity of services	Does not fully support PTHB's strategy for the closure of on-site mortuaries
Provides fit for purpose accommodation with improvements in accessibility or compliance	

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Improves access to services, and allows PTHB to create a 'one stop shop' for health and well-being for the local community	

Table 31: Advantages and Disadvantages of Option 1.4

4.3.2.5 Overall Conclusion: Scoping Options

The table below summarises the assessment of each option against the investment objectives and critical success factors:

Option:	**1.1**	**1.2**	**1.3**	**1.4**
Description:	Status Quo	Minimum	Intermediate	Maximum
Investment Objectives				
1. To provide services in modern, fit for purpose accommodation which achieves statutory and regulatory compliance.	×	✓	✓	✓
2. To increase the range of services available as an integral part of primary care.	×	✓	✓	✓
3. To provide safe and sustainable services	×	✓	✓	✓
4. To improve the integration of community, primary care, social services and third sector.	×	✓	✓	✓
5. To improve economic, social, environmental and cultural well-being	×	✓	✓	✓
Critical Success Factors				
Strategic Fit and Business Needs (Strategic Case)	×	✓	✓	×
Potential Value for Money (Economic Case)	×	✓	✓	×
Capacity and Capability (Commercial Case)	✓	✓	✓	×
Potential Affordability (Financial Case)	✓	✓	✓	✓
Potential Achievability (Management Case)	✓	✓	✓	×
Summary	**Taken Forward**	**Possible**	**Preferred**	**Discounted**

KEY	×	does not meet	✓	partially meets	✓	meets

Table 32: Assessment of Scoping Options

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Option		Findings
Scope		
1.1	Status Quo	**Taken forward:** This option does not meet the principal needs of the scheme as defined in the investment objectives and critical success factors. However, it has been retained as a comparator.
1.2	Do Minimum	**Possible:** This option partially meets the needs of the scheme as defined in the investment objectives and critical success factors.
1.3	Intermediate	**Preferred:** This option would meet all of the principal needs of the scheme as defined in the investment objectives and critical success factors.
1.4	Do Maximum	**Discounted:** This option includes services which do not fit with the investment objectives and critical success factors.

Table 33: Scoping Options Findings

4.3.3 Technical Solution Options

4.3.3.1 Introduction

A number of options including new build were considered and discounted at an early stage. As detailed in the Strategic Case the location of BDCH is fundamental in the delivery of Healthcare in the area. The site also has particular historic significance to the local community and is in a conservation area. The build cost for a replacement facility (to include primary care) has been identified as approximately **£24M**. As this was significantly higher than a refurbishment and alternative sites had been discounted this would also have posed significant phasing complications and difficulties in the continuing delivery of services. An outline cost for a potential 'Do Maximum' (refurbishment option as opposed to new build) which would include the improvement and reconfiguration of the entire site was also identified as **£19M.** This option was also discounted at an early stage due to both the level of Capital investment required and the fact that many areas at the rear of the site require little or no reconfiguration and that any compliance risks identified in this area were deemed as 'Low' risk.

Three options were identified as being viable for the long list. This range of options considers the technical solutions in relation to the preferred scope. The range of technical solution options are detailed below:

- Option 2.1: Status Quo
- Option 2.2: Core
- Option 2.3: Core + Desirable
- Option 2.4: Core + Desirable + Optional

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4.3.3.2 Option 2.1: Status Quo

PTHB would fail to make any repairs or improvements to the front block of BDCH. This option would achieve none of the objectives of the business case and would result in the eventual closure of departments. It is included for comparative purposes only.

Advantages	Disadvantages
No Capital Investment Required	This option would fail to maintain a valuable property asset. In this case the property would continue to deteriorate and ultimately it could be expected to fall into further disrepair and require greater financial resource to remedy the problems, or become unusable as accommodation. This option would not support the PTHB strategic plans for reconfiguration/refurbishment of any clinical services. Listed as a comparator only.

Table 34: Advantages and Disadvantages of Option 2.1

4.3.3.3 Option 2.2: Core

Carry out essential repairs, maintenance and improvements to the roof and building fabric of the front block of BDCH for full compliance

Advantages	Disadvantages
Less Capital Investment Required	does not fully support the PTHB's future investment objectives
Addresses the issues associated with the roof and maintenance repairs/improvements	Would not make any improvements to the quality or suitability of the patient/staff environment
Addresses non-compliance in relation to infrastructure	Would not address issues of HBN compliance
Reduce current backlog maintenance (by **£2.5M** or **47%**) and prevent further service closures	Would not address the under-utilisation or inappropriate usage of the building footprint
	Does not allow for the opportunity to re-orientate the model of care currently delivered from the hospital and to develop the site into a health and well-being centre integrating Diagnostic, Assessment and Treatment services

Table 35: Advantages and Disadvantages of Option 2.2

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4.3.3.4 Option 2.3: Core + Desirable

Carry out essential repairs, maintenance and improvements to the roof and building fabric of the front block of BDCH for full compliance and reconfigure the internal layout to provide accommodation for the inclusion of Machynlleth Medical Centre.

Advantages	Disadvantages
Addresses the issues associated with the roof and maintenance repairs/improvements	Does not allow for the opportunity to re-orientate the model of care currently delivered from the hospital and to develop the site into a health and well-being centre integrating Diagnostic, Assessment and Treatment services
Addresses non-compliance in relation to infrastructure	does not fully support the PTHB's future investment objectives
Reduce current backlog maintenance (by approximately **£2.9M** or **50%**) and prevent further service closures	
Relocates services from the current Practice which represents an annual saving of **£83k**	
Would make improvements to the quality or suitability of the patient/staff environment	
Addresses issues of HBN compliance	
Addresses the under-utilisation or inappropriate usage of the building footprint	

Table 36: Advantages and Disadvantages of Option 2.3

4.3.3.5 Option 2.4: Core + Desirable + Optional

Carry out essential repairs, maintenance and improvements to the roof and building fabric of the front block of BDCH for full compliance and reconfigure the internal layout to develop a diagnostic, assessment and treatment hub, incorporating primary care. This option would also include a series of extensions to maximise available space for the inclusion of third sector and community services.

Advantages	Disadvantages
Addresses the issues associated with the roof and maintenance repairs/improvements	More Capital investment required
Addresses non-compliance in relation to infrastructure	

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Reduce current backlog maintenance (by **£3.5M** or **66%)** and prevent further service closures	
Relocates services from the current Practice which represents an annual saving of **£83k**	
Would make improvements to the quality or suitability of the patient/staff environment	
Addresses issues of HBN compliance	
Addresses the under-utilisation or inappropriate usage of the building footprint	
Allows for the re-orientation of the model of care currently delivered from the hospital and to develop the site into a health and well-being centre integrating Diagnostic, Assessment and Treatment services	
Fully supports the PTHB's future investment objectives	

Table 37: Advantages and Disadvantages of Option 2.4

4.3.3.6 Overall Conclusion: Technical Solution Options

The table below summarises the assessment of each option against the investment objectives and critical success factors:

Option:	**2.1**	**2.2**	**2.3**	**2.4**
Description:	Status Quo	Core	Core + Desirable	Core + Desirable + Optional
Investment Objectives				
1. To provide services in modern, fit for purpose accommodation which achieves statutory and regulatory compliance.	×	×	✓	✓
2. To increase the range of services available as an integral part of primary care.	×	×	✓	✓
3. To provide safe and sustainable services	×	✓	✓	✓
4. To improve the integration of community, primary care, social services and third sector.	×	×	✓	✓
5. To improve economic, social, environmental and cultural well-being	×	✓	✓	✓

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Critical Success Factors				
Strategic Fit and Business Needs (Strategic Case)	×	×	✓	✓
Potential Value for Money (Economic Case)	×	×	✓	✓
Capacity and Capability (Commercial Case)	×	×	✓	✓
Potential Affordability (Financial Case)	×	✓	✓	✓
Potential Achievability (Management Case)	×	✓	✓	✓
Summary	**Taken Forward**	**Taken Forward**	**Possible**	**Preferred**

KEY	×	does not meet	✓	partially meets	✓	meets

Table 38: Assessment of Technical Solution Options

Option		Findings
Technical Solution		
2.1	Status Quo	**Taken forward:** This option does not meet the principal needs of the scheme as defined in the investment objectives and critical success factors. However, it has been retained as a comparator.
2.2	Core	**Discounted:** This option includes services which do not fit with the investment objectives and critical success factors.
2.3	Core + Desirable	**Possible:** This option partially meets the principal needs of the scheme as defined in the investment objectives and critical success factors
2.4	Core + Desirable + Optional	**Preferred:** This option would meet all of the principal needs of the scheme as defined in the investment objectives and critical success factors.

Table 39: Technical Solutions Options Findings

4.3.4 Service Delivery Options

4.3.4.1 Introduction

The following range of options considers the technical options for service delivery in relation to the preferred scope and solution. The range of service delivery options are detailed below:

- Option 3.1: In House – management and delivery of services by the Health Board.
- Option 3.2: Outsource – management and delivery of services by an external organisation.

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- Option 3.3: Strategic Partnership – a managed arrangement between the Health Board to jointly manage and deliver services

4.3.4.2 Option 3.1: In House

This option describes the services delivered by the Health Board, and managed by the Health Board.

Advantages	Disadvantages
The Health Board retains overall responsibility and control of service delivery.	Service delivery risks remain with the Health Board
Expertise is retained/managed within the Health Board	
Staffing resource is retained/managed by the Health Board.	

Table 40: Advantages and Disadvantages of Option 3.1

4.3.4.3 Option 3.2: Outsource

This option describes the service being delivered by an organisation outside the Health Board.

Advantages	Disadvantages
The bulk of service delivery risks are transferred to the provider.	Loss of control, staff and expertise; professional accountability in specialist professions and accountability for the Health Board in the execution and delivery of its statutory responsibilities.
Potential to deliver services for which internal expertise does not exist.	Requires complex contractual models, which currently do not exist or do not comply with Welsh Government policy.

Table 41: Advantages and Disadvantages of Option 3.2

4.3.4.4 Option 3.3: Strategic Partnership

This option describes a strategic partnership arrangement for the provision of services between the Health Board and other organisations (e.g.: consideration of a strategic partnership agreement with an outside organisation to help in the provision of services).

Advantages	Disadvantages
Shared responsibility of service delivery and risk.	Potential for problems to arise over integration of services; professional accountability in specialist professions and accountability for the Health Board in

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	the execution and delivery of its statutory responsibilities.
Potential to deliver services for which internal expertise does not exist.	May require complex contractual models, which currently do not exist or do not comply with Welsh Government policy.

Table 42: Advantages and Disadvantages of Option 3.3

4.3.4.5 Overall Conclusion: Delivery Options

The table below summarises the assessment of each option against the investment objectives and critical success factors.

Option:	**3.1**	**3.2**	**3.3**
Description:	In House	Outsource	Strategic Partnership
Investment Objectives			
1. To provide services in modern, fit for purpose accommodation which achieves statutory and regulatory compliance.	✓	×	×
2. To increase the range of services available as an integral part of primary care.	✓	×	×
3. To provide safe and sustainable services	✓	×	×
4. To improve the integration of community, primary care, social services and third sector.	✓	×	×
5. To improve economic, social, environmental and cultural well-being	✓	×	×
Critical Success Factors			
1. Strategic Fit and Business Needs (Strategic Case)	✓	×	×
2. Potential Value for Money (Economic Case)	✓	×	×
3. Capacity and Capability (Commercial Case)	✓	not assessed	not assessed
4. Potential Affordability (Financial Case)	✓	not assessed	not assessed

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5. Potential Achievability (Management Case)	✓	not assessed	not assessed
Summary	**Preferred**	**Discounted**	**Discounted**

KEY	×	does not meet	not assessed	unknown	✓	meets

Table 43: Assessment of Service Delivery Options

Option		Findings
Service Delivery		
3.1	In-House	**Preferred:** This option provides the most acceptable solution in terms of use of staff, skills and resources.
3.2	Outsource	**Discounted:** This option has been discounted as it fails to deliver integration of services.
3.3	Strategic Partnership	**Discounted:** This option has been discounted as it is unclear whether it delivers integration of services, and because of the increased complexity and achievability issues.

Table 44: Service Delivery Options Findings

4.3.5 Implementation Options

4.3.5.1 Introduction

This range of options gives consideration for implementation in relation to the preferred scope, service solution and method of service delivery. The range of implementation options is detailed below:

- Option 4.1: Single Stage – All service changes delivered within a single phase.
- Option 4.2: Phased – Service changes are implemented in multiple phases.

4.3.5.2 Option 4.1: Single Stage

This option assumes that all the required services could be delivered within the initial phase(s) of the project

Advantages	Disadvantages
Faster Implementation	
Potentially lower costs	

Table 45: Advantages and Disadvantages of Option 4.1

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4.3.5.3 Option 4.2: Phased

This option assumes that the implementation of the required development and services would be phased.

Advantages	Disadvantages
	Phased approach takes longer to implement and delays benefits.
	Potentially higher Capital costs

Table 46: Advantages and Disadvantages of Option 4.2

4.3.5.4 Overall Conclusion: Implementation Options

The table below summarises the assessment of each option against the investment objectives and critical success factors

Option:	4.1	4.2
Description:	Single Phase	Phased
Investment Objectives		
1. To provide services in modern, fit for purpose accommodation which achieves statutory and regulatory compliance.	✓	✓
2. To increase the range of services available as an integral part of primary care.	✓	✓
3. To provide safe and sustainable services	✓	✓
4. To improve the integration of community, primary care, social services and third sector.	✓	✓
5. To improve economic, social, environmental and cultural well-being	✓	✓
Critical Success Factors		
1. Strategic Fit and Business Needs (Strategic Case)	✓	✓
2. Potential Value for Money (Economic Case)	✓	✗
3. Capacity and Capability (Commercial Case)	✓	✗

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4. Potential Affordability (Financial Case)	✓	✗
5. Potential Achievability (Management Case)	✓	✗
Summary	**Preferred**	**Discounted**

KEY	✗	does not meet	✓	meets

Table 47: Assessment of Implementation Options

Option		Findings
Implementation		
4.1	Single Phase	**Preferred:** This option provides the best balance of cost, implementation timescale and earlier delivery of benefits
4.2	Phased	**Discounted:** This option is discounted due to potential increased cost and complexity, which is unnecessary to maintain service delivery in this project.

Table 48: Implementation Options Findings

4.3.6 Funding Options

The range of options considers the choices available for funding and financing the scheme in relation to the preferred scope, technical solution, method of service delivery and implementation. The ranges of funding options available are detailed below:

- Option 5.1: Private Funding – The scheme is delivered via a 3rd party developed scheme utilising private capital monies.
- Option 5.2: Public Funding – The scheme is delivered via the NHS Capital Expenditure Programme.

Welsh Government has confirmed that, subject to the submission of a satisfactory business case, this scheme will be publically funded and owned as part of the NHS All-Wales Capital Programme. It is clear that the Health Board is not in a position to absorb the revenue pressures that alternative means of funding would entail.

Option	Scope	Findings
Funding		
5.1	Private Funding	**Discounted:** Third Party Development funding has been excluded as a viable funding option as the Health Board is not in a position to absorb the revenue pressures that this would entail.
5.2	Public Funding	**Preferred:** This scheme will be publicly funded and is part of the NHS Capital Expenditure Programme.

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Table 49: Implementation Options Findings

4.3.7 The Long List: Inclusions and Exclusions

The long list has appraised a wide range of possible options.

Option		Findings
Scope		
1.1	Status Quo	**Taken forward:** This option does not meet the principal needs of the scheme as defined in the investment objectives and critical success factors. However, it has been retained as a comparator.
1.2	Minimum Scope	**Possible:** This option partially meets the needs of the scheme as defined in the investment objectives and critical success factors.
1.3	Intermediate Scope	**Preferred:** This option would meet all of the principal needs of the scheme as defined in the investment objectives and critical success factors.
1.4	Maximum Scope	**Discounted:** This option includes services which do not fit with the investment objectives and critical success factors.
Technical Solution		
2.1	Status Quo	**Taken forward:** This option does not meet the principal needs of the scheme as defined in the investment objectives and critical success factors. However, it has been retained as a comparator.
2.2	Core	**Taken forward:** This option includes services which do not fit with the investment objectives and critical success factors.
2.3	Core + Desirable	**Possible:** This option partially meets the principal needs of the scheme as defined in the investment objectives and critical success factors
2.4	Core + Desirable + Optional	**Preferred:** This option would meet all of the principal needs of the scheme as defined in the investment objectives and critical success factors.
Delivery		
3.1	In-House	**Preferred:** This option provides the most acceptable solution in terms of use of staff, skills and resources.
3.2	Outsource	**Discounted:** This option has been discounted as it fails to deliver integration of services.
3.3	Strategic Partnership	**Discounted:** This option has been discounted as it is unclear whether it delivers integration of services, and because of the increased complexity and achievability issues.
Implementation		

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Option		Findings
Scope		
4.1	Single Phase	**Preferred:** This option provides the best balance of cost, implementation timescale and earlier delivery of benefits
4.2	Phased	**Discounted:** This option is discounted due to potential increased cost and complexity, which is unnecessary to maintain service delivery in this project.
Funding		
5.1	Private Funding	**Discounted:** 3PD funding has been excluded as a viable funding option as the Health Board is not in a position to absorb the revenue pressures that this would entail.
5.2	Public Funding	**Preferred:** This scheme will be publicly funded and is part of the NHS Capital Expenditure Programme.

Table 50: Long List Inclusions and Exclusions

4.3.8 Preferred Way Forward

The *preferred* and *possible* options identified above have been carried forward into the short list for further appraisal and evaluation. All the options that were *discounted* as impracticable have been excluded at this stage. On the basis of this analysis, the recommended short-list for further appraisal within this business case is as follows:

	Option 1	Option 2	Option 3	Option 4
Scope	1.1 Status Quo	1.1 Status Quo	1.2 Minimum	1.3 Intermediate
Technical	2.1 Status Quo	2.2 Core	2.3 Core + Desirable	2.4 Core + Desirable + Optional
Service	3.1 In-house	3.1 In-house	3.1 In-house	3.1In-house
Implementation	4.1 Single Phase	4.1 Single Phase	4.1 Single Phase	4.1 Single Phase
Funding	5.2 Public	5.2 Public	5.2 Public	5.2 Public

Table 51: Preferred Way Forward

4.4 Economic Appraisal of Short-Listed Options

This section provides a detailed analysis of the main costs and benefits associated with each of the shortlisted options. The benefits are evaluated in terms of:

- a qualitative benefits analysis;

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- an analysis of the monetised benefits – cash releasing and non-cash releasing;
- a risk analysis

4.4.1 Benefits Comparison

The main benefits associated with each option are highlighted below. These were used to assist the benefits appraisal process:

Option 1 Benefits:

- Option 1 represents the 'do nothing' option, it offers no additional benefits to the building condition or services available. It is included as a comparator only.

Option 2 Benefits:

- Reduction in backlog maintenance (by 47%)
- Reduce the risks associated with potential service closures

Additional benefits associated with Option 3:

- Relocates services from the current Practice which represents an annual saving of **£83k**
- Reduction in backlog maintenance (by 50%)
- Some change to current accommodation that enables improved Health Board services and improved patient experience
- Some reduction in fragmented accessibility
- Would make improvements to the quality or suitability of the patient/staff environment
- Addresses issues of HBN compliance
- Addresses the under-utilisation or inappropriate usage of the building footprint

Additional benefits associated with option 4:

- Further reduction in backlog maintenance (by 66%)
- Achieves Primary Care objectives of providing a centre of excellence for rural primary care
- Responds to local and national policy guidance
- Supports PTHB's key aims and strategic objectives
- Supports the key investment objective of providing care closer to peoples' homes
- Allows for integration or co-location of social and community services or Third Sector
- Allows for expansion in range and capacity of services
- Provides fit for purpose accommodation with improvements in accessibility or compliance
- Improves access to services, and allows PTHB to create a 'one stop shop' for health and well-being for the local community

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- Allows for the re-orientation of the model of care currently delivered from the hospital and to develop the site into a health and well-being centre integrating Diagnostic, Assessment and Treatment services
- Community enhancements including café, therapeutic gardens, optometry, community dentistry, complimentary therapies, minor injuries and third sector services.

4.4.2 Qualitative Benefits Appraisal

A workshop was held on 27/04/2017 to evaluate the qualitative benefits associated with each option. Attendees of this workshop were as follows:

Name	Title
John Tufts	Senior Capital Project Manager, Estates Department PTHB
Louise Morris	Associate Healthcare Planner, Boyes Rees Architects
Lesley Sanders	Integrated Community Team Manager, PTHB
Greg Chambers	Finance Business Partner, PTHB
Jayne Lawrence	Head of Primary Care, PTHB
Neil Miles	Assistant Director of Planning

Table 52: Workshop attendees

During 2019/20 as part of the process to verify the original scheme and design the findings of the qualitative benefits appraisal were revisited to ensure they remained valid. This was overseen and approved by the Project Board.

4.4.2.1 Methodology

The appraisal of the qualitative benefits associated with each option was undertaken by:

- identifying the benefits criteria relating to each of the investment objectives
- weighting the relative importance (in %s) of each benefit criterion in relation to each investment objective
- scoring each of the short-listed options against the benefit criteria on a scale of 0 to 10
- deriving a weighted benefits score for each option

4.4.2.2 Qualitative Benefits Criteria

The qualitative benefits criteria were defined as follows for each investment objective:

Criteria	Sub Criteria
Clinical Quality & Safety	• Opportunities for integration and colocation of several specialisms to offer a more holistic approach for patients and improve patient pathways

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Criteria	Sub Criteria
	• Best outcomes for patients; quality of care is enhanced in terms of the model of care and seamless pathways of care • Patient safety is enhanced, in terms of infection prevention and control, operating risks and other safety measures • Potential to Improve clinical outcomes for patients • Ability to provide safe, evidence-based services • Focus on prevention and self-management • Improved environment for undertaking minor procedures in a primary care environment • Keeping people healthier for longer
Environmental Quality	• Fabric improvements to the building envelope preventing service closures and providing more useable clinical space • Compliance with Welsh Health Building Notes/Welsh Health Technical Memoranda • Reduced backlog maintenance leading to less downtime to improve the quality of patient services • Improved patient satisfaction • Enhancements in relation to the Equality Act 2010 • Improved quality of environment • Improved patient flow • Appropriate infrastructure, right equipment, IT systems, medical records • Improvements in sustainability and decarbonisation
Accessibility	• Maintaining Services currently being delivered from Machynlleth • As much care as possible is delivered within Powys • Right care, right place, right time • Creation of community 'hub' • Colocation of services • Moving more secondary care services to primary care, and developing links between the community and the local hospitals could reduce the reliance on out of county District General Hospitals. • Ability to meet current and future demands • Addresses needs of local community • Simple pathways and access points • Public education and communication re: pathways and access points • Improve recruitment and retention of staff • Improved Welsh language access • Improved access to services • Ability to respond to the changing needs of the population
Integration/Efficiency	• Enhanced integration of hospital and primary care services

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Criteria	Sub Criteria
	A Primary care-based facility in which patients can be observed/assessed over a longer period of time (as necessary) prior to being admitted to the DGH. • Increase opportunity for multi-agency/partnership working with Social Care and Third Sector services • Increased clinical efficiency and flow • Flexibility • Maintaining people's independence • Less fragmentation between services • Improved teaching and shared learning • Efficient use of resources • Flexibility of workforce • Improved skill mix
Deliverability & Sustainability	• The model can be delivered within existing constraints e.g. workforce to deliver the model is available • Model of care realistic and achievable within a reasonable timeframe • Primary Care – opportunity to offer services within a single clinical model • Training and education to promote a sustainable workforce • Sustainability of current services • Transition to the model of care can be delivered safely thereby minimising risk to service provision in the interim • Deliverable within reasonable timescales (12-18 months)

Table 53: Qualitative Benefits Criteria

4.4.2.3 Weighting of Criteria

The weightings given to each of the criteria are shown below:

Criteria	Weighting
Clinical Quality & Safety	25
Environmental Quality	30
Accessibility	20
Integration/Efficiency	15
Deliverability	10
Total	**100%**

Table 54: Weighting of Benefits Criteria

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4.4.2.4 Benefit Scoring

Benefits scores were allocated on a range of 0-10 for each option and agreed in discussion by the workshop participants to confirm that the scores were fair and reasonable. A score of zero indicated that the option failed to satisfy the criteria in any respect. A score of ten indicated that the option satisfied the criteria perfectly.

4.4.2.4.1 Option 1

Benefits Criteria	Score	Comment
Clinical Quality & Safety	1	The current service is realised however this is currently being delivered from accommodation which is not fit-for-purpose and not sustainable
Environmental Quality	1	Lack of accreditation/compliance, privacy and dignity and patient and staff satisfaction
Accessibility	3	This option offers no improvement in service accessibility
Integration/Efficiency	2	This option allows for no improvement in integration or efficiency
Deliverability	3	The current situation is deliverable however, it is not sustainable and if left unchanged is likely to result in closures

Table 55: Option 1 Benefit Scoring

4.4.2.4.2 Option 2

Benefits Criteria	Score	Comment
Clinical Quality & Safety	4	Dealing with fundamental building fabric and infrastructure issues would make moderate improvements to clinical quality & safety
Environmental Quality	6	Dealing with fundamental building fabric and infrastructure issues would improve environmental quality in terms of heating/lighting etc. and deal with issues of damp
Accessibility	5	There is less risk to accessibility of services by dealing with fundamental compliance issues
Integration/Efficiency	3	This option offers no improvement in service accessibility
Deliverability	5	This model is more sustainable as it deals with immediate maintenance issues

Table 56: Option 2 Benefit Scoring

4.4.2.4.3 Option 3

Benefits Criteria	Score	Comment
Clinical Quality & Safety	6	The addition of a reconfiguration of the current accommodation will not only deal with infrastructure compliance but also ensure rooms follow relevant HBN and HTM guidance. Integration will also be improved

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Environmental Quality	7	The total refurbishment of the area will improve environmental quality and patient experience
Accessibility	7	The integration of Primary care will go a long way to improving access to services for the local community
Integration/Efficiency	6	The inclusion of primary care in this option improves integration and efficiency of the patient pathway. However, it does not fully exploit integration of community and third sector services
Deliverability	7	This option offers a potential revenue saving by integrating the services currently delivered from rented accommodation

Table 57: Option 3 Benefit Scoring

4.4.2.4.4 Option 4

Benefits Criteria	Score	Comment
Clinical Quality & Safety	9	This option maximises Clinical quality and safety by dealing with all compliance issues as well as providing PTHB with an opportunity to reshape the way that community health and well-being services are delivered
Environmental Quality	9	The total refurbishment of the area will improve environmental quality and patient experience whilst the additional space provided allows for a community 'hub' focusing on health promotion
Accessibility	8	The integration of Primary care will go a long way to improving access to services for the local community. This option would further enhance the range of services available
Integration/Efficiency	8	This option represents the most benefits in terms of interation and efficiency by providing a base for primary care as well as community and third sector services
Deliverability	8	This option offers a potential revenue saving by integrating the services currently delivered from rented accommodation plus the flexibility and capacity to react to changes in demand and models of care

Table 58: Option 4 Benefit Scoring

4.4.2.5 Summary of Results

Benefit Criteria	Weight	Score				Weighted Score			
		Option 1	Option 2	Option 3	Option 4	Option 1	Option 2	Option 3	Option 4
Clinical Quality & Safety	25	1	4	6	9	25	100	150	225
Environmental Quality	30	1	6	7	9	30	180	210	270
Accessibility	20	3	5	7	8	60	100	140	160
Integration/Efficiency	15	2	3	6	8	30	45	90	120
Deliverability	10	3	5	7	8	30	50	70	80

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Total	**100**	**10**	**23**	**33**	**42**		**175**	**475**	**660**	**885**
Ranking		4	3	2	1		4	3	2	1

Table 59: Summary of Benefits Scoring

4.4.2.6 Sensitivity Analysis

A sensitivity analysis was undertaken to test the robustness of the ranking of the options. The methods used were:

- Equal weighting
- Exclusion top ranked criteria
- Switching values

Undertaking the sensitivity analysis shows that the preferred option would not be different under any of the alternative methods (see **Appendix K**).

4.4.3 Financial Benefits Appraisal

The costing assumptions for the economic appraisal of financial benefits are outlined below. The methodology is based upon the information provided by the DoH using the Generic Economic Model (GEM) for FBCs. The assumptions included within the model are:

- Prices are maintained at a constant rate and are not inflated/indexed each year with 2017/18 as the baseline
- Capital and lifecycle costs are exclusive of VAT
- Revenue costs exclude the depreciation charge
- The cash flow has been discounted over a 30 year period for the do minimum option and 60 years for the other options
- The cash flow factor applied is 3.5% up to 30 years and 3% thereafter.

4.4.3.1 Cost/price base

Costs are based at 2019/16 price base.

4.4.3.2 Appraisal Period

The proposed development is a combination of new build extension and refurbishment works and as such the appraisal has been undertaken over a period of 60 years plus the construction phase in line with Department of Health (DoH) guidance.

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4.4.3.3 Summary of NPV and AEC Appraisal

Summary of NPV and AEC Appraisal				
	Option 1	**Option 2**	**Option 3**	**Option 4**
	(£m)	**(£m)**	**(£m)**	**(£m)**
NPV	-£3.708	-£3.664	-£7.514	-£10.855
AEC (Annual Equivalent Cost)	-£0.296	-£0.293	-£0.600	-£0.867
Ranking	**2**	**1**	**3**	**4**

Table 60: Summary of NPV and AEC Appraisal

The detailed economic appraisals for each option are attached in the relevant **Appendix L**.

4.4.4 Risk Assessment

A risk register was originally developed in 2015/16 by stakeholders including senior clinicians, service managers, and representatives from workforce management and planning. A risk assessment workshop was held in April 2017. The workshop participants included core project team members who reviewed the key risks identified, these were then verified by the Project Board. Stakeholders were also asked to provide feedback on relevant risk sections independently. It was agreed that the following risks should be assessed against each of the options:

During 2019/20 as part of the process to verify the original scheme and design risk assessments were revisited to ensure they remained valid. This was overseen and approved by the Project Board. It was acknowledged that during this period the condition of the front block had deteriorated leading to a number of clinical services being temporarily decanted. This reinforced the 'high' likelihood, 'high' impact risk scores reflected in the table below.

4.4.4.1 Building Environment - Fitness for Purpose

There is a recognised risk associated with compliance and quality of the existing building, which if left unaddressed is likely to lead to building failure and the potential closure of services. As the scope of works increases this risk is reduced. Option 4 addresses the largest footprint, as well as offering the maximum environmental benefits and therefore achieves the lowest risk score. This Option tackles **66%** of all compliance risks for the Hospital and all risks representing a **'significant** or **'high'** risk of non-compliance.

4.4.4.2 Clinical Services

The quality of the current services is recognised however, there is currently no scope for improvement or integration of services or the ability to respond to future changes in demand or models of care. By co-locating and integrating services the building will benefit from improved efficiency, streamlining of patient pathways and improved patient

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and visitor experience. Option 4 received the lowest risk score as it offers the most flexibility and is therefore the most resilient to change.

4.4.4.3 Workforce

By providing training facilities, improved environmental quality and enhanced facilities option 4 offers an opportunity to create a sustainable workforce in Machynlleth by improving the recruitment and retention and engagement of staff.

4.4.4.4 Key Risks Identified

The relative risks of the four shortlisted options have been considered. The key risks associated with each option are identified in the following table and given a relative risk score from 0-10:

Risk	Option 1			Option 2			Option 3			Option 4		
	Impact	Likelihood	Total	Impact	Likelihood	Total	Impact	Likelihood	Total	Impact	Likelihood	Total
Building quality	9	9	18	7	7	14	6	6	12	4	4	8
Clinical Services	8	8	16	7	7	14	4	4	8	3	2	5
Workforce	8	7	15	8	6	14	8	5	12	8	2	6
Integrated Care	5	8	15	5	7	14	5	5	12	5	2	8
Patient experience	6	8	14	5	6	11	4	4	8	2	2	4
Total	**36**	**40**	**76**	**32**	**33**	**65**	**27**	**24**	**51**	**22**	**12**	**33**
Ranking	**4**			**3**			**2**			**1**		

Table 61: Risk Assessment

4.4.5 Optimism Bias

The risk associated with optimism bias is considered to be relatively low on the basis that:

- The design is well advanced
- There has been (and continues to be) good stakeholder engagement, resulting in a full identification of stakeholder requirements

It is therefore proposed to manage project capital risk through the 15% contingency sum with no adjustment for optimism bias.

4.4.6 Preferred Option

The table below summarises the key outcomes and rankings of the qualitative benefits, the monetised benefits and the risk appraisals of the shortlisted options:

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Appraisal	Option 1	Option 2	Option 3	Option 4
Qualitative	4	3	2	1
Financial	1	2	3	4
Risk	4	3	2	1
Overall Ranking	**4**	**3**	**2**	**1**

Table 62: Overall Assessment

Following an economic, benefits and risk appraisal of each option, it was concluded that **Option 4** was the preferred way forward: The total refurbishment of the front block of BDCH including all relevant infrastructure and building fabric issues in order to achieve compliance. The complete reconfiguration of the area including new build extension to develop the site into a health and well-being centre integrating Diagnostic, Assessment and Treatment services.

It is noted that Option 4 ranks lowest in terms of financial implications due to the level of capital investment required. It does however have the following revenue benefits:

- **£83k** per annum associate with the transfer of primary care services from the current Practice on Forge Rd
- Reduction in backlog maintenance representing a saving of **£3.5M (66%)**
- Reduction in heating costs by **47.9%** representing an estimated annual cost saving of **£14,840**
- Extending the Catering department to offer patient/visitor refreshments and more choice/provision for staff with an estimated revenue increase of **£15-20k** per annum
- The provision of bookable rooms predominantly for use by community and third sector providers to further enhance the services available on site. These rooms represent a potential income of **£32.5k** and would also offer valuable future expansion space. It is important to note that the current scheme provides 60m2 of additional accommodation (5 No Rooms) and their inclusion has been based on engagement with external providers and a utilisation study carried out by PTHB project team.
- This option represents best value for money as it targets the funding to the 'significant' and 'high' risks when compared with the new build option which would constitute an extra 33% financial investment (£24M in total – additional £9M).

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5 The Commercial Case

5.1 Introduction

This section of the FBC sets out the negotiated arrangements in relation to the preferred option outlined in *Section 4: The Economic Case*. The aim of the Commercial Case is to demonstrate that the preferred option will result in a viable procurement and well-structured deal. This section describes the planning and management of the procurement.

In accordance with national guidance the contract will be the National Engineering Contract (NEC) 3 ECC Option A contract.

5.2 Procurement Process

This project is being procured via the SCAPE Framework which enables public sector clients to procure their construction projects efficiently and economically by speeding up and reducing the complexity of the procurement process. The SCAPE National Major Works Framework (The Framework) has been pre-procured through an OJEU tender process which enables Public Organisation schemes to begin immediately, without mini-competition, whether a new build, maintenance or refurbishment programme. The SCAPE National Major Works Framework is attached at **Appendix M**.

The original FBC detailed a contractual arrangement with an SCP under the Scape Minor Works Framework, this was concluded at the end of the preconstruction phase. A number of alternative procurement routes were explored by PTHB board and discussed with WG Capital, Estates and Facilities Division and NHS Wales Shared Services (NWSSP) colleagues.

It was decided that proceeding with Scape Major Projects Framework with Willmott Dixon as the Supply Chain Partner would offer the greatest benefits, including:

- Continuing relationship with the SCAPE framework
- Retaining as much project knowledge as possible through established teams
- Relatively smooth transition
- Least amount of impact on programme
- Ability to retain original design consultants
  - M&E: Holloways Partnership
  - Civil and Structural Engineers: Bingham Hall
  - Architect: During this period Boyes Rees architects went into administration therefore Wilmott Dixon replaced them with Stride Treglown.

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Major Works Wales, part of the National Construction framework is designed to deliver construction projects between £2m and £20m.

Led by Willmott Dixon, one of the UK's largest privately owned contracting, residential development and property support companies who are supported by an extensive local supply chain.

In addition to producing eye-catching, efficient to run and highly functional buildings, Major Works Wales has been configured to deliver significant levels of local economic engagement, ongoing apprenticeship schemes and extensive community initiatives.

5.2.1 SCAPE

The Scape Framework was selected in order to realise the following benefits:

- ***Efficient route to market***. The framework has been through an "OJEU" tender satisfying requirements of EU Procurement Directives.
- ***Accessible*** to any UK public sector organisation
- Open book costing ensuring ***Value for Money*** can be demonstrated
- ***Early Engagement*** of the contractor in the process leading to:
    - Improved Risk management
    - Reduced programme of design and construction
    - Greater predictability in relation to cost and programme
- Higher quality of design and construction leading to ***reduced defects***
- ***Reduced accident rate*** on site
- Procuring significant volumes of projects and services over a defined period enables the frameworks to command highly ***competitive and fixed rates***
- All sub-contract work subject to competitive tendering allowing ***local suppliers*** to bid for aspects of the project
- Scape frameworks are designed to achieve ***measurable time, quality*** **and** ***cost*** on every project and commission
- Scape provides an environment of ***collaboration and innovation***, forming partnerships to achieve efficiency and the successful delivery of services to drive ***social and community benefits*** *which are targeted and measured*.

5.2.2 Social Impact & Community Benefits

The Health Board are committed to achieving Welsh Government Community benefit targets to ensure that this investment benefits both in terms of targeted recruitment and training, SME supplier development, educational and community initiatives and social enterprise development.

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The SCAPE framework already has a number of social impact performance indicators which the contractors are measured against under the SCAPE framework. The community benefits and social impact achieved to date on the Framework are detailed in **Appendix N**.

PTHB has also procured the Llandrindod Wells reconfiguration scheme through the SCAPE framework and the social value report undertaken to demonstrate the benefits already realised on the first phase of this scheme are attached in **Appendix O**.

On this scheme PTHB have worked closely with Wilmott Dixon to develop a set of targets which will be monitored monthly at Project Board. These targets are outlined below:

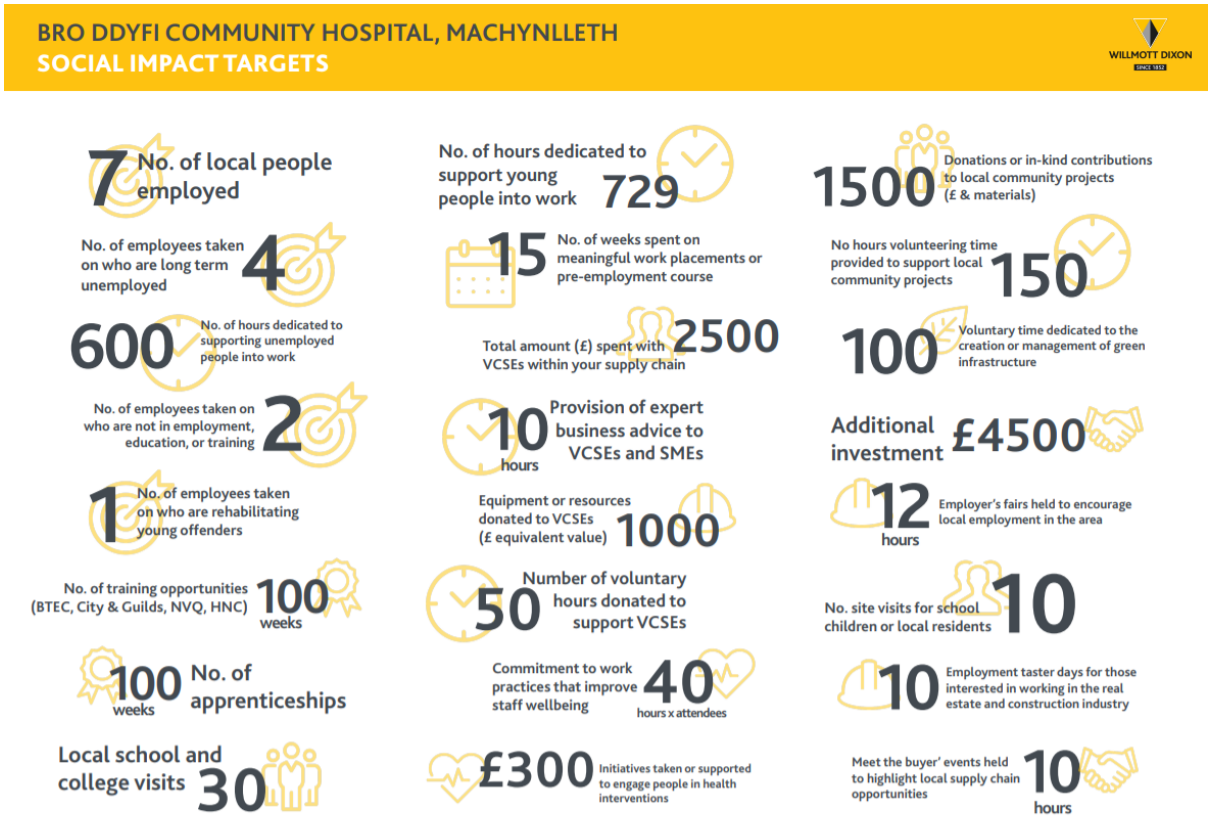

Figure 21: Machynlleth Community Benefit Targets

In addition to these targets the scheme also includes a number of other initiatives to maximise the benefit to the local community. These are outlined below:

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Figure 22: Machynlleth Additional Benefit Targets

5.3 Required Services

The following appointments have been agreed:

Service	Appointment
Construction Contractor	Willmott Dixon
Design Team Lead	Stride Treglown
Architect	Stride Treglown
Structural & Civil Engineering	Bingham Hall Partnership Ltd
Mechanical & Electrical Engineering	Holloway Partnership
Project Manager	Pick Everard
Cost Advisor	Pick Everard

Table 63: PTHB Appointments

5.3.1 Service Streams and Required Outputs

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The broad scope of this project is outlined in Section 3.3.5. In support of this FBC, a Design Annexe document has been produced (**Appendix H**) which captures the scope and content of the potential deal and includes:

- the scope of the procurement
- the required service streams
- the specification of required outputs
- Design information including 'signed off' 1:200 & 1:50 plans, Schedule of accommodation and derogation schedule
- the requirements to be met, including: essential outputs, phases, performance measures, and quality attributes

5.4 Contractual Arrangements

The form of contract will be the NEC 3 Option A that is utilised within the SCAPE Framework. The contractual relationships between the various parties are subject to the rules and regulations of the framework.

5.4.1 Use of Contract

A suite of NEC3 proforma documents have been compiled for use on the project. The use of these proforma documents as standard contract documents will provide consistency and continuity. The form of contract for the proposed appointments will be as follows:

- **Consultants: Professional Services Contract**. The original multi-disciplinary design Consultants were appointed by the original supply chain partner, following a mini competition, via the Scape framework. This was scored on the bases of 100% cost, however, consultants were selected for the mini competition based on previous experience of similar projects and their ability to work within the timeframe set out. Following the appointment of Willmott Dixon as new SCP for the scheme, the majority of the design team were retained however, following BRA going into administration, Stride Treglown were appointed by WD as architects and design team lead.
- **Construction: Engineering and Construction Contract**. PTHB has engaged WD via the SCAPE Framework for the completion of the project at BDCH
- **Consultants: SCAPE Perfect Circle Framework:** PTHB have appointed Pick Everard as Project Managers and Cost Advisors via the BECS Framework (Built Environment Consultancy Services). The original cost advisors have also been replaced by Pick Everard.

5.4.2 Key Contractual Issues

The contract administration of Option A contracts is relatively straightforward. The Contractor is paid for completed activities shown in the activity schedule at the prices that are tendered. The only scope to change the prices is if one of the stated compensation events arise and the Project Manager has agreed the compensation event claimed is valid.

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Disputes will be resolved by reference to adjudication (a statutory right by virtue of the Housing Grants, Construction and Regeneration Act) and/or by reference to the tribunal indicated in the Contract Data. That could be either arbitration or litigation whichever is chosen.

5.4.2.1 Option Selection

It is important to recognise that no procurement route offers a solution to all issues: it is always a compromise. All procurement routes have advantages and disadvantages. The key issue is that PTHB is aware of these and have made an informed decision. The pros and cons of Options A and C are summarised below:

Key considerations for the Authority	Option A	Option C
Is the scope of works fully defined?	✓	✗
Do you anticipate significant changes to the design or delivery programme during construction?	✗	✓
Do you require 'fixed price' cost certainty?	✓	✗
Do you wish to transfer all project risks to us?	✓	✗
Are you comfortable with sharing project risk ownership?	✗	✓
Is there opportunity to collaborate to drive down project costs and generate savings during construction?	✗	✓
Do you have limited resources to administer a target price contract?	✓	✗

Table 64: Contract Options Comparison

Based on the information above it has been agreed that a fixed price Design and Build Form of Contract is appropriate and suited for the Bro Ddyfi Community Hospital Health and Well-being Project for the following reasons:

- The design is well advanced
- The sub-contract packages have been thoroughly Market Tested
- The Risk Management Process is well developed and clearly illustrates Risk ownership
- Appropriate actions, levels of time and money have and will continue to be agreed and actioned for the duration of the pre-construction and post construction process.

Of all of the NEC3 ECC options available, Option A places the greater proportion of risk of delivery with the Contractor.

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The management of any changes that affect the programme or budget must be carefully managed if we are to achieve a successful project.

5.4.2.2 Change Control

Change control is an important and intrinsic part of the project management process. A robust change control process is a key component to the successful delivery of a project and assists in ensuring the project's alignment with business needs. The process ensures that any changes proposed beyond a defined baseline, (such as FBC Approval), are adequately defined, recorded, reviewed and approved or rejected. Approved changes are then authorised by the Project Manager via an instruction under the contract. Under this project the change control process will be run in line with the PTHB Capital Procedures, key individuals, Project Board's Delegated Financial Authorities and the requirements of the NEC Form of Contract.

The control of change includes the identification and assessment of the impact of potential changes, their importance, cost and programme implications so that a judgemental decision by Management can be made on whether to include them or not. The intention of implementing this procedure is to ensure that change control provides the necessary project control.

Within the change control process there are two main documents used:

- **Change Log**: This document is set up and maintained by the Project Manager and provides a record of all changes and decisions made.
- **Change Control Form/Request for Change**: This will cover all changes to specification, scope or any other issues that impact on the current delivery plan of the project.

Within the change control process there are five stages:

1. Proposing a Change – Any individual involved with the project can complete and submit a Change Control Form to the Project Manager. The form should detail a description of the proposed change and expected benefit or other reasons for the proposed change. The Project Manager will then add the change to the Change Log.
2. Summary of Impact – This process will be carried out by the Project Manager, who has the responsibility to consider the overall effect on the project whilst covering the following items:
    - Statutory/Legal, mandatory, regulatory or other unquantifiable reason for the change
    - Quantifiable cost benefits and savings
    - Estimated cost of the change (with assistance from the cost consultant/contractor)
    - Impact on project timescales
    - Impact on other business activities or projects within the vicinity
    - Resource requirements

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- New issues and risks and log appropriately

3. Decision – This stage requires the Project Manager to present the changes within a given period to the Project Board. Should the timescales within the NEC contract require a decision be made outside of the normal Project Board meetings schedule, the Senior Responsible Owner (SRO), Project Director (PD) or PTHB Project Manager have the authority to sign off a change subject to the said changes being within their delegated financial authorities respectively, the change must then be notified to the next Project Board meeting. In the event that the change is/are in excess of their delegated financial authorities then an additional meeting of the Project Board may be called to discuss the specific change. The Project Board will review all the available information and the following decision categories will be used:
    - Accept
    - Conditional Accept - with caveats/comments/special conditions
    - Reject
    - Defer – change not approved but left open for further consideration at a later date
4. Implementing the Change – If the proposed change is approved then the Project Manager will either issue an Early Warning Notice to the contractor to advise of the change under the NEC Contract and/or then formally instruct the contractor under the terms of the contract. The change will then be planned and incorporated in to the project with all relevant parties updating project documentation as required. Dependant on the nature of the proposed change there may be a requirement to have a regression test plan in case the change needs to be backed out off – the Project Manager should advise PTHB if a plan is required. The change should on completion of the project form part of the post project evaluation.
5. Closing a Change – Once rejected or instructed and implemented the Project Manager will close the change out on the Change Log. Implemented change must be communicated to all appropriate parties by the Project Manager. This is to be done by implementing the procedure for the instruction of variations relevant to that stage of the project. This would normally be undertaken via the issue of a Project Managers Communication (PMC) or Compensation Event Instruction (CEI).

5.4.2.3 Value Management

Throughout the process, the entire project team have taken a collaborative and proactive approach to value management, ensuring that the design response is as efficient and cost effective as possible. Scrutinising design elements throughout the process reduces the requirement and implications of Value Engineering exercises at a later stage.

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5.4.2.4 Equipment Procurement

All goods and services purchased within NHS Wales must be requested using the Oracle iprocurement system. iprocurement assists in obtaining value for money through the identification of preferred contacts via NHS and wider public sector framework contracts.

Group 1 items are tendered through the SCAPE framework.

5.4.3 Contract Duration

The proposed contract length for the project is 77 weeks from Full Business Case approval to handover (timescales are provided in Section 5.4.3.1 below). Partnership between the Contractor and PTHB will continue twelve months after project completion and handover, ensuring any defects have been made good.

5.4.3.1 Implementation Timescales

The project programme can be found in the attached design annexe (**Appendix H)**. A schedule of key dates is summarised below:

Milestones	Key Dates
Re-submission of Full Business Case	October 2020
WG Approval of Full Business Case	December 2020
Commencement of Construction Works	Jan 2021
Completion of Construction Works	July 2022
Commissioning/FF&E	August 2022
Building Open for use	September 2022

Table 65: Schedule of Key Dates

The anticipated start date would represent a spend of **£1.698M** during this financial year (2020-21) should funding be available.

5.4.4 Payment Mechanisms

NEC3 ECC Option A is a priced contract with activity schedule. It is a lump sum contract in which the total contract sum is broken down in the activity schedule into a number of smaller sums, which are termed the Prices. The total of the Prices in the activity schedule is the contract sum.

The Contractor is paid for work at the tendered prices and carries all risks other than those which are expressly stated in the contract to be the Employer's risks or which are the result of defined compensation events.

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The activity schedule sets the contract sum by reference to activities that are to be completed rather than by reference to a bill of quantities. Accordingly, it is the Contractor who carries the risk of changes to quantities during the work.

The Contractor is paid at monthly intervals. The interim payment is termed The Price for Work Done to Date (PWDD). In Option A, the PWDD is defined as the total of the Prices for:

- each group of completed activities
- each completed activity which is not in a group

Due to payments being linked to completed activities, it is generally the case that the Final Account calculations on Option A contracts are concluded relatively soon following completion of the Works.

5.4.5 Agreed Risk Transfer

The general principle is that risk is passed to 'the party best able to manage them', subject to value for money. A detailed risk register can be found in the attached design annexe (**Appendix H**). The table below highlights the agreed apportion of service risks in the design, build and operational phases:

	Risk Category	Risk Allocation		
		Client	Contractor	Shared
1	Design Risk		✓	
2	Construction and development risk		✓	
3	Transition and implementation risk		✓	
4	Availability and performance risk		✓	
5	Operating risk	✓		
6	Variability of revenue risks	✓		
7	Termination risks	✓		
8	Technology and obsolescence risks		✓	
9	Control risks	✓		
10	Residual value risks	✓		
11	Financing risks	✓		
12	Legislative risks			✓
13	Other project risks			✓

Table 66: Risk Transfer Matrix

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5.5 Personnel Implications (including TUPE)

Transfer of Undertakings (Protection of Employment) Regulations 1981 (TUPE) will not apply, directly or indirectly to this project proposal. Generally, the anticipated increase in staff resource to support enhanced activity will be in accordance with Health Board Workforce guidance.

5.6 Accountancy Treatment

The accountancy treatment for the FBC is that it is enhancing a fixed asset currently held within PTHB's balance sheet. Upon completion of the works, the asset will be revalued by the District Valuer when brought into use. Upon revaluation, it is anticipated that there will be an impairment of approximately 25% of value that will be subject to an Annually Managed Expenditure Impairment to be funded by Welsh Government.

As the asset will have been valued by an external professional, the life expectancy will be updated to reflect a revised life expectancy which, for the purposes of this business case, is expected to be 30 years. This new assessed life expectancy will define the depreciation adjustment going forward for future years.

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6 The Financial Case

6.1 Introduction

This section sets out the financial case for the capital investment being requested, including an assessment of revenue affordability regarding the preferred option.

The revenue costs are based on full year costs for the 2019/20 financial year. This business case assumes that the source of capital funding will be via a Capital Resource Limit allocation from the Welsh Government. Impairment funding will be required once the scheme is completed, following revaluation of the assets.

6.2 Project Bank Account

The Welsh Government Finance Minister announced on 6th December 2017 that from 1 January 2018, project bank accounts will be used, unless there is a compelling reason not to do so, on all conventionally-funded construction and infrastructure contracts and service contracts fully or part-funded by the Welsh Government with a value of £2m or more, which are delivered by the Welsh Government. This was further reinforced within a Welsh Government Letter to all Health Boards and Trusts on 11 November 2019 that set out the requirement that Project Bank Accounts will be a condition of Full Business Case or Business Justification Case Approval.

The Machynlleth Full Business Case is the first PTHB project which meets this requirement.

The Supply Chain Partner for this project, Wilmott Dixon are familiar with the Project Bank Account requirement having implemented it with other numerous clients. They have requested the THB signs up to a sole Account Project Bank Account with Lloyds Banking Group (which is compliant with Welsh Government), which means that WD are the sole account holder, but both Employer & Contractor are trustees with the Employer authorising payments. However, the additional **benefit of this option** is that the Contractor is able to deposit funds in the account, if the Employer defaults/is late in providing the funds. This option also involves a lesser level of administration on the behalf of the Employer and is a slicker vehicle to administer.

6.3 Capital Cost Appraisal

An economic appraisal of the identified options has been undertaken to assess the overall value for money to the NHS. The capital and annual revenue costs of each option have been quantified and compared. Cash flows have also been compared over an indicative thirty-year period. A summary of the capital and revenue costs of the shortlisted options is shown below.

6.3.1 Capital Cost Comparison

A summary of the capital cost comparisons for each option are shown below and full Capital cost forms are attached at **Appendix P**. This appendix also contains a comprehensive breakdown of costs. The capital costs

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have been prepared by PTHB advisors and include VAT at 20% and contingency which has been based on a quantified risk assessment.

Options		£'000
1	Do Nothing	0
2	Do Minimum – Maintain the current services but deal with fundamental building fabric and infrastructure issues	4,269
3	Intermediate – Enhance the scope to include current Practice, develop internal reconfiguration to provide GMS accommodation	10,082
4	Do Maximum – Further enhance the scope to provide additional Primary Care enhancements and allow the development of the Practice for training, enhancements for social, community and third sector and reconfiguration of public spaces to create a 'Community hub'. The reconfiguration would include a number of additional extensions to house the increase in scope.	14,923

Table 67: Capital Cost Comparison

6.3.2 Capital Costs

This section describes the capital costs associated with the preferred option.

The capital costs of the development will be funded by the Welsh Government (WG) and are summarised in the table below. They have been prepared by cost advisors on behalf of PTHB.

Capital Costs of Preferred Option	FBC		Refreshed FBC	
	Cost (excl VAT) **£'000**	**Cost** (Incl VAT) **£'000**	**Cost** (excl VAT) **£'000**	**Cost** (Inc VAT) **£'000**
Building & External Works	4,805	5,765	10,494	12,593
Non-works	0	0	1,081	1,111
Fees	958	1150	245	274
Equipment	280	336	280	336
Contingency	680	816	780	936

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VAT Reclaim	-	(106)	0	(327)
Total	**6,723**	**7,961**	**12,880**	**14,923**

Table 68: Capital Costs of Preferred Option

6.3.2.1 Ratification of Costs

Following a robust review of the original proposal, the revised WD works cost for the project is **£10.494M exc VAT.** This includes a number of additional items which had been previously overlooked in the original design. These include:

- Junction works – costs associated with the required amendments to the junction and S278 agreement were previously omitted. The cost for this element of work (including required land acquisition) is circa **£420K**
- Additional car park works – as part of the junction work investigations a more thorough survey was undertaken by WD. This uncovered the fact that the current carpark has only 60mm of 'black top' directly on top of hardcore and that the original design solution was insufficient. Therefore, the specification for the carpark has been upgraded at a cost of **£100k.** This would also offer the opportunity to upgrade the infrastructure to be able to provide additional car charging points should further funding be available.

6.3.2.2 Funding Profile

The phasing of the planned capital costs and indicative funding profile is identified below. More details on the proposed phasing is contained within the Commercial Case.

Phasing	Year 0 2016/17 £'000	Year 1 2017/18 £'000	Year 2 2018/19 £'000	Year 3 2019/20 £'000	Year 4 2020/21 £'000	Year 5 2021/22 £'000	Year 6 2022/23 £'000	Total £'000
	383	439	109	245	1,935	9,571	2,241	14,923

Table 69: Capital Cost Phasing

6.3.3 Value Added Tax (VAT)

VAT is calculated at 20% and the PTHB VAT advisor will be asked to formally assess the position on recoverable VAT in due course. For the purpose of this business case we are assuming that 13.2% of the VAT will be fully recoverable on the Design and Build Contract.

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6.3.4 Impairment

The redevelopment once complete will be independently valued by the District Valuer. This will result in a valuation which will be approximately 25% lower than the total cost of the scheme. This will result in a £3.731m non-recurrent impairment due to change in asset value (as per International Accounting Standards 36), this AME (Annually Managed Expenditure) impairment is assumed to be funded by WG based on actuals.

6.3.5 Impact on the Statement of Financial Position

The impact of the development on PTHB's Statement of Financial Position, based on the preferred option, will be an increase in the fixed asset valuation of circa **£11.193m**. This is calculated by the capital project costs of **£14,922,546** less the estimated impairment of **£3.731M.**

6.4 Revenue Affordability

This section describes the revenue savings and costs associated with the preferred option, and assesses the affordability implications of the project.

6.4.1 Revenue Savings

The fundamental reduction associated with the scheme is that of backlog maintenance associated with the age and condition of the buildings and services which are prone to failure and the savings associated with relocating Primary Care services.

As part of the improvements, Holloways partnership (M&E consultants) have developed a paper which focuses on the potential revenue savings associated with utilities and any alternative energy opportunities associated with the scheme (See **Appendix Q**). The study demonstrates that in dealing with fabric and services issues the project could reduce heating costs by **47.9%** representing an estimated annual cost saving of **£14,840**. Alternative energy opportunities include PV panels to a proportion of the roof which for a £10,000 investment would have a 3 year pay back period.

The room rental opportunities for the flexible spaces represents a potential income of **£32.5k** based on 5 number rooms booked for 3 sessions per week at £42 per session (with remaining session capacity for internal and charitable/non-charged use). The cost for this element of the work is approximately **£170,000** (inclusive of fees and contingency).

The current catering facilities and equipment are in need of replacement. The redevelopment has therefore identified the opportunity to improve facilities and extend the services which will now offer a range of refreshments and meals not only to staff and inpatients but also to patients and the wider community. The benefits associated with the development of the café area includes; internet access (access to health information, online appointment booking etc.), opportunities for healthy eating demonstrations and education, a facility for local meetings/events.

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Revenue projections suggest an increase in revenue of **£10,000** per annum however this is potentially higher when considering the projected increase in visitors of an estimated **108** per day.

6.4.2 Capital Charges

Capital Charges now only consist of Depreciation. In line with similar developments, it is assumed that the District Valuer will assess the revised asset life to be approximately 30 years. This will increase the capital charges for the site by £373k per annum. It is assumed that the recurrent increase in capital charges will be funded by Welsh Government.

6.5 Financial Appraisal

An analysis of the capital and revenue costs and savings identified is provided below, which also demonstrates the affordability and pay-back of the preferred option.

	Year 0 2016/17 £'000	Year 1 2017/18 £'000	Year 2 2018/19 £'000	Year 3 2019/20 £'000	Year 4 2020/21 £'000	Year 5 2021/22 £'000	Year 6 2022/23 £'000	Year 6+ 2023* £'000	Total £'000
Preferred Option									
Capital Costs:	383	439	109	245	1,935	9,571	2,241		**14,923**
Revenue Costs:									
Recurrent							373	373	**373**
Non-Recurrent							3,731		**3,731**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**4,104**	**373**	**4,104**
Funded by:									
WG Capital	383	439	0	481	1,699	9,571	2,350	0	**14,923**
Revenue:									**0**
WG Funding - Depreciation		0	0	0	0	0	373	373	**373**
WG Funding - Impairment		0	0	0	0	0	3,731	0	**3,731**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**4,104**	**373**	**4,104**

Table 70: Summary of financial appraisals

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6.5.1 Impact on the Statement of Comprehensive Net Expenditure

It is anticipated there will be a marginal reduction in costs, and increased income from additional catering facilities and room rental, as a result of the development. It is assumed that the recurrent increase in capital charges will be funded by Welsh Government.

6.6 Assessing Affordability

The following is confirmed on assessment of the costs contained within this business case:

- The balance sheet has been correctly organised and properly accounts for current assets, current liabilities, long-term liabilities and capital
- The balance sheet remains in a healthy state following the bringing into use of the asset
- The cash flow of PTHB will remain sound
- The necessary allowance has been made for risks

6.6.1 Overall Affordability

With the approval of this business case it is expected that the capital costs will be funded through the all Wales Capital Programme. The additional non recurrent impairment charge of £3.731m and recurrent capital charges of £0.373m are assumed to be funded by Welsh Government.

6.7 Assumptions that underpin affordability

The working assumptions in calculating the above costs are as follows:-

- The estimated impairment as a result of the development due to a change in asset value on the bringing into use of the redevelopment will be funded by WG on an actual basis;
- The estimated capital charges as a result of the development due to a change in asset value on the bringing into use of the redevelopment will to be funded by WG on an actual basis;
- One off costs associated with disruption as a result of the development have not been factored in. It is assumed these will be mitigated by PTHB.

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7 The Management Case

7.1 Introduction

This section of the FBC addresses in detail how the scheme will be delivered successfully. The project has adopted a methodology that is based on standards of best practice and quality management principles

7.2 Project Management Arrangements

The project will be managed in accordance with PRINCE 2 methodology.

7.2.1 Project Structure

The development of a Project Board has been convened for the duration of the project, attended by the following:

Board Member	Position
Hayley Thomas	Senior Responsible Owner, Director of Planning and Performance PTHB
Wayne Tannahill	Project Director, Assistant Director of Estates and Property PTHB
Louise Morris	Project Manager, Head of Capital PTHB
Mike Petersen	External Project Manager Pick Everard
Jayne Lawrence	Head of Primary Care PTHB
Greg Chambers	Locality Finance Performance Manager North Locality PTHB
Marie Jones	Capital Finance PTHB
Dr Sara Bradbury-Willis	General Practice Representative
Jason Crowl	Operations Representative, Assistant Director of Community Services

Table 71: PTHB Project Board Members

7.2.2 Project Reporting Structure

The project delivery organisation structure is detailed below. Pick Everard, the project manager for PTHB, is responsible for managing the contractor and reporting progress of the project and the project programme. The contractor maintains and updates the programme on a regular basis and includes this within progress reports made available for monthly Progress Meetings.

The project manager will also manage, update and distribute all necessary information such as queries, instructions and organisational structure.

The reporting organisation and the reporting structure for the project are outlined in the following diagrams:

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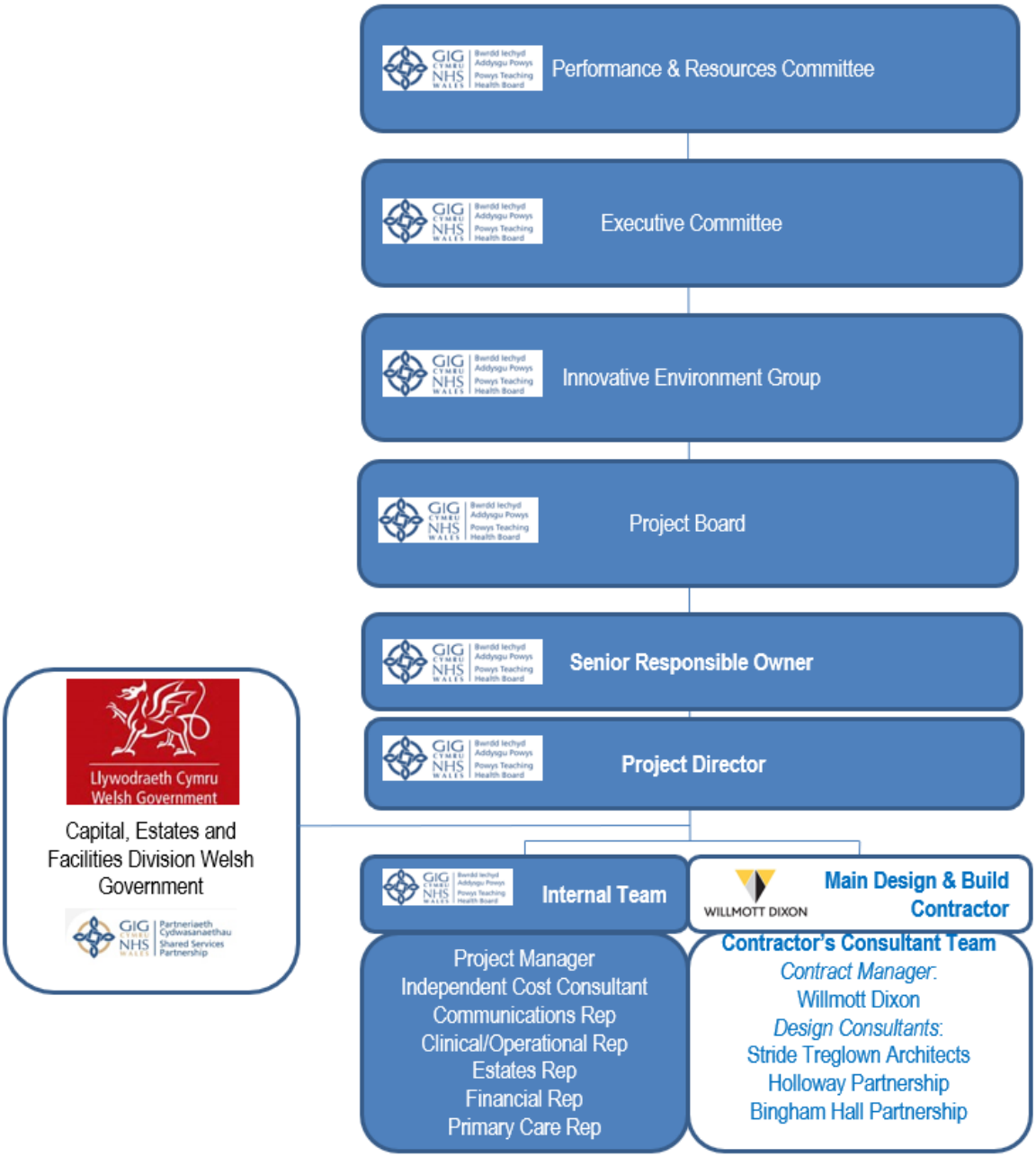

Figure 23: Project Delivery Organisation Structure

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7.2.2.1 Pre-Construction & Construction

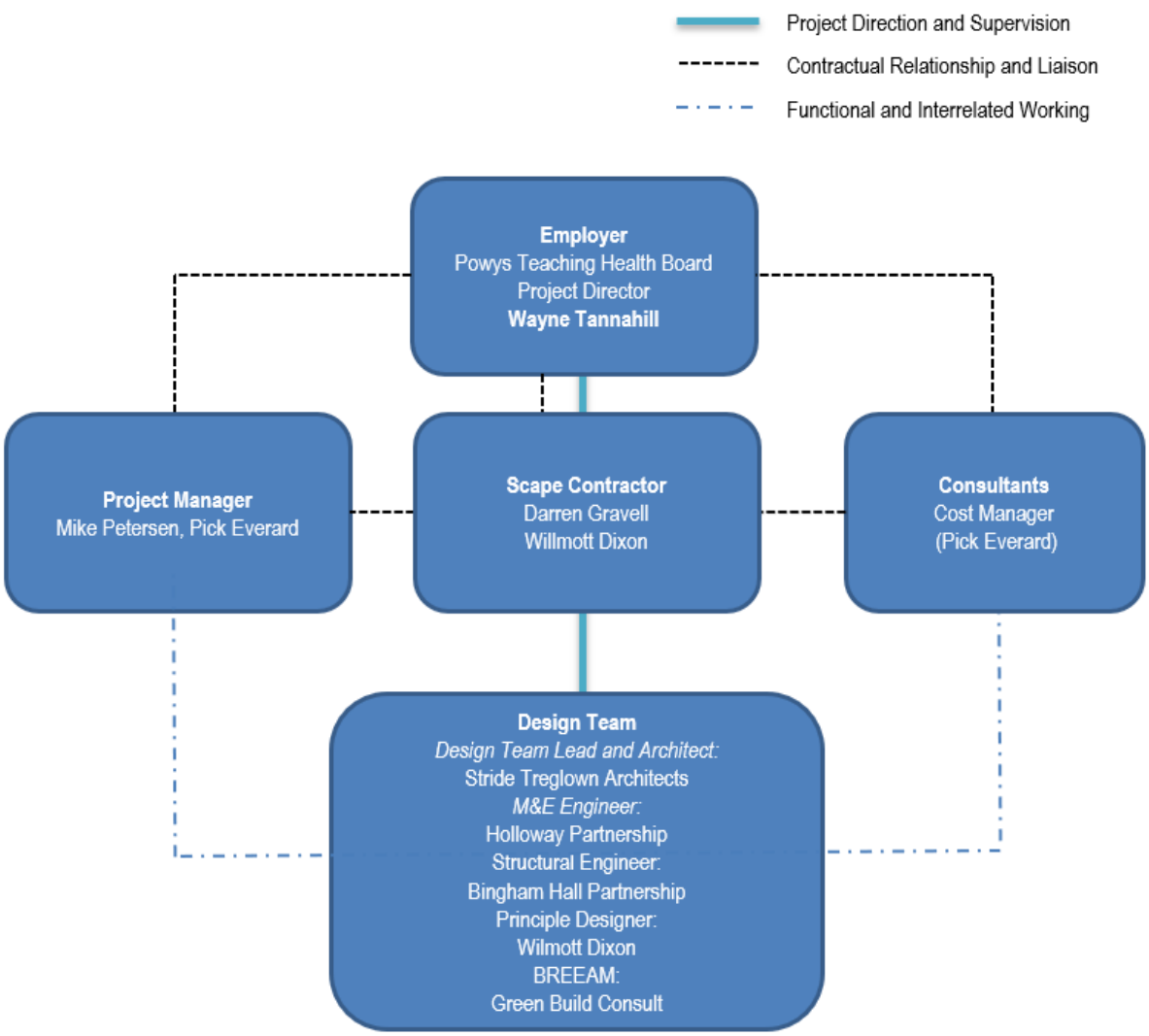

Figure 24: Organisation Structure

7.2.3 Project Roles and Responsibilities

7.2.3.1 Project Board

The Project Board's key accountabilities are to:

- Provide strategic leadership and direction
- Provide support and facilitate change
- Facilitate training and development

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- Review performance (KPI, financial, etc.) and relationships
- Help to avoid but, if necessary, resolve disputes
- Specify and implement Project Governance criteria
- Approve Project priorities and plans
- Ensure that the Project Budget is managed and controlled and remains within agreed delegated limits
- Monitor the Programme to ensure it remains on course to deliver expected benefits within agreed timescales
- Manage Strategic Risks and define criteria for reporting project status, escalation of risks and issues
- Approve and oversee the strategy for community consultation, communications, publicity and wider stakeholder relationships
- Approve all funding submissions and ensure that funding applications are prepared in accordance with recognised best practice

PTHB Capital Procedures are relevant to all Powys staff involved in the planning, procurement and delivery of projects or equipment with a value over £5,000.00. Delegated limits, key roles and responsibilities are detailed in PTHB Capital Policies and Procedures.

7.2.3.2 Senior Responsible Owner

The Senior Responsible Owner (SRO) is the Director of Planning and Performance, whose role is to:

- to agree the business case and budget for the project, ensuring it meets the business objectives, for approval by the Investment Decision Maker
- to establish an appropriate project organisation structure and communication processes
- to recruit a Project Director and agree Terms of Reference for the Project Board
- to ensure that a brief is developed which clearly defines the product and is agreed by the users
- to establish a progress and reporting procedure to determine the performance of the project
- to approve major changes to the scope of the project and the approach to delivering the product, including the role of arbiter on any disputes which occur on the client side
- to alert the Investment Decision Maker with a recommendation on action to take should there be a trend toward cost escalation or delay, or if the objectives of the project change radically
- to ensure adequate resources are made available to the Project Director for the delivery of the project
- to be seen to demonstrate commitment to the project, clearly promoting it and the benefits that it will bring

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7.2.4 Project Plan

7.2.4.1 Programme and Programming

A copy of the Master Programme is included within the attached design annexe (**Appendix H)**. As well as the key interfaces between the work packages, the programme will identify the key activities, dates and milestones necessary for the successful delivery of the project. Willmott Dixon will maintain a master programme from which team members will develop and co-ordinate their own detailed programmes as necessary.

7.2.4.2 Value Engineering

A series of Value Engineering workshops and meetings have taken place to ensure that the preferred option represents value for money. These meetings will continue to be arranged by the Project Manager throughout construction phase as required.

7.2.4.3 Performance Management Plan

Key Performance Indicators have been developed to ensure the project objectives and critical success factors are measured, monitored and delivered.

7.2.4.4 Project Communication

The Project Delivery Structure, will form the basis of the communication strategy. This structure will represent the flow of communication and information between the different stakeholder groups. Pick Everard will manage the process to ensure that it functions effectively. All formal communication and information between the Employer and the Contractor must flow through Pick Everard.

7.2.4.5 Project Meetings

A meetings schedule is managed by Pick Everard providing details of required meetings. This schedule is prepared to ensure the project team is aware of all meetings that are to be undertaken, all actions are executed prior to the meeting and any preparatory work (for reports, etc.) is complete prior to the relevant meetings or on a pre-arranged date.

Pick Everard will be responsible for maintaining the meetings schedule.

An agenda for each meeting and workshop has been issued by Pick Everard. The Project Manager chairs all meetings or delegates the responsibility to an appropriately skilled person. A nominated person dedicated to capture the meeting notes is identified prior to the meeting taking place to avoid confusion at the commencement of the meeting.

The following meeting types have been undertaken on a regular basis and will continue throughout the construction phase:

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7.2.4.5.1 Project Board Meetings

The purpose of these meetings is to discuss project related issues (design, programme, cost, contractual matters, health and safety, etc.). Meetings are held on a minimum bi-monthly basis. PTHB capture and compile the meeting notes for circulation to the Project Delivery team.

7.2.4.5.2 Risk Reduction Meetings

These meetings are held to capture and manage/eradicate risk on a regular basis. This process encapsulates the early warning system. The project risk register has been updated after every meeting. Meetings will be convened when and as necessary, Risk will be included as an agenda item in all monthly Project Progress Meetings. The Project Manager captures and compiles the meeting notes for circulation to the Project Delivery team.

7.2.4.5.3 Design Team Meetings

The purpose of these meetings is to discuss design matters in detail. Meetings are held on a monthly basis. The contractor is responsible for ensuring their Lead Designer captures and compiles the meeting notes for circulation to the Project Delivery team.

7.2.4.5.4 Progress Meetings

To be held on site once the construction has started to consider progress against programme, information required etc. Meetings will be on a monthly basis. The Project Manager will capture and compile the meeting notes for circulation to the Project Delivery team.

7.2.4.5.5 Site Co-ordination Meetings

Weekly site co-ordination meetings will be held for the site teams. The Contractor will capture and compile the meeting notes for circulation to the Project Delivery team.

7.2.4.5.6 Monthly Co-ordination Meetings

Monthly site co-ordination meetings attended by senior management. The Contractor will capture and compile the meeting notes for circulation to the Project Delivery team.

7.2.4.6 Actions Tracker (AT)

In order to track outstanding actions from all of the above meetings Pick Everard maintains an ‘Action tracker’ to capture all action points from all meetings and track the progress of the action points. A traffic light system (GREEN/ AMBER/ RED) is used to assess if actions are complete, due or overdue. This log is a live tool which is formally sent to the project team on a monthly basis, although actions are pro-actively chased on a weekly basis.

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7.2.4.7 Reports

Pick Everard co-ordinate the preparation of a monthly report. The monthly report is shared with all members of the project team clearly and concisely detailing progress against the programme and any outstanding issues. In addition, a highlight report is also prepared prior to Board meetings focusing on high level progress against the programme and project budget and raising any issues which require a decision at Board level.

Willmott Dixon also provide a monthly contractors report incorporating progress reports from the all of the design team consultants.

7.2.4.8 Welsh Government Reports

The project director will be responsible for submitting a monthly progress report to welsh government to include:

- Overview of the scheme
  - Background
  - Project Structure
  - Financial performance
  - Benefits
  - Approvals
  - PM report
  - CA report
- Progress and Finance
  - Progress against programme and key milestones
  - Risk (top 5)
  - Decisions required
  - Update on achieving community benefit targets
  - Resource performance to date (and forecast)
  - Resource utilisation profile

7.3 Use of Special Advisers

Special advisers were used as follows:

7.3.1 Ecologist

Due to the location and condition of the existing hospital buildings the site was identified as having a high potential for bat roosts. In September 2016, a scoping survey of the site was undertaken. The survey lead by their sub consultant Link Ecology revealed the presence of bats in a number of locations including some endangered species. As a result of the findings, further surveys in the form of dusk and dawn re-emergence surveys were

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completed to determine the exact numbers of bats using the building. A report was produced which identified the potential mitigation measures for the works to be carried out under a license or a method statement. Due to the lapsed time, further re-emergence surveys took place in June and July 2020 in liaison with the Local Authorities Ecologist, where there were no difference in the previous findings. An updated report along with a drawing for the location of bird and bat box mitigation measures has been submitted to support the new Conservation Area consent with approval received. Link Ecology are now working up an application for the EPS licence application prior to commencement of the works on site and are appointed to maintain a watching brief during the works on ecology matters.

Link Ecology have also been appointed to produce a Landscape and Habitat management plan as part of the BREEAM process.

- Specialist Consultant: Eric Palmer (Link Ecology)

7.3.2 BREEAM

Due to the funding criteria set by the Welsh Government, Green Build Consult have been retained by Willmott Dixon as the BREEAM Consultant and BREEAM AP, overseeing and leading the BREEAM process with the project team. They/WDC are also appointed as Sustainability Champion for the project. They are developing a design stage report which identifies the credits being targeted to achieve an overall rating of "Very Good" (50%). The project is currently targeting 65%, therefore a healthy buffer to carry over into the construction stage.

- BREEAM Consultant – Green Build Consult

7.3.3 Acoustics

As part of the BREEAM process and also to ensure appropriate levels of noise control both internally and externally Willmott Dixon have employed Hydrock Consulting Engineers as their specialist Acoustic consultant to carry out surveys and produce reports to satisfy Building Regulations, Planning and so on. In addition, they are completing a noise impact assessment for the S278 road junction to assist Powys Teaching Health Board with their Land Purchase from W&WHA. The findings are detailed in the acoustic report and measures for sound reduction incorporated in the design implemented as part of the works.

- Acoustic Consultant – Hydrock Acoustics

7.3.4 Asbestos

Due to the age and condition of the existing hospital buildings the site was identified as having a high potential for containing asbestos. Previous R&D surveys have been undertaken, however, as part of Willmott Dixon Constructions scope of services, their preferred supply chain specialist will carry out further R&D Asbestos surveys, including an anthrax survey once the building is vacated and prior to any works on site, in order to verify the extent

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asbestos/anthrax present in the fabric of the building. This survey will be carried out as advanced works on site. Following results of the survey and notification of the HSE, the asbestos will be removed with clean air certificates issued prior to any destructive demolition works planned.

Asbestos Consultant – Hawkins Insulation Ltd

7.3.5 1.1.5 Travel Plan

Due to the integration of Primary Care onto the Hospital site and the associated pressures this would add to the existing parking facilities, Mark baker Consulting was appointed as travel consultant. They carried out a traffic count at the hospital and the two (previous) medical centres to ascertain the most likely increase in the car parking at the Hospital. They were also appointed to produce a travel plan as part of the BREEAM process and to consider the future use of electric car charging points at the hospital. Furthermore, Willmott Dixon have appointed Mark Baker as their Specialist Traffic Consultant for the Section 278 highway junction works, in negotiations with the Trunk Road Agency. Their scope of services includes the following:

- Update of the Travel Plan, to support the Health Board Land purchase deal with W&WHA:
- Updated Travel Plan; to respond to the TRA, including extraction of relevant information including to support the acoustic impact assessment with regard the Health Boards Land purchase.
- Road safety Audits, carried out prior and post construction
- A Non-Motorised Users Audit (NMUA

- Traffic Consultant – Mark Baker Consulting

7.3.6 Alternative energy

To ensure the Hospital was sufficiently future proofed, Holloway Partnership were commissioned to evaluate the cost effectiveness of a number of alternative energy sources. They provided installation costs and pay back details on a number of devices which could be utilised. Following the report the Health board have decided to incorporate solar panels into the scheme.

- Alternative Energy consultant – Holloway Partnership

7.3.7 Temporary Works

Due to the age and condition of the existing hospital buildings and the requirement of the works to remove the internal supporting walls whilst maintaining the external structure of the building Bingham Hall have been appointed as temporary works consultant. They will produce all the temporary works designs to ensure the works can be carried out safely and without compromising the structural integrity of the building. They will also produce a construction phasing to accompany the temporary works design.

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- Temporary Works Consultant – Bingham Hall Partnership

7.4 Arrangements for Change Management

PTHB recognises the importance of effective change management and that it requires thoughtful planning and sensitive implementation, and above all, consultation with, and involvement of, the people affected by the changes. The reconfiguration of BDCH represents a number of large organisational changes in order to maximise the clinical efficiency of the hospital. These include:

- The amalgamation of Primary Care services into a single location
- The integration of Primary and Social Care into a community hospital setting
- Supporting integration with community and third sector services
- Increasing capacity
- Changing/modernising working practices
- The use of new and improved technology systems

The staff affected by the changes have been consulted with and understand the need for change, have contributed to how the change will be managed and have been involved in the planning and implementation of the change.

7.4.1 Leadership

Clinical leadership is a crucial ingredient for successful change programmes and has been apparent at all stages. It is invaluable both for the decent design of interventions and for the credibility of change programmes, so that clinicians will embrace the change instead of reacting against it.

BDCH has a clinical lead who has been involved in the project from its inception, attending all meetings in order to engage with PTHB and key stakeholders.

7.4.2 Stakeholder Engagement

A project launch workshop was held at which the design team presented the process to the stakeholders ensuring that the vision for the project was clear and there was a 'shared vision'. It also set out the number of groups required, roles and responsibilities and schedule of user group meetings.

Departmental "Champions" were identified who attended user group meetings. They were a voice for their department, ensuring views were heard and reporting back to the department regarding the progress of the project.

PTHB has worked closely with the design team to ensure that changes in service provision and ways of working are communicated to the building users/stakeholders and that high level policy decisions such as central staff facilities or open plan offices were discussed as early as possible. Workshops were arranged to discuss concerns or conflicting stakeholder requirements and arrange visits to best practice examples.

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7.4.3 Communications

The Communications Sub Group will have the responsibility for ensuring that there is an open, transparent two way communication system in place between stakeholders and those directly involved in the Bro Ddyfi Community Hospital Health and Well-being Project.

7.4.3.1 Objectives

- Promote, support and develop the Project through the proactive communication of key messages as the project progresses with key stakeholders using a variety of communication methods. This includes the production of ongoing regular briefing and information updates to all stakeholders and the production of a specific briefing following each Project Board;
- Prepare regular press releases regarding progress with the project;
- Ensure that the members of the Sub Group report to their own teams and individual organisations regarding progress with the project;
- Act as a point of contact for stakeholders to raise questions or concerns;
- Advise the Project Board of any concerns regarding communications and of corrective actions that may need to be taken.

7.4.3.2 Membership

The Communications Sub Group team shall be a multi-team/agency group, chaired by a member of staff from PTHB North Locality. Membership of the Communications Sub Group will include representatives from:

- Machynlleth Hospital Patients Forum
- Machynlleth Hospital League of Friends
- Community Health Council
- Powys Association of Voluntary Organisations (including individual local voluntary organisations)
- Powys County Council
- Town Council
- GP practice manager(s)
- Project Manager
- North Locality Management Team
- Women & Children's Services
- Mental Health Services
- Patient Services
- Nursing Team (Twymyn Ward)
- Therapy Services

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- Staff Side
- Primary Care

Meetings will be deemed quorate when at least a third (5 in number) of the membership of the Sub Group is present, including the Chair or Vice Chair.

7.4.3.3 Principles

The Communications Sub Group will meet on the same day as the Project Board meeting and more frequently if required during the course of the project to ensure that clear and unambiguous messages about the project are issued.

7.4.4 Decant Sub Group

The Decant sub group has been set up to ensure that suitable decant arrangements are in place to minimise disruption to service delivery during the construction phase. Wilmott Dixon have provided a phasing presentation which will facilitate discussions. Membership of the group includes Project Managers and senior departmental leads as well as representatives from facilities, catering and IT. The group are also responsible for examining the equipment requirements established during the 1:50 process. Agreed equipment lists will be scrutinised to establish which items (if any) can be transferred ensuring that value for money is maintained.

7.4.5 Staff Training and Transition

A communication work stream has been set up, reporting to the Project Board, with a remit to update staff affected and the wider hospital community in relation to the development and progress of the scheme. Affected Services/departments have been offered reference site visits. Similarly staff and stakeholders in the hospital will be given opportunities to view the build process as it develops and will receive training as part of the Project Handover package on the use of specialist equipment. Estates maintenance staff will receive training on the building systems as part of the normal project handover protocols. Induction sessions will be set up on a departmental basis for staff transitioning into new areas as part of the project phasing.

The project has followed 'Soft Landings', the best practice cradle-to-occupation process for the graduated handover of a new or refurbished building, where a period of professional aftercare by the project team is planned for at project inception and carried out post-completion.

7.5 Arrangements for Benefits Realisation

The strategy, framework and plan for dealing with the management and delivery of benefits has been captured in the benefits realisation plan (**Appendix R**). Benefits Realisation Plan states the benefits of the project, the category of each benefit (in economic terms) how they will be measured and quantified, and who is responsible for their realisation.

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The benefits are as outlined in section 3.3.5 and have been identified using Green Book Guidance as follows:

Type	Description
Quantitative (or Quantifiable)	Measureable; for example, £s or numbers of transactions
Cash Releasing	These are financial benefits, for example, avoided spend, reduced cost
Non-Cash Releasing	These are economic benefits, for example, opportunity cost of staff time, etc
Qualitative (or Non-Quantifiable)	Non-measurable, for example, quality improvements such as patient well-being, improved morale, etc

Table 72: Benefit Types

This document focuses on the key benefits which the project is intended to deliver, rather than providing a comprehensive list of all benefits. This plan is a management tool which addresses the specific benefits as a result of the development. An action plan will be developed to deliver the benefits, the results of which will be validated by the Project Board.

As outlined in Welsh Government guidance an evaluation will be undertaken to review and evaluate the success of the project against its original objectives and success criteria. The achievement of these benefits will form the basis of that review. A more in-depth post project evaluation will be carried out 4-6 months after the new facility has been commissioned, and will cover:

- the overall success factors of the project in terms of time and cost
- extent to which the design meets the users' needs
- if the benefits described in the Business Case have been delivered

7.6 Arrangements for Risk Management

The strategy, framework and plan for dealing with the management of risk are as follows:

- Regular Risk workshops have taken place involving key members of the project, design and contractor teams – ensuring early identification of risks and thus reduce their potential impact to an absolute minimum. Benefits of regular risk workshops include:
    - The skill and decision power of the workshop participants is optimised in identifying, analysing and managing project risks
    - The commitment of the key stakeholders to the workshop decisions is secured
    - Project decisions are made in a timely manner
- Risks have been graded appropriately according to probability and impact. The matrix of probability and impact enables the risks to be prioritised in terms of their severity.

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- A Risk Register has been developed and managed by the Project Delivery Team and verified by the Project Board. It provides a systematic and continued process consisting of identification, assessment, monitoring and response to risk in a controlled framework
- Risks have been allocated to the party most able to carry the risk

A copy of the project risk register is included within the attached design annexe (**Appendix H).**

This sets out who is responsible for the management of risks and the required counter measures.

7.7 Arrangements for Post Project Evaluation

7.7.1 Commissioning and Completion

A commissioning/witnessing/inspection plan is to be agreed between the Contractor, Project Manager and Supervisor for formal acceptance of completed construction elements at key stages of each project. This is to include all necessary handover actions, timings and documentation such as:

- Installation checks
- Witnessing and testing
- Commissioning and commissioning results
- the health and safety file
- operation and maintenance manuals
- all certificates

7.7.2 Handover

A handover plan will be formulated and agreed between the Employer, Contractor, Supervisor and Project Manager. The plan will cover matters such as:

- Demonstrations/training
- insurance
- security
- defects reporting procedure
- defects rectification programme
- O&M manuals

The Contract Programme for each phase will include dates for developing the commissioning and handover plan.

7.7.3 Post Project Review

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The primary objective of the post-project review is to identify and feed-back best practice to all parties such that continuous improvement can be sustained.

For each project a formal post-project review workshop will be held with all key stakeholders, consultants and contractors invited to attend and contribute. The output will be a Project Audit Report (PAR) which will compare the outcome of the works against the OBC. Key measurements will include performance in terms of:

- Health and Safety
- Sustainability/environmental performance
- Quality, Programme, Target Cost
- Stakeholder performance – collaborative working
- Employer/End User satisfaction
- Achievement of the critical success factors

The lessons learnt and the activities celebrated for success will be recorded and implemented into future projects to ensure continuous improvement is achieved on future projects.

Date:

Senior Responsible Owner:

Director of Finance:

Chief Executive:

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8 Appendices

8.1 Appendix A: Not Used

8.2 Appendix B: Planning Approval

8.3 Appendix C: S278 Agreement position paper

8.4 Appendix D: Heads of Terms agreement

8.5 Appendix E: Conservation planning approval

8.6 Appendix F: 6 Facet Survey Report

8.7 Appendix G: Condition Photographs

8.8 Appendix H: Design Annexe

8.9 Appendix I: Utilisation Study

8.10 Appendix J: HDUHB Letter of Support

8.11 Appendix K: Sensitivity Analysis

8.12 Appendix L: Economic Appraisals

8.13 Appendix M: SCAPE Major Works Framework Agreement

8.14 Appendix N: SCAPE Social impact

8.15 Appendix O: Llandrindod Social impact Report

8.16 Appendix P: Financial Appraisals

8.17 Appendix Q: Alternative Energies Paper

8.18 Appendix R: Benefits Realisation Plan

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Powys

ARCHITECTS

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended)

Application 18/0056/FUL for Full Planning Permission

Boyes Rees Architects
Mr Morys Loveluck
Fourth Floor Greyfriars House
Cardiff
CF10 3AL

Applicant: Mr Wayne Tannahill

In pursuance of its powers under the above-mentioned Act and Order Powys County Council (hereinafter called "the Council") as local planning authority hereby gives you notice that **FULL PLANNING PERMISSION** is **APPROVED** for the following development, namely:-

Full: Erection of a two storey extension to replace single storey wing, 2 x single storey extensions, erection of gas store building, some demolition works, proposed car park layout alterations and all associated works at Ysbyty Cymedol Bro Dyfi, Maengwyn Street, Machynlleth, Powys SY20 8AD

In accordance with the application and plan submitted to the Council on 13th June 2018 subject to the conditions specified hereunder:-

1 The development shall begin not later than five years from the date of this decision

2 The development shall be carried out in accordance with the following approved plans and documents; TMP 001 Rev 002, 70052623-WSP-00-XX-DR-D-0003 P04, XXBRA0100DRA900101 P3, XXBRAV01ZZDRA02110 (P1), 6590-BHP-XX-XX-DR-C-(60)020, 70052623-WSP-00-XX-DR-D-0003(P04), 900105 revision P1, Phase 1 habitat Survey by Opus dated February 2018, Proposed Mitigation Report produced by WSP UK dated July 2018, Parking and Transport Advice September 2018, Design and Access Statement February 2018,

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3. The access and visibility splays shall be laid out, constructed and maintained strictly in accordance with the submitted plans (drawing no. 70052623-WSP-00-XX-DR-D-0003 P04).

4. No drainage from the development site shall be connected to or allowed to discharge into the trunk road drainage system, and the proposed junction shall be constructed such that the access road does not drain onto the trunk road.

5. The access and visibility requirements shall be substantially complete and available for use prior to the occupation of the proposed development.

6. The proposed construction works shall be completed in accordance with the Construction Traffic Management Plan (Machynlleth Hospital TMP 001 Rev 002).

7. All works and ancillary operations which are audible at the site boundary shall be carried out only between the following hours:

- 0800-1800 hrs Monday to Friday
- 0800-1300 hrs Saturday
- At no time on Sundays and Bank Holidays

Deliveries to and removal of plant, equipment, machinery and waste from the site must also only take place within the permitted hours detailed above."

8. The recommended mitigation measures regarding Bats and Nesting Birds species identified in section 6 of the Bat Emergence and Dawn Survey produced by Opus dated February 2018 and section 7 of the Bat Scoping Survey Report produced by Opus dated February 2017 section 5 of the Extended Phase 1 habitat Survey by Opus dated February 2018 Appendix B of the Addendum Bat 2018 Survey and Proposed Mitigation Report produced by WSP UK dated July 2018 and illustrated on architectural drawing No. 900105 revision P1 produced by Boyes Rees Architects dated 9/8/18 shall be adhered to and implemented in full

9. Prior to the commencement of development a detailed method statement regarding bats species shall be submitted to and approved in writing by the Local Planning Authority the approved measures shall be implemented and adhered to in full.

10. No development shall take place until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall reference the following:

a) Bat Species
b) Great Crested Newts
c) Nesting Birds
d) Biosecurity Measures regarding non-native invasive species
e) Tree Protection Plan (Where considered necessary)

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The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

11. The recommended measures regarding invertebrates, amphibians, reptiles, roosting bats, commuting and foraging bats, nesting birds, hedgehogs and invasive non-native species identified in section 5 of the Extended Phase 1 habitat Survey by Opus dated February 2018 be adhered to and implemented in full.

12. Prior to the commencement of development a detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The submitted landscaping scheme shall include a scaled drawing and a written specification clearly describing the species, sizes, densities and planting numbers proposed as well as aftercare measures. Drawings must include accurate details of any existing trees and hedgerows to be retained with their location, species, size and condition. The scheme shall only take place in accordance with the approved details within the first planting season following the occupation of the approved works.

13. Prior to the commencement of development a detailed lighting design scheme to take into account any impacts on nocturnal wildlife into consideration shall be submitted for written Local Planning Authority approval and implemented as approved and maintained thereafter.

Reasons

1 Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2 To ensure adherence to the plans stamped as approved in the interests of clarity and a satisfactory development

3. To maintain the safety and free flow of trunk road traffic in accordance with policies DM13 and TD1 of the Powys Local Development Plan and TAN 18.

4. To maintain the safety and free flow of trunk road traffic in accordance with policies DM13 and TD1 of the Powys Local Development Plan and TAN 18.

5. To maintain the safety and free flow of trunk road traffic in accordance with policies DM13 and TD1 of the Powys Local Development Plan and TAN 18.

6. To maintain the safety and free flow of trunk road traffic in accordance with policies DM13 and TD1 of the Powys Local Development Plan and TAN 18.

7. To control the level of noise disturbance to neighbouring properties during the construction phase of the development in accordance with DM13 of the Powys LDP.

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8. To comply with Powys County Council's LDP Policies DM2, DM4, DM13 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 9, November 2016), TAN 5: Nature Conservation and Planning and Part 1 Section 6 of the Environment (Wales) Act 2016.

9. To comply with Powys County Council's LDP Policies DM2, DM4, DM13 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 9, November 2016), TAN 5: Nature Conservation and Planning and Part 1 Section 6 of the Environment (Wales) Act 2016.

10. To comply with Powys County Council's UDP Policies DM2 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 9, November 2016), TAN 5: Nature Conservation and Planning and Section 6 of the Environment (Wales) Act 2016.

11. To comply with Powys County Council's LDP Policies DM2, DM4, DM13 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 9, November 2016), TAN 5: Nature Conservation and Planning and Part 1 Section 6 of the Environment (Wales) Act 2016.

12. To comply with Powys County Council's LDP Policies DM2, DM4, DM13 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 9, November 2016), TAN 5: Nature Conservation and Planning and Part 1 Section 6 of the Environment (Wales) Act 2016.

13. To comply with Powys County Council's LDP Policies DM2, DM7 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 9, November 2016), TAN 5: Nature Conservation and Planning and Part 1 Section 6 of the Environment (Wales) Act.

Informative Notes

Conservation Area Consent

A Conservation Area Consent application will need to be submitted to and approved in writing by the Local Planning Authority in relation to the demolition of the existing highway wall in order to achieve adequate visibility splays. To ensure that demolition works within the Conservation Area are not undertaken without Conservation Area Consent in accordance with section 6.14 of TAN24

Welsh Government Transport

The following points should be brought to the attention of the applicant:

1.The applicant shall enter into an Agreement with the Welsh Ministers under Section 278 of the Highways Act 1980 to enable the Applicant to undertake agreed improvement works on the trunk road. This Agreement will contain details of the

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improvement works, construction conditions and financial arrangements under which agreed measures can be put in place, including indemnifying the Welsh Ministers against third party claims. Without such an agreement in place, any consent that may be granted cannot be implemented.

2. The applicant should be advised that all temporary or permanent signage, road markings or traffic orders shall be at the expense of the developer and agreed with the Highway Authority before works commence.

3. Any adjustment, re-siting and / or protection of any statutory undertakers apparatus in the highway shall be undertaken with the prior written consent of the relevant Authority and shall be carried out at the Applicant's own expense.

4. The applicant should note that planning permission does not constitute permission under the Highways Act for various activities that may be associated with the development i.e. use of the highway/footway/verge to: for example; deposit material, deposit skips, erect scaffolding, excavate within the highway or erect traffic management apparatus. Such activities will require the separate consent of the Highway Authority;

5.Any temporary traffic management arrangements required in connection with this application shall be in accordance with Chapter 8 of the Traffic Signs Manual and in accordance with the Safety at Street Works and Road Works Code of Practice, and shall be approved by the highway authority.

6. Road traffic signs in Wales must be bilingual, Welsh above English, and adhere to Welsh Government specifications, see following link for standard details; http://www.traffic-wales.com/traffic_signs.aspx

If you have any further queries, please forward to the following Welsh Government Mailbox NorthandMidWalesDevelopmentControlMailbox@gov.wales

Biodiversity

In addition I recommend inclusion of the following informative:

Warning: An European protected species (EPS) Licence is required for this development
This planning permission does not provide consent to undertake works that require an EPS licence.
It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.
To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at

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https://naturalresources.wales/conservation-biodiversity-and-wildlife/european-protected-species/?lang+en

Bats - Wildlife & Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2010 (as amended)

It is an offence for any person to:

- Intentionally kill, injure or take any bats.
- Intentionally or recklessly damage, destroy or obstruct access to any place that a bat uses for shelter or protection. This is taken to mean all bat roosts whether bats are present or not.

Under the Habitats Regulations it is an offence to:

- Damage or destroy a breeding site or resting place of any bat. This is an absolute offence - in other words, intent or recklessness does not have to be proved.

The applicant is therefore reminded that it is an offence under the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2010 (as amended) that works to trees or buildings where that work involves the disturbance of a bat is an offence if a licence has not been obtained from Natural Resources Wales. If a bat is discovered while work is being undertaken, all work must stop and advice sought from Natural Resources Wales and the Council's Ecologist. You can also call the National Bat helpline on 0345 1300 228 or email enquiries@bats.org.uk

Birds - Wildlife and Countryside Act 1981 (as amended)

All nesting birds, their nests, eggs and young are protected by law and it is an offence to:

- intentionally kill, injure or take any wild bird
- intentionally take, damage or destroy the nest of any wild bird whilst it is in use or being built
- intentionally take or destroy the egg of any wild bird
- intentionally (or recklessly in England and Wales) disturb any wild bird listed on Schedule1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird.

The maximum penalty that can be imposed - in respect of a single bird, nest or egg - is a fine of up to 5,000 pounds, six months imprisonment or both.

The applicant is therefore reminded that it is an offence under the Wildlife and Countryside Act 1981 (as amended) to remove or work on any hedge, tree or building where that work involves the taking, damaging or destruction of any nest of any wild bird while the nest is in use or being built, (usually between late February and late August or late September in the case of swifts, swallows or house martins). If a nest is discovered while work is being undertaken, all work must stop and advice sought from Natural Resources Wales and the Council's Ecologist.

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Great Crested Newts – Wildlife & Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2010 (as amended)

Great Crested Newts are known to be present in the vicinity of the proposed development site. The great crested newt is fully protected under schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of The Conservation of Habitats and Species Regulations 2010 (as amended).

It is therefore an offence to:

- Deliberately capture, injure or kill a great crested newt;
- Deliberately disturb an great crested newt in such a way as to be likely to significantly affect the local distribution, abundance or the ability of any significant group of great crested newts to survive, breed, rear or nurture their young;
- Damage or destroy a great crested newt breeding site or resting place;
- Intentionally or recklessly disturb a great crested newt; or
- Intentionally or recklessly obstruct access to a breeding site or resting place.

If a great crested newt is discovered while work is being undertaken, all work must stop and advice sought from Natural Resources Wales and the Council's Ecologist. This advice may include that a European protected species licence is sought.

Natural Resources Wales

Pollution Prevention

Waste arising from the development must be disposed of in an appropriate manner i.e. to a waste management facility, and where possible it should be recycled. Certain wastes, for example asbestos, are classed as Hazardous Wastes and shall only be disposed of by registered waste carriers to an appropriate facility, licensed to take such wastes.
All works at the site must be carried out in accordance with 'Working at construction and demolition sites' which is available at:
http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/

Storage of medicinal gases

We recommend that the storage of medical gases should be referred to the by The Medicines and Healthcare Products Regulatory Agency (MHRA) and the Health and Safety Executive (HSE) (consultees) prior to the buildings being used for such purpose.

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Major Development – Notification and Publication of Commencement of Development in line with the Planning (Wales) Act 2015 and the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended)

Any planning permission for major developments must give notice of the commencement of development. The notice must be given to the Local Planning Authority before beginning any development and must be in the form set out at the following link; https://gov.wales/docs/desh/publications/160129annex-4-notice-of-development-commencing-en.pdf

A notice must be displayed at all times when development is being carried out and must;

(a) Be in the form set out at the following link or in a form substantially to the like effect https://gov.wales/docs/desh/publications/160129annex-5-notice-to-be-displayed-on-site-en.pdf
(b) Be firmly affixed and displayed in a prominent place at or near the place where the development is being carried out;
(c) Be legible and easily visible to the public without having to enter the site; and
(d) Be printed on durable material

A Building regulations application may be required, please contact Building Regulations on 01874 612290.

The date on which this permission is **APPROVED** is . 04.03.2019

K M Yorston

Ken Yorston
Interim Head of Property, Planning and Public Protection
Pennaeth Dros Dro – Eiddo, Cynllunio a Gwarchod y Cyhoedd

Croesewir gohebiaeth yn y Gymraeg a'r Saesneg/Correspondence welcomed in Welsh and English

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Notes

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he/she may appeal to the National Assembly in accordance with Section 78 of the Town and Country Planning Act 1990. If the application is for householder development or minor commercial development you have 3 months to appeal, for any other applications or appeals against conditions you have 6 months to appeal. Appeals must be made on a form obtainable from the Planning Inspectorate, Cathays Park, Cardiff CF10 3NQ. The National Assembly has power to allow a longer period for the giving of a notice of appeal but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The National Assembly is not required to entertain an appeal if it appears that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any direction given under the order. It does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by it.

2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the National Assembly, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council in which the land is situated, a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the National Assembly on appeal or on a reference of the application to it. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

4. Failure to adhere to the details of the approved proposals for development contained in this application or to comply with any conditions or limitations subject to which this permission was granted will constitute a breach of planning control which may result in the local planning authority serving an enforcement notice requiring the breach to be remedied under Section 172 of the Town and Country Planning Act 1990.

Challenging the decision - Judicial Review

A Judicial Review is a legal review of a planning authority's decision to grant planning permission. The review happens in the High Court and looks at whether the decision made by the local planning authority was fair. The review process looks at the way that the decision was made – it does not consider the conclusion that was reached by the planning authority.

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If you are considering going down the route of judicial review, please go to the following link for more detailed guidance;
https://www.gov.uk/guidance/administrative-court-bring-a-case-to-the-court
Do seek legal advice before starting the judicial review process as you may have to pay costs if the review of the decision fails.

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18/0056/FUL
IMPORTANT – Please read carefully the notes below

Failure to comply could make the development hereby permitted unauthorised.

1) This consent is granted in strict accordance with the approved plans:

a) ANY VARIATION from the approved plans after commencement of the development, irrelevant as to the degree of variation, will be constituted as unauthorised development and may be liable to enforcement action.
b) You or your agent or any other person responsible for implementing this permission should inform the Case Officer immediately of any proposed variation from the approved plans and you or they will be informed as to the best method to resolve the matter.

2) This consent is granted subject to conditions and it is the owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond:

a) If there is a condition that requires work to be carried out or matters to be approved prior to the commencement of the development this is called a "condition precedent".
b) If a "condition precedent" is not complied with, the whole of the development will be unauthorised, you may be liable to enforcement action
c) In addition if a condition precedent is breached, the development is unauthorised and the only way to rectify the breach is the submission of a new application.
d) If any other type of condition is breached then you will be liable to a Breach of Condition Notice.

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Section 278 Junction Improvement Works and Associated Local Highway Enhancements at the Adjacent A489

1. Introduction

Bingham Hall Partnership Limited has been commissioned as part of the Willmot Dixon Construction design team, to provide the consulting civil and structural engineering services with respect to the proposed refurbishment and remodelling works at Bro Dyfi Community Hospital, Machynlleth.

The development proposals comprise the upgrade of the front southern most block of the hospital which is fundamental in addressing estate compliance and fabric issues, together with a clinical reconfiguration/refurbishment of the area in order to support Powys Teaching Health Boards plans to integrate primary care services onto the site and establish the hospital as a health and wellbeing facility for the local community. The facility will also provide a base for health, local authority and third sector teams, encouraging improved integration and efficiency and creating a community 'hub' to improve access to health and social care, wellbeing, prevention and health promotion facilities.

The detailed civil and structural elements of the scheme are outlined below:-

- Refurbishment of the north eastern car park.
- Formalisation of the southern most car parking fronting the A459 to the south.
- **Junction improvement works and associated local highway enhancements at the adjacent A489.**
- Enhancement of particular areas of external works including the development of a landscaped courtyard area, additional linking footpaths and various local enhancements to landscaping.
- The partial demolition of the southern most former workhouse block, the southern and eastern facades being partially retained, and the construction of a new steel framed replacement block, integrating the retained facades within the construction.
- Local remodelling and refurbishment works to the existing kitchen, reception, mental health and mortuary areas.

2. Section 278

History: Full Planning Permission for the initial scheme developed by the Kier Team was approved by a notice issued by Powys County Council dated 4th March 2019, Planning Reference 18/0056/FUL.

Condition 3 of this Notice states *'The access and visibility splays shall be laid out, constructed and maintained strictly in accordance with the submitted plans (drawing No 70052623-WSP-00-XX-DR-D-003 P04)*'.

The above noted drawing is part of a set of drawings prepared by Messrs WSP UK Limited and issued to the statutory designated Highway Authority outlining the above noted junction improvement works. Additionally, four number departures from standards were identified by the WSP design. A departure from standard refers to a non-compliance with a mandatory requirement of a standard or specification in respect of design, maintenance, operation and improvement of highways.

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Scope of works: The above scheme proposals facilitate the widening of the length of A489 between the junctions of the southern extension of Tregarth/The Forge and the western most extent of the property known as Llys Tudor to accommodate a right turning lane, thus forming a ghost island junction. The junction of the main hospital access drive is to be widened. The scheme aim is to:-

- Facilitate improved access to the hospital.

- Provide a right turn lane which will reduce delay for through traffic and improve network journey time reliability.
- Improve the existing junction visibility by setting back boundary walls.
- Improve the visibility and conspicuousness of the adjacent junctions.

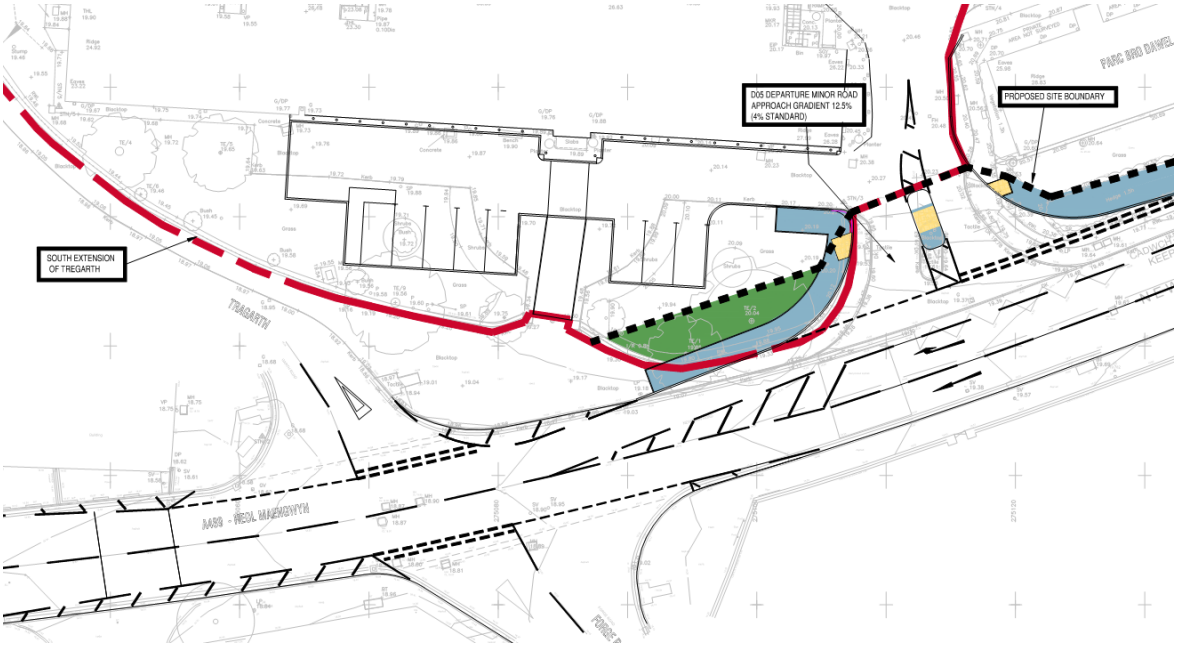
The A489 is designated a trunk road, and as such, the above works will be undertaken under a Section 278 Agreement (Highways Act 1980), The Welsh Government being the statutory designated Highway Authority for the Motorway and Trunk Road Network in Wales (WGMTRN).

Developed Design & Departures from Standards: Bingham Hall Partnership Limited has led the development of the WSP scheme in close consultation with WGMTRN.

The recent development of the scheme has highlighted the requirement for a further fifth departure from standard.

Departures from Standard (Derogations) are listed below:-

1. Departure No D01 Junction Visibility to the left.
2. Departure No D02 Junction Visibility to the right.
3. Departure No D03 Forward Junction Visibility to the junction from a minor arm.
4. Departure No D04 Ghost Island Declaration Lane Length.
5. Departure No D05 The Proposed Hospital Access Road within 15m of the junction will not achieve the desirable minimum gradient.



Extract from the Departures drawing indicated

The departures from standard have become necessary due to the fact that the scheme is associated with an existing length of highway which has physical constraints which are either not practicable or financially viable to overcome.

Detailed design development: to meet the demands of the programme and Trunk Road agency design check approvals, Bingham Hall have continued to develop the detailed design into RIBA stage 4b and 5.

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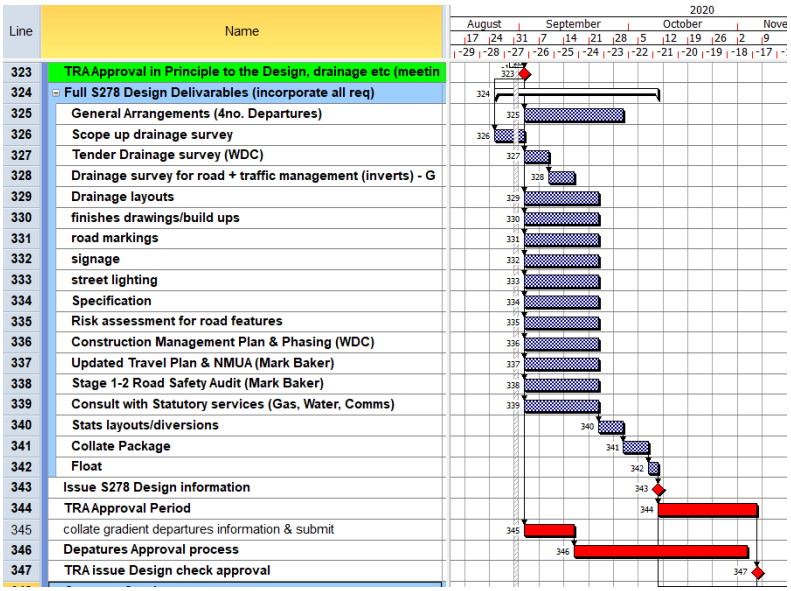
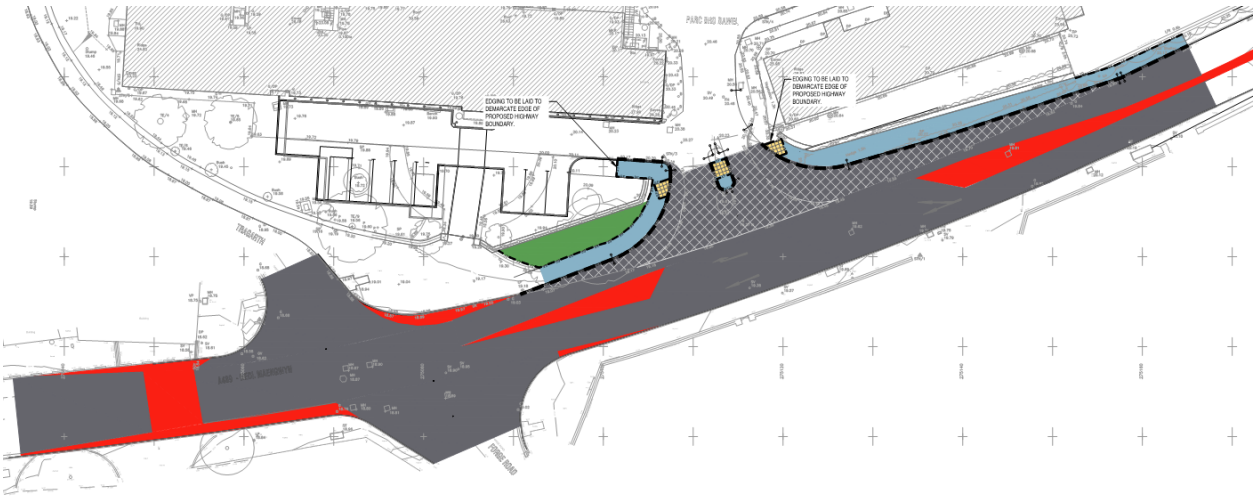
Monthly meetings have been taking place with the Trunk Road Agency their internal specialist advisory team and Capita, to review and comment on the developing design to ensure approval in principle is achieved prior to the formal submission being made, and enable any developments to be included in the ongoing market testing as appropriate, ultimately reducing risks.



These design review meetings have covered in detail the following:

- Departures from standard
- Finishes and build ups
- Footpath widths, gradients and interface with the existing hospital and Residential properties
- Construction build-ups and specifications
- Road Markings
- Street lighting, where a specialist designer has been employed to develop the scheme
- Signage (late feedback received)
- Drainage layout, where further underground surveys have been commissioned to verify design connection points
- Risk assessments for road features
- Travel Plan, where specialist consultant Mark Baker has been commissioned to carry out additional services:
- Updated Travel Plan, including extraction of relevant information to respond to Acoustic queries with regard the Health Boards Land purchase
- Road safety Audits,
- Non-Motorised Users Audit (NMUA)

Statutory services have been consulted with fees payments made



Extract of the developing S278 finishes drawing indicating the extent of the works

S278 programme: Maintaining a programme of activities for the S278 design development and legal processes involved are challenging due to the amount of specialist consultees involved at various stages, however a detailed programme has been developed based around the processes involved, advised timescales by the TRA and embargo dates to sequence the construction works around which has been agreed with the TRA.

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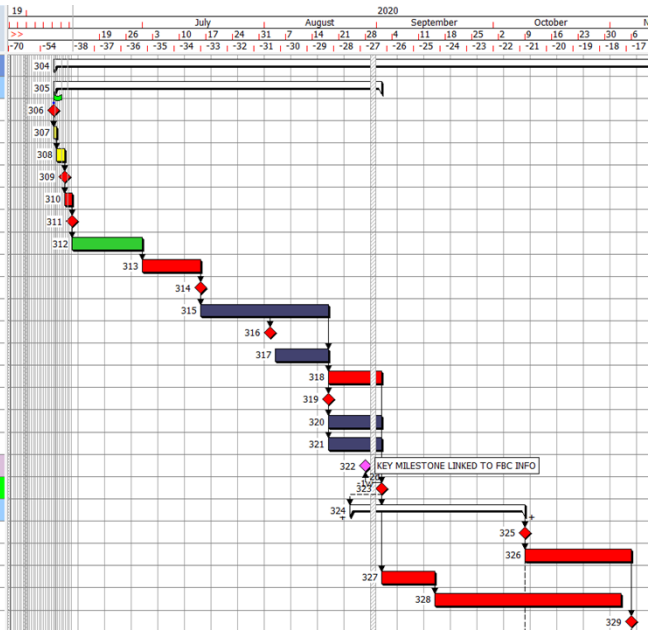
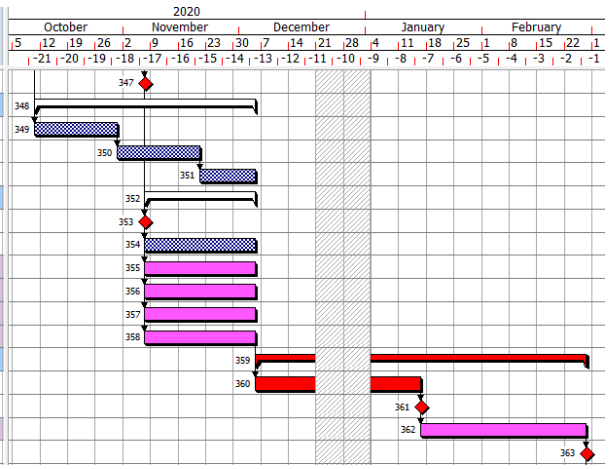
Name	Duration	Start	Finish
Section 278 process & works	78w	Mon 06/04/20	Fri 29/10/21
Design in Principle process	20w 2d	Mon 06/04/20	Tue 01/09/20
Commence S278 works design		Mon 06/04/20 *	Mon 06/04/20
Review WSP design	1w	Mon 06/04/20	Tue 14/04/20
RIBA stage 3 General arrangements & Departures Plans	4w	Wed 15/04/20	Wed 13/05/20
Issue design to WG Trunk Road Agency		Thu 14/05/20	Thu 14/05/20
Trunk Road agency Review period	3w 3d	Thu 14/05/20	Tue 09/06/20
Consult with Trunk Road Agency on departures (meeting)		Wed 10/06/20	Wed 10/06/20
Develop RIBA stage 4A Design	3w	Wed 10/06/20	Tue 30/06/20
Review Period by Trunk Road Agency & Capita	2w 1d	Wed 01/07/20	Wed 15/07/20
Meeting with Trunk Road Agency North & Mid Wales special		Thu 16/07/20	Thu 16/07/20
Develop RIBA stage 4B Detailed Design	4w 4d	Thu 16/07/20	Tue 18/08/20
Progress meeting with TRA		Tue 04/08/20	Tue 04/08/20
Highways Specification	2w	Wed 05/08/20	Tue 18/08/20
TRA Review Period	1w 4d	Wed 19/08/20	Tue 01/09/20
Trunk Road Agency Approval of Traffic survey requirements		Wed 19/08/20	Wed 19/08/20
Update Travel Plan (Mark Baker)	1w 4d	Wed 19/08/20	Tue 01/09/20
produce Non Motised Users Audit (Mark Baker)	1w 4d	Wed 19/08/20	Tue 01/09/20
Approval In Principle letter for Land Transfer		Fri 28/08/20	Fri 28/08/20
TRA Approval in Principle to the Design, drainage etc (meetin		Wed 02/09/20	Wed 02/09/20
Full S278 Design Delivarables (incorporate all req)	6w 2d	Tue 25/08/20	Thu 08/10/20
Issue S278 Design information		Fri 09/10/20	Fri 09/10/20
TRA Approval Period	4w	Fri 09/10/20	Thu 05/11/20
collate gradient departures information & submit	2w	Wed 02/09/20	Tue 15/09/20
Depatures Approval process	7w	Wed 16/09/20	Tue 03/11/20
TRA issue Design check approval		Fri 06/11/20	Fri 06/11/20



Extract from programme indicating early RIBA stage 4A to obtain Approval in Principle and used for Market Testing

Line	Name	Duration	Start	Finish
347	TRA issue Design check approval		Fri 06/11/20	Fri 06/11/20
348	Statutory Services	8w	Fri 09/10/20	Thu 03/12/20
349	Issue C3 (draft estimate) & C4 (COP) forms for stats (WDC)	3w	Fri 09/10/20	Thu 29/10/20
350	Stats responses	3w	Fri 30/10/20	Thu 19/11/20
351	Stats meetings & final quotes	2w	Fri 20/11/20	Thu 03/12/20
352	Payment & Legals	4w	Fri 06/11/20	Thu 03/12/20
353	Commence Legals		Fri 06/11/20	Fri 06/11/20
354	Public Liability Insurance £10m (WDC)	4w	Fri 06/11/20	Thu 03/12/20
355	PTHB Pay S278 fees for legals, approval (5%), Inspection (5	4w	Fri 06/11/20	Thu 03/12/20
356	PTHB Pay Commuted sums to TRA (maintaince next 20 year	4w	Fri 06/11/20	Thu 03/12/20
357	PTHB Enter into S278 Bond for 110% of works value	4w	Fri 06/11/20	Thu 03/12/20
358	PTHB Legal agreement for Land Transfer	4w	Fri 06/11/20	Thu 03/12/20
359	S278 Approvals/Agreement	10w	Fri 04/12/20	Fri 26/02/21
360	TRA Review & Approval Period	4w	Fri 04/12/20	Thu 14/01/21
361	TRA Issue Pre commencement Certificate		Fri 15/01/21	Fri 15/01/21
362	PTHB/TRA Enter into S278 Agreement (Legals)	6w	Fri 15/01/21	Thu 25/02/21
363	S278 Agreement in Place		Fri 26/02/21	Fri 26/02/21



Extract from final S278 agreement process

Key dates

- **Design submission:** Mid October 2020. Following completing of RIBA stage 4A, the design has developed to complete the required deliverables listed above and on the included detailed programme with a programmed submission of the design deliverables. The additional departures will be submitted in tandem for a coordinated

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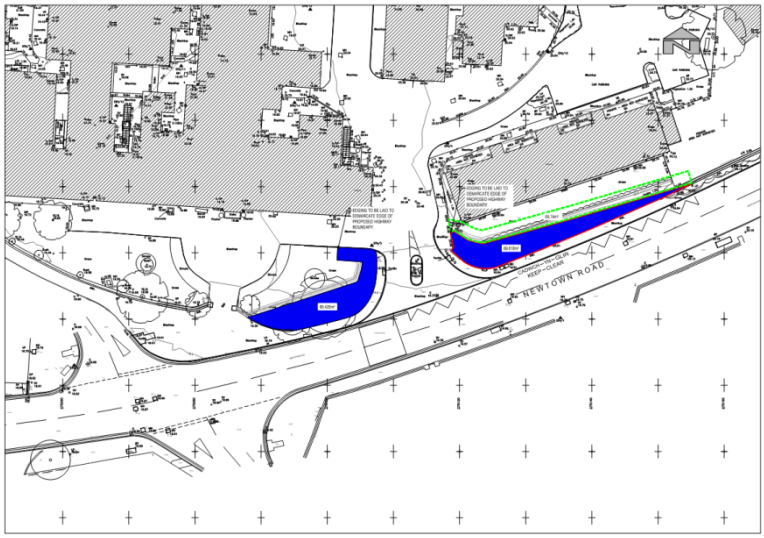
- **Design check approval:** 6th November 2020. Issued by the TRA.

- **Payments & Legals:** Complete 12th December 2020. This includes the Land Transfer between Powys Teaching Health Board & Wales & West Housing Association), outline in Red opposite.

- **S278 Pre-commencement certificate issued:** 15th January 2021. Following full review by the TRA.



LAND PURCHASE BOUNDARY PLAN.

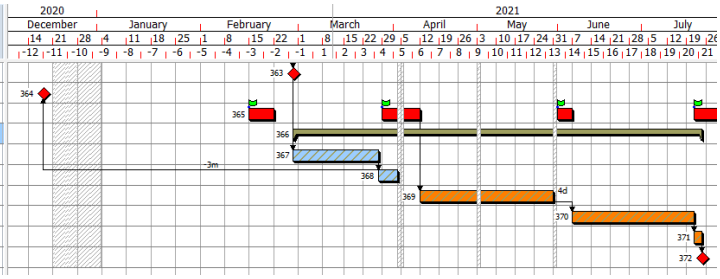
- **S278 Agreement in Place:** 26 February 2021. Following legal process, 6 weeks allowed.

Construction Works: once the S278 agreement is in place and the Conservation Area consent condition has been satisfied, the programme of works has been developed around the embargo dates set on the Main trunk road to avoid disruption during holidays periods.

Following a short mobilisation period for the S278 approved contractor, temporary works and traffic lights will be set up late March 2021 with works commencing on 12th April 2021, with a short mid works break during the June half with a switch to the area of working around the junction.

The works are programmed for handover on 23rd July 2021.

Line	Name	Duration	Start	Finish
363	**S278 Agreement in Place**		**Fri 26/02/21**	**Fri 26/02/21**
364	Application for portable traffic signals		Thu 17/12/20	Thu 17/12/20
365	**Embargo dates for works**	**10w 2d**	**Mon 15/02/21**	**Fri 29/10/21**
366	**Section 278 Construction Works**	**20w 1d**	**Fri 26/02/21**	**Fri 23/07/21**
367	Mobilse	4w	Fri 26/02/21	Thu 25/03/21
368	Establish alternative access onto hospital site and position road/d	1w	Fri 26/03/21	Thu 01/04/21
369	Realign pavement and road lines Eastbound	6w 4d	Mon 12/04/21	Fri 28/05/21
370	Realign pavement and road lines Westbound	6w 2d	Mon 07/06/21	Tue 20/07/21
371	Remove Traffic signals	2d	Wed 21/07/21	Thu 22/07/21
372	Handover S278 Road works		Fri 23/07/21	Fri 23/07/21



Extract from construction activities high level programme.

Cost Allowances: Please refer to full Powys Teaching Health Boards FBC document for details on the cost allowances, which will include the S278 construction works, land transfer deal and legal fees and so on.

Risks Mitigation:

- **Design:** Risk mitigation measures have been put in place by early continuity of the RIBA stage 4B/5 design during the FBC development stage, where adjustments to the market tested design have been made. Where the design is still developing such as final signage details, any statutory service diversions, drainage survey results, provisional sums of money have been allocated to account for these items and any further unknowns.

- Approval in principle of the design departures discussed has been agreement with no adverse feedback.

- **Programme:** Regular meeting with the TRA have continued to maintain the programme of approvals required and develop an agreeable programme for the construction activities.

- **Land Transfer:** PTHB and W&WHA have fast tracked the Land deal with legal agreements made in principle, which has been backed up by surveys and reports on the S278 impact.

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HEADS OF TERMS

LAND ADJACENT TO BRO DDYFI HOSPITAL, MACHYNLLETH

1. Seller

Wales and West Housing Association
Archway House
77 Parc Tŷ Glas
Llanishen
Cardiff
CF14 5DU

Contact: Owen Jones, Regional Asset Manager (West)
Telephone: 07917 352364
E-mail: owen.jones@wwha.co.uk

2. Buyer

Powys Teaching Health Board
Glasbury House
Bronllys Hospital
Bronllys
Powys
LD3 0LU

Contact: Wayne Tannahill, Assistant Director of Estates and Property
Telephone: 01874 712650
E-mail: wayne.tannahill@wales.nhs.uk

3. Seller's Solicitors

Wales and West Housing Association

Contact: Dorrett Evans
Telephone: 07970674932
E-mail: Dorrett.Evans@wwha.co.uk

4. Buyer's Solicitors

NHS Wales Shared Services Partnership - Legal & Risk Services
Companies House
Crown Way
Cardiff
CF14 3UB

Contact: TBC
Telephone 02920 90****
E-mail: TBC
DX: TBC

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5. Property

The subject Property comprises the land shown edged red on the attached plan, amounting to approximately 90 square metres.

6. Price

The Purchase Price will be determined by a Chartered Surveyor jointed appointed by the Parties under the principles of the Land Transfer Protocol.

7. Mitigation Costs

The Buyer will bear the Sellers costs of reasonable mitigation works, as agreed between the Parties as necessary to protect its adjoining property, Parc Bro Dawel, from detrimental effects of the Buyer's new visibility splay.

8. Use

The Property will be used for the development of a new visibility splay at the entrance to Bro Ddyfi Hospital and associated works.

9. Access

The Buyer will be granted a Licence for access over the land shown dotted green on the attached plan, comprising approximately 70 square metres of the Sellers retained land. The Licence will be for the period of construction of a replacement retaining wall on the Sellers land - timetable to be agreed.

The construction of the wall will be in accordance with statutory consents and plans and specifications agreed between the parties. The Seller will be responsible for the maintenance of the retaining wall on completion.

The land will be made good to the Sellers reasonable requirements on completion of the construction works.

10. Timescales

The timescales for exchange of contracts and completion of the transaction will be agreed between the Parties once a market value figure has been determined by the jointly appointed Surveyor and agreed between the Parties.

11. Costs

The Buyer will bear the Seller's reasonable costs in this matter including Surveyor, Legal, and Acoustic Consultant. All costs and variations must be agreed by the Buyer before commissioning.

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12. Subject to:-

a) Contract

b) Formal approval by Powys Teaching Health Board
c) Formal approval by the Board of Wales & West Housing
d) Approval of the Buyer's business case by the Welsh Government

Signed by: Wales and West Housing Association

Name Stuart Epps

Date 21st September 2020

Signed by Powys Teaching Health Board

Name Hayley Thomas

Date 25th September 2020

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Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended)

Application 20/0857/REM for Full Planning Permission

Stride Treglown
Ms Coral Ducroq
Stride Treglown
Treglown Court
Dowlais Road
CARDIFF
CF24 5LQ
United Kingdom

Applicant: .

In pursuance of its powers under the above-mentioned Act and Order Powys County Council (hereinafter called "the Council") as local planning authority hereby gives you notice that **FULL PLANNING PERMISSION** is **APPROVED** for the following development, namely:-

Variation on conditions 2 and 3 from planning permission 18/0056/FUL in relation to plans and access at Bro Ddyfi Community Hospital, Maengwyn Street, Machynlleth, SY20 8AD

In accordance with the application and plan submitted to the Council on 5th June 2020 subject to the conditions specified hereunder:-

1. The development shall begin not later than five years from the date of this decision

2. The development shall be carried out in accordance with the following approved plans and documents;

- Planning, Design and Access Statement
- Heritage Impact Statement
- BDH-STL-V1-ZZ-DR-A-0900-Site Location Plan
- BDH-STL-V1-ZZ-DR-A-0902-Proposed Site Plan
- BDH-STL-V1-ZZ-DR-A-0201-Proposed Elevations
- BDH-STL-00-GF-DR-A-D001-Ground Floor Existing and Demolition

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- BDH-STL-00-FF-DR-A-D002-First Floor Existing and Demolition
- BDH-STL-00-ZZ-DR-A-D003-Roof Existing and Demolition
- BDH-STL-V1-ZZ-DR-A-0100-Ground Floor Existing & Proposed – Planning
- BDH-STL-V1-ZZ-DR-A-0101-First Floor Existing & Proposed – Planning
- BDH-STL-V1-ZZ-DR-A-0102-Roof Existing & Proposed – Planning
- BDH-BHPL-VE-XX-DR-C-(70)003A
- BDH-BHPL-VE-XX-DR-C-(70)004
- Noise Planning Report – April 2020
- Tree plans
- Proposed Carparking Layout BDH - BHP - VE - XX - DR - C - (60) 001
- BDH-STL-V1-ZZ-DR-A-0910 - PL_P65
- Machynlleth Hospital TMP 001 Rev 01 dated 03/08/2020

3. The access shall be laid out, constructed and maintained strictly in accordance with the submitted plans (drawing no. Proposed Carparking Layout BDH - BHP - VE - XX - DR - C - (60) 001).

4. No drainage from the development site shall be connected to or allowed to discharge into the trunk road drainage system, and the proposed junction shall be constructed such that the access road does not drain onto the trunk road.

5. The access and visibility requirements shall be substantially complete and available for use prior to the occupation of the proposed development.

6. The proposed construction works shall be completed in accordance with the Construction Traffic Management Plan (Machynlleth Hospital TMP 001 Rev 01 dated 03/08/2020).

7. All works and ancillary operations which are audible at the site boundary shall be carried out only between the following hours:

- 0800-1800 hrs Monday to Friday
- 0800-1300 hrs Saturday
- At no time on Sundays and Bank Holidays

Deliveries to and removal of plant, equipment, machinery and waste from the site must also only take place within the permitted hours detailed above."

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8. Prior to felling or any other works to the sycamore tree identified as T474 in the Arboricultural Report by ArbTS Ltd, dated 4th May 2020, an inspection shall be undertaken by a suitably experienced and qualified ecologist to confirm the absence of roosting bats. Should presence of roosting bats be confirmed no works to the tree shall be undertaken until the necessary European Protected Species licence has been obtained from NRW.

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9. The demolition, shall be undertaken in strict accordance with the mitigation and enhancement measures for bats and nesting birds identified on Ecology Plan – Bird & Bat Provisions, Drawing no. BDH-STL-V1-ZZ-DR-A-0910, Revision PL_P65, and in section 5 of the Extended Phase 1 habitat Survey by Opus, dated February 2018, and in section 4 and Appendix 3 of the Update Bat and Extended Phase 1 Survey Report by Link Ecology Ltd, dated August 2020. The measures identified shall be adhered to and implemented in full and maintained thereafter.

10. Prior to the commencement of development, including demolition, vegetation and tree clearance, a detailed method statement regarding bat species shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented and adhered to in full.

11. The recommended measures regarding invertebrates, amphibians, reptiles, roosting bats, commuting and foraging bats, nesting birds, hedgehogs and invasive non-native species identified in section 5 of the Extended Phase 1 habitat Survey by Opus, dated February 2018 shall be adhered to and implemented in full.

12. Prior to commencement of development, including demolition, vegetation and tree clearance, a waxcap grassland translocation and aftercare plan shall be submitted to the Local Planning Authority and approved in writing. The approved plan shall be adhered to and implemented in full.

13. No development, including demolition, shall take place until a construction environmental management plan (CEMP) for biodiversity has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall reference the following:

a) Bat Species
b) Great Crested Newts (including amphibian identification)
c) Nesting Birds
d) Biosecurity Measures regarding non-native invasive species
e) Tree Protection Plan

and include measures to be taken if animals are found on site and preventative measures to avoid inadvertent trapping of animals in the area of works. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

14. All development, including demolition, shall take place strictly in accordance with the Arboricultural Method Statement and Tree Protection Plan in section 6 and Appendix 4 respectively of the Arboricultural Report by ArbTS Ltd, dated 4th May 2020.

15. Prior to the commencement of development a detailed lighting design scheme to take into account any impacts on nocturnal wildlife into consideration shall be submitted for written Local Planning Authority approval and implemented as approved and maintained thereafter.

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Reasons

1 Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2 To ensure adherence to the plans stamped as approved in the interests of clarity and a satisfactory development

3. To maintain the safety and free flow of trunk road traffic in accordance with policies DM13 and TD1 of the Powys Local Development Plan and TAN 18.

4. To maintain the safety and free flow of trunk road traffic in accordance with policies DM13 and TD1 of the Powys Local Development Plan and TAN 18.

5. To maintain the safety and free flow of trunk road traffic in accordance with policies DM13 and TD1 of the Powys Local Development Plan and TAN 18.

6. To maintain the safety and free flow of trunk road traffic in accordance with policies DM13 and TD1 of the Powys Local Development Plan and TAN 18.

7. To control the level of noise disturbance to neighbouring properties during the construction phase of the development in accordance with DM13 of the Powys LDP.

8. To comply with Powys County Council's LDP Policies DM2, DM4, DM13 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 10, December 2018), TAN 5: Nature Conservation and Planning and Part 1 Section 6 of the Environment (Wales) Act 2016.

9. To comply with Powys County Council's LDP Policies DM2, DM4, DM13 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 10, December 2018) TAN 5: Nature Conservation and Planning and Part 1 Section 6 of the Environment (Wales) Act 2016.

10. To comply with Powys County Council's UDP Policies DM2 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 10, December 2018) TAN 5: Nature Conservation and Planning and Section 6 of the Environment (Wales) Act 2016.

11. To comply with Powys County Council's LDP Policies DM2, DM4, DM13 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 10, December 2018) TAN 5: Nature Conservation and Planning and Part 1 Section 6 of the Environment (Wales) Act 2016.

12. To comply with Powys County Council's LDP Policies DM2, DM4, DM13 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 9, November 2016), TAN 5: Nature Conservation and Planning and Part 1 Section 6 of the Environment (Wales) Act 2016.

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13. To comply with Powys County Council's LDP Policies DM2, DM7 in relation to

The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 10, December 2018), TAN 5: Nature Conservation and Planning and Part 1 Section 6 of the Environment (Wales) Act.

14. To comply with Powys County Council's LDP Policies DM2 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 10, December 2018), TAN 5: Nature Conservation and Planning and Part 1 Section 6 of the Environment (Wales) Act.

15. To comply with Powys County Council's LDP Policies DM2, DM7 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 10, December 2018) TAN 5: Nature Conservation and Planning and Part 1 Section 6 of the Environment (Wales) Act.

Informative Note

Biodiversity

Warning: A European protected species (EPS) Licence is required for this development.

This planning permission does not provide consent to undertake works that require an EPS licence.
It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.

To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at https://naturalresources.wales/permits-and-permissions/protectedspecies-licensing/european-protected-species-licensing/?lang=en

Bats - Wildlife & Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017.

It is an offence for any person to:

• Intentionally kill, injure or take any bats.
• Intentionally or recklessly damage, destroy or obstruct access to any place that a bat uses for shelter or protection. This is taken to mean all bat roosts whether bats are present or not.

Under the Habitats Regulations it is an offence to:
• Damage or destroy a breeding site or resting place of any bat. This is an absolute offence - in other words, intent or recklessness does not have to be proved.

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The applicant is therefore reminded that it is an offence under the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species

Regulations 2017 (as amended) that works to trees or buildings where that work involves the disturbance of a bat is an offence if a licence has not been obtained from Natural Resources Wales. If a bat is discovered while work is being undertaken, all work must stop and advice sought from Natural Resources Wales and the Council's Ecologist. You can also call the National Bat helpline on 0345 1300 228 or email enquiries@bats.org.uk.

Birds – Wildlife and Countryside Act 1981 (as amended)
All nesting birds, their nests, eggs, and young are protected by law and it is an offence to:

- intentionally kill, injure or take any wild bird
- intentionally take, damage or destroy the next of any wild bird whilst it is in use or being built
- intentionally take or destroy the egg of any wild bird
- intentionally (or recklessly in England and Wales) disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young on such a bird.

The maximum penalty that can be imposed - in respect of a single bird, nest or egg - is a fine of up to 5,000 pounds, six months imprisonment or both.
The applicant is therefore reminded that it is an offence under the Wildlife and Countryside Act 1981 (as amended) to remove or work on any hedge, tree or building where that work involves the taking, damaging or destruction of any nest of any wild bird while the nest is in use or being built (usually between late February and late August or late September in the case of swifts, swallows or house martins). If a nest is discovered while work is being undertaken, all work must stop, and advice sought from Natural Resources Wales and the Council's Ecologist.

Protected Species
Work should halt immediately and Natural Resources Wales (NRW) contacted for advice in the event that protected species are discovered during the course of the development. To proceed without seeking the advice of NRW may result in an offence under the Conservation of Habitats and Species Regulations 2017 and/or the Wildlife & Countryside Act 1981 (as amended) being committed. NRW can be contacted by phone at 0300 065 3000.

Major Development – Notification and Publication of Commencement of Development in line with the Planning (Wales) Act 2015 and the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended)

Any planning permission for major developments must give notice of the commencement of development. The notice must be given to the Local Planning Authority before beginning any development and must be in the form set out in Schedule 5A of the Town and Country (Development Management Procedure) (Wales) (Amendment) Order 2016;

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A notice must be displayed at all times when development is being carried out and must;
(a) Be in the form set out at in Schedule 5B of the Town and Country (Development Management Procedure) (Wales) (Amendment) Order 2016 or in a form substantially to the like effect
(b) Be firmly affixed and displayed in a prominent place at or near the place where the development is being carried out;
(c) Be legible and easily visible to the public without having to enter the site; and
(d) Be printed on durable material

A Building regulations application may be required, please contact Building Regulations on 01874 612290.

The date on which this permission is **APPROVED** is: **25th September 2020**

Gwilym Davies
Head of Property, Planning and Public Protection
Pennaeth Eiddo, Cynllunio a Gwarchod y Cyhoedd

Croesewir gohebiaeth yn y Gymraeg a'r Saesneg/Correspondence welcomed in Welsh and English

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Notes

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he/she may appeal to the National Assembly in accordance with Section 78 of the Town and Country Planning Act 1990. If the application is for householder development or minor commercial development you have 3 months to appeal, for any other applications or appeals against conditions you have 6 months to appeal. Appeals must be made on a form obtainable from the Planning Inspectorate, Cathays Park, Cardiff CF10 3NQ. The National Assembly has power to allow a longer period for the giving of a notice of appeal but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The National Assembly is not required to entertain an appeal if it appears that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any direction given under the order. It does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by it.

2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the National Assembly, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council in which the land is situated, a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the National Assembly on appeal or on a reference of the application to it. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

4. Failure to adhere to the details of the approved proposals for development contained in this application or to comply with any conditions or limitations subject to which this permission was granted will constitute a breach of planning control which may result in the local planning authority serving an enforcement notice requiring the breach to be remedied under Section 172 of the Town and Country Planning Act 1990.

Challenging the decision - Judicial Review

A Judicial Review is a legal review of a planning authority's decision to grant planning permission. The review happens in the High Court and looks at whether the decision made by the local planning authority was fair. The review process looks at the way that the decision was made – it does not consider the conclusion that was reached by the planning authority.

If you are considering going down the route of judicial review, please go to the following

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link for more detailed guidance;
https://www.gov.uk/guidance/administrative-court-bring-a-case-to-the-court
Do seek legal advice before starting the judicial review process as you may have to pay costs if the review of the decision fails.

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20/0857/REM
IMPORTANT – Please read carefully the notes below

Failure to comply could make the development hereby permitted unauthorised.

1) This consent is granted in strict accordance with the approved plans:

a) ANY VARIATION from the approved plans after commencement of the development, irrelevant as to the degree of variation, will be constituted as unauthorised development and may be liable to enforcement action.
b) You or your agent or any other person responsible for implementing this permission should inform the Case Officer immediately of any proposed variation from the approved plans and you or they will be informed as to the best method to resolve the matter.

2) This consent is granted subject to conditions and it is the owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond:

a) If there is a condition that requires work to be carried out or matters to be approved prior to the commencement of the development this is called a “condition precedent”.
b) If a “condition precedent” is not complied with, the whole of the development will be unauthorised, you may be liable to enforcement action
c) In addition if a condition precedent is breached, the development is unauthorised and the only way to rectify the breach is the submission of a new application.
d) If any other type of condition is breached then you will be liable to a Breach of Condition Notice.

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Planning (Listed Buildings and Conservation Areas) Act 1990

Application 20/0858/CAC for Conservation Area Consent

Stride Treglown
Ms Coral Ducroq
Stride Treglown
Treglown Court
Dowlais Road
CARDIFF
CF24 5LQ
United Kingdom

Applicant: .

In pursuance of its powers under the above-mentioned Act and Order Powys County Council (hereinafter called "the Council") as local planning authority hereby gives you notice that **Conservation Area Consent** is **APPROVED** for the following, namely:-

Demolition of workhouse building with exception of front and eastern walls (modification to conservation area consent P/2018/0496) western single storey extension building and selected parts of rear wings of the building. at Bro Ddyfi Community Hospital, Ambulance Station , Maengwyn Street, Machynlleth, SY20 8AD

In accordance with the application and plan submitted to the Council on 5th June 2020 subject to the conditions specified hereunder:-

1. The development shall begin not later than five years from the date of this decision.

2. The development shall be carried out in accordance with the following approved plans and documents:

- Heritage Impact Statement
- BDH-STL-V1-ZZ-DR-A-0090-Site Location Plan (HIS)
- BDH-STL-V1-ZZ-DR-A-0902-Proposed Site Plan
- BDH-STL-V1-ZZ-DR-A-0201-Proposed Elevations
- BDH-STL-V1-RF-DR-A-0093-Conservation Area Consent Demolition Plan
- BDH-STL-XX-ZZ-DR-L-90006 - PL_PL01
- BDH-STL-V1-ZZ-DR-A-0910 - PL_P65

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3. Notwithstanding the approved plans and prior to the demolition of any works hereby

approved a phasing scheme for the timing of all works as approved within this application and the associated planning consent of 20/0857/REM shall be submitted to and approved in writing by the Local Planning Authority. Development thereafter shall only commence /be completed in full accordance with the details as approved.

4. All demolition works hereby approved shall be carried out strictly in accordance with plan reference BDH-STL-V1-RF-DR-A-0093 PL_P29 and no further level of demolition is hereby permitted. The walls as to be retained as indicated on the above plan shall be secured throughout the demolition and construction phase to ensure their safety and stability throughout.

5. Prior to the demolition of any part of the building identified on application 20/0858/CAC the building shall be recorded to by an approved contractor who specialises in building recording, both its structure and history including evolution where relevant. The survey should be completed in accordance with an Historic England (Understanding Historic Buildings) equivalent level 3 survey, and the survey should include the elements that are currently visible and also the elements currently not visible including roofspaces The survey shall be submitted to the Local Planning Authority and placed on the Historic Environment Record and shall be agreed in writing prior to the demolition.

6 Prior to felling or any other works to the sycamore tree identified as T474 in the Arboricultural Report by ArbTS Ltd, dated 4th May 2020, an inspection shall be undertaken by a suitably experienced and qualified ecologist to confirm the absence of roosting bats. Should presence of roosting bats be confirmed no works to the tree shall be undertaken until the necessary European Protected Species licence has been obtained from NRW.

7. The demolition, shall be undertaken in strict accordance with the mitigation and enhancement measures for bats and nesting birds identified on Ecology Plan – Bird & Bat Provisions, Drawing no. BDH-STL-V1-ZZ-DR-A-0910, Revision PL_P65, and in section 5 of the Extended Phase 1 habitat Survey by Opus, dated February 2018, and in section 4 and Appendix 3 of the Update Bat and Extended Phase 1 Survey Report by Link Ecology Ltd, dated August 2020. The measures identified shall be adhered to and implemented in full and maintained thereafter.

8. Prior to the commencement of development, including demolition, vegetation and tree clearance, a detailed method statement regarding bat species shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented and adhered to in full.

9. The recommended measures regarding invertebrates, amphibians, reptiles, roosting bats, commuting and foraging bats, nesting birds, hedgehogs and invasive non-native species identified in section 5 of the Extended Phase 1 habitat Survey by Opus, dated February 2018 shall be adhered to and implemented in full.

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10. Prior to commencement of development, including demolition, vegetation and tree

clearance, a waxcap grassland translocation and aftercare plan shall be submitted to the Local Planning Authority and approved in writing. The approved plan shall be adhered to and implemented in full.

11. No development, including demolition, shall take place until a construction environmental management plan (CEMP) for biodiversity has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall reference the following:

a) Bat Species
b) Great Crested Newts (including amphibian identification)
c) Nesting Birds
d) Biosecurity Measures regarding non-native invasive species
e) Tree Protection Plan

and include measures to be taken if animals are found on site and preventative measures to avoid inadvertent trapping of animals in the area of works. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

12. All development, including demolition, shall take place strictly in accordance with the Arboricultural Method Statement and Tree Protection Plan in section 6 and Appendix 4 respectively of the Arboricultural Report by ArbTS Ltd, dated 4th May 2020.

Reasons

1. Required to be imposed by section 91 of the Town and Country Planning Act 1990.

2. To ensure adherence to the approved plans in the interests of clarity and a satisfactory development

3. Pursuant to section 74 and section 17(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. To minimise the risk of damage to the elements of the building to be retained, and pursuant to section 74 and section 17(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. To secure a full photographic record of the original building prior to demolition in accordance with policy SP7 of the Powys LDP and TAN 24.

6. To comply with Powys County Council's LDP Policies DM2 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 10, December 2018), TAN 5: Nature Conservation and Planning and Part1 Section 6 of the Environment (Wales) Act 2016.

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7. To comply with Powys County Council's LDP Policies DM2 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 10,

December 2018), TAN 5: Nature Conservation and Planning and Part1 Section 6 of the Environment (Wales) Act 2016.

8. To comply with Powys County Council's LDP Policies DM2 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 10, December 2018), TAN 5: Nature Conservation and Planning and Part1 Section 6 of the Environment (Wales) Act 2016.

9. To comply with Powys County Council's LDP Policies DM2 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 10, December 2018), TAN 5: Nature Conservation and Planning and Part1 Section 6 of the Environment (Wales) Act 2016.

10. To comply with Powys County Council's LDP Policies DM2 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 10, December 2018), TAN 5: Nature Conservation and Planning and Part1 Section 6 of the Environment (Wales) Act 2016.

11. To comply with Powys County Council's LDP Policies DM2 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 10, December 2018), TAN 5: Nature Conservation and Planning and Part1 Section 6 of the Environment (Wales) Act 2016.

12. To comply with Powys County Council's LDP Policies DM2 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 10, December 2018), TAN 5: Nature Conservation and Planning and Part1 Section 6 of the Environment (Wales) Act 2016.

Informative Note

Biodiversity

Warning: A European protected species (EPS) Licence is required for this development.

This planning permission does not provide consent to undertake works that require an EPS licence.
It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.

To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at https://naturalresources.wales/permits-and-permissions/protectedspecies-licensing/european-protected-species-licensing/?lang=en

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Bats - Wildlife & Countryside Act 1981 (as amended) and The Conservation of Habitats

and Species Regulations 2017.

It is an offence for any person to:

• Intentionally kill, injure or take any bats.
• Intentionally or recklessly damage, destroy or obstruct access to any place that a bat uses for shelter or protection. This is taken to mean all bat roosts whether bats are present or not.

Under the Habitats Regulations it is an offence to:
• Damage or destroy a breeding site or resting place of any bat. This is an absolute offence - in other words, intent or recklessness does not have to be proved.

The applicant is therefore reminded that it is an offence under the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (as amended) that works to trees or buildings where that work involves the disturbance of a bat is an offence if a licence has not been obtained from Natural Resources Wales. If a bat is discovered while work is being undertaken, all work must stop and advice sought from Natural Resources Wales and the Council's Ecologist. You can also call the National Bat helpline on 0345 1300 228 or email enquiries@bats.org.uk.

Birds – Wildlife and Countryside Act 1981 (as amended)
All nesting birds, their nests, eggs, and young are protected by law and it is an offence to:

- intentionally kill, injure or take any wild bird
- intentionally take, damage or destroy the next of any wild bird whilst it is in use or being built
- intentionally take or destroy the egg of any wild bird
- intentionally (or recklessly in England and Wales) disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young on such a bird.

The maximum penalty that can be imposed - in respect of a single bird, nest or egg - is a fine of up to 5,000 pounds, six months imprisonment or both.
The applicant is therefore reminded that it is an offence under the Wildlife and Countryside Act 1981 (as amended) to remove or work on any hedge, tree or building where that work involves the taking, damaging or destruction of any nest of any wild bird while the nest is in use or being built (usually between late February and late August or late September in the case of swifts, swallows or house martins). If a nest is discovered while work is being undertaken, all work must stop, and advice sought from Natural Resources Wales and the Council's Ecologist.

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Protected Species
Work should halt immediately and Natural Resources Wales (NRW) contacted for advice in the event that protected species are discovered during the course of the

development. To proceed without seeking the advice of NRW may result in an offence under the Conservation of Habitats and Species Regulations 2017 and/or the Wildlife & Countryside Act 1981 (as amended) being committed. NRW can be contacted by phone at 0300 065 3000.

The date on which this consent is **APPROVED** is: **25th September 2020**

Gwilym Davies
Head of Property, Planning and Public Protection
Pennaeth Eiddo, Cynllunio a Gwarchod y Cyhoedd

Croesewir gohebiaeth yn y Gymraeg a'r Saesneg/Correspondence welcomed in Welsh and English

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NOTES

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed works, or to grant permission or approval subject to conditions, he/she may appeal to the National Assembly in accordance with Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Appeals must be made on a form obtainable from the Planning Inspectorate, Cathays Park, Cardiff CF10 3NQ. The National Assembly has power to allow a longer period for the giving of a notice of appeal but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The National Assembly is not required to entertain an appeal if it appears that permission for the proposed works could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any direction given under the order. It does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by it.
2. If permission is refused or granted subject to conditions, whether by the local planning authority or by the National Assembly, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he/she may serve on the Council in which the land is situated, a purchase notice requiring that Council to purchase his/her interest in the land in accordance with the provisions of Chapter III of the Planning (Listed Buildings and Conservation Areas) Act 1990.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the National Assembly on appeal or on a reference of the application to it. The circumstances in which such compensation is payable are set out in Chapter III of the Planning (Listed Buildings and Conservation Areas) Act 1990.
4. Failure to adhere to the details of the approved proposals contained in this application or to comply with any conditions or limitations subject to which this consent was granted will constitute a breach of control which may result in the local planning authority serving an enforcement notice requiring the breach to be remedied under Section 38 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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Six facet Survey

Machynlleth Hospital (Bro Ddyfi), Heol Maengwyn, Machynlleth, Powys, SY20 8AD

for

Powys Teaching Health Board

GIG CYMRU NHS WALES
Bwrdd Iechyd Addysgu Powys
Powys Teaching Health Board

Issue 003

IN09-11 Rev B

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Document History

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Issue	Date	Comment	Author	Chk'd
001	10.07.17	Issue for Comment	TAC	MPB
002	14.07.17	Issue for Comment	TAC	MPB
003	27.02.18	Client Issue	TAC	MPB

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1.0 Introduction

1.1 Instruction Details

In accordance with your instruction dated 7th March from Powys Teaching Health Board we carried out a six facet survey of the property on 05 June 2017. The survey was carried out in accordance with the fee proposal and conditions set out in this report.

1.2 Property Address

The property address is: Machynlleth Hospital (Bro Ddyfi), Heol Maengwyn, Machynlleth, Powys, SY20 8AD

1.3 Weather Conditions

On the date of the survey the weather conditions were: Raining and overcast.

1.4 Purpose

The purpose of the six facet surveys is to provide a detailed assessment of the building fabric and building services in order to establish the general condition of the property to act as a base line assessment to inform the development of the estate strategy.

The survey will provide an appraisal on a block by block basis and will provide information for general management purposes to help assess investment priorities and options for rationalisation and used to develop a forward maintenance plan and capital works programme.

The survey will provide a snapshot of the condition of the health boards assets and is not a forecast of capital investment plan.

Following the initial survey PTH Board requested that Facet' 2 and 3 were undertaken on a room by room basis and not a bock by block basis. Additional survey was undertaken to capture this level of detail.

1.5 Output

The final output report consists of:

- Summary report including an executive summary on site wide issues
- Condition survey 10 year (Excel)
- Summary of costs
- Summary of spend per block per year by element.
- Bar chart showing total spend per year for each block
- Bar chart showing total spend per year for whole site

1.6 Property Information

For the purpose of the survey, each property is divided into "blocks" as agreed with the client. , generally based on type/age of construction. A brief description of these blocks is set out in the "property profile". Additional information concerning the property, such as Room Plans numbered to assist the location of identified works are also included.

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1.7 Scope of Survey

A survey was conducted with the data being collected using Kykloud's method to provide detailed output report information in MS Excel format to the requirements of the brief, succinct and accurate to all locations.

The survey is an aggregated block by block survey, identifying defects elementally, at floor / block level and room level.

Where access has been afforded each room has been inspected but the data recorded at floor /block level and room level depending on the facet. Where access has not been gained to a particular area or room this has been recorded in Appendix C.

1.8 Information relied upon in this report

The following information was provided to us by the client representative on site:

- Building information i.e. maintenance log books, statutory information etc.
- Floor plans indicating rooms and block divisions
- Asbestos register

1.9 Cost Summary Data Report

We understand that the summary data is to be used in the maintenance management process to establish a budgetary and programming facility for maintenance, repair and replacement works to enable the client to make informed decisions about the Estate.

The costs are dated at June 2015, and are to repair to RICS Category B (refer to Section 2 for definitions) on a like for like basis wherever possible. Costs are based on our schedule of rates, SPONS and other Pricing Book data (BCIS).

No costs for betterment are included in the survey. Costs do not include an allowance of 25% for contingency, preliminaries, professional / statutory fees and VAT. No allowance has been made for decanting or removal of furniture or fittings to allow works to be undertaken.

A de-minimus of £250.00 net per item will be the amount; however these will be included in the survey but not priced. Common / like assets will be collected in the aggregate and priced together as part of the system.

The costs are budget estimates only to arrive at the order of inform the estate strategy.

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1.10 Life Cycle

For the purpose of this survey BCIS published data for typical element life expectancies have been used to inform building fabric replacement cycles. For building services CIBSE Guide M published data for typical life expectancy have been used.

1.11 Condition Grading

For facets 1, 2, 4, 5 and 6 the condition of each component has been assessed to produce an overall ranking of the physical condition as follows:

A As new (that is, built within the past two years) and can be expected to perform adequately over its expected shelf life.

B Sound, operationally safe and exhibits only minor deterioration.

B(C) B but will fall below B in 5 years as a consequence of unabated deterioration.

C Operational but major repair or replacement will be needed soon, that is within three years for building elements and one year of reengineering elements.

D Runs a serious risk of imminent breakdown.

X Supplementary rating added to C or D to indicate that nothing but a total rebuild or relocation will suffice (that is improvements are either impractical of too expensive.

For facet 3 (space utilization) the areas are assessed to produce an overall ranking as follows:

E Empty or grossly under-used at all times (excluding temporary closure.

U Under used, utilization could be significantly increased.

F Fully used a satisfactory level of utilization.

O Overcrowded, overloaded and facilities and facilities generally over stretched.

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2.0 Property Description

2.1 Generally Description

Externals:	The original building is to the south of the site and is two storeys with rendered solid walls and pitched, slated roofs and intermediate small asphalt flat roofs. The original building has been extended to the rear (North) approximately 30 years ago with single storey buildings now used by the Outpatients dept. and the Tywmyn Unit. These have cavity walls and external rendered elevations and a mix of pitched, slated roofs and flat, felted roofs with roof lights. A single storey extension to the west of the original building, built around 20 years ago and now used by Maternity and Pediatrics, is timber framed with external rendered finish and pitched, slated roof. The offices for the reception are located in a modular Elliot Medway building with a stone chip finish to the external panels and a flat, felted roof, and are also around 20 years old
Number of blocks:	For the purpose of the survey there it one block which is made up of the Original Building, Outpatients and Tywmyn Unit, Maternity, Elliott Medway unit, the Ambulance Station, Mortuary and Boiler House.
Boundaries:	Stone boundary with bow top metal railing above
Paths & Roads:	Tarpaved paths and roads

2.2 Block 1

Photograph:

Machynlleth Hospital / Building Wide / 2

Number of storeys:	Single storey with part two storey
Estimated age:	Over 100 years old with more recent extensions

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Building Fabric

Roofs:	Main Building - Pitched slated to main two storey blocks, kitchen, link corridor and works shack with flat asphalted roofs to remaining areas. Timber Block - The timber block had pitched slated roofs. Twymn Unit - Pitched slated roofs with flat, felted roofs with roof lights. Elliot Medway - Flat felted roof
External walls:	Main Building - Solid walls with external render finish. Timber block – Timber frames with external render finish. Twymn Unit – Cavity with external render finish. Elliot Medway – Panels with external stone chip finish
Windows & doors:	Main Building - GWP single glazed hardwood or external flush softwood doors, aluminium glazed fire exit doors to external metal escape stairs from 1st floor. Generally double glazed aluminium casement windows in timber sub frame, but some steel casement, timber casement and a few more recent double glazed PVCu windows. Timber Block - External flush softwood fire doors, double glazed Aluminium casement windows in timber sub frame. Twyyn Unit - GWP single glazed hardwood entrance doors, External flush softwood fire doors, double glazed metal casement windows in timber sub frame. Elliot Medway - External glazed softwood fire doors in link to waiting area, colour coated metal double glazed windows in timber sub frame.
Ceilings:	Main Building - Assumed lath & plaster, generally with suspended grid with mineral fibre ceiling tiles. Some ceilings wallpapered or fibre boarded. Timber Block - Suspended grid with mineral fibre ceiling tiles. Twymn Unit - Suspended grid with mineral fibre ceiling tiles. Elliot Medway - Suspended grid with mineral fibre ceiling tiles.
Wall finishes:	Main Building - Generally plastered with tiled finishes in sanitary areas or redundant sanitary areas. Timber Block - Generally plastered with tiled finishes in sanitary areas. Twymn Unit - Generally plastered with tiled finishes in sanitary areas. Elliot Medway – Plasterboard
Floor finishes:	Main Building - Generally non-slip vinyl with welded seams. Carpet to offices on 1st floor and area now used for storage. Timber Block - Generally non-slip vinyl with welded seams. Twymn Unit - Generally non-slip vinyl with welded seams. Elliot Medway - Carpet.

Electrical

Electrical incoming:	Main panel board in external switch room is dated, in poor condition and in need of replacement.
Distribution boards:	Distribution boards are mostly 25+ years old and generally satisfactory but will need replacement within 5 years.
Cabling:	Wiring systems are PVC/PVC and PVC/SWA and are 25+ years old with no evidence of any recent replacements.
Lighting:	Lighting is mainly fluorescent with most fittings being approximately 20+ years old. A small amount of fittings have been recently replaced.

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Emergency lighting:	Emergency lighting is self-contained and in a satisfactory condition.
Fire alarm:	The fire alarm is an automatic addressable system and although satisfactory will need replacement within 5 years.
Security alarm:	CCTV is installed to some areas but the system should be extended
External lighting:	External lighting is by Column-mounted LED fittings and these are considered to be in satisfactory condition.
Door access:	A door access system and individual digital key locks are installed to some areas but should be extended to main access doors.
Telephone / data:	Telephone system with data sockets and wireless repeaters.
Lightning protection:	Lightning protection to the boiler chimney stack only and is dated.

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Mechanical

Gas:	Main gas meter in the grounds feeds the boilers in 2no plant rooms
Oil:	Oil supply to generator by internally-bunded tank located externally
Solid fuel:	N/A
Heating system:	There are 2 no main heating systems installed and these comprise gas fired boilers, steel pipe work with a mix of steel panel and cast iron radiators. There are no TRVs fitted to the heat emitters. The heating systems are approaching end of life.
Hot water:	Recently installed hot water generators and point of use water heaters. Distribution is by copper pipework which is dated
Cold water:	Mains-fed and storage tanks with booster pumps. Distribution is by copper pipework which is dated
Extract:	Extract is generally poor within the WCs and bathrooms
Ventilation :	General ventilation is installed in the ward areas but is not extensive and comprises AHUs and steel ductwork
Air conditioning:	N/A
Smoke extract:	N/A

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3.0 Executive Summary

3.1 Overall

The following table illustrates the overall ranking for each block:

Facet Assessment Summary							
Building	**Age**	**Facet 1 Condition**	**Facet2 Functional Suitability**	**Facet 3 Space Utilisation**	**Facet 4 Quality**	**Facet 5 Fire, DDA, H&S**	**Facet 6 Environmental**
Machynlleth	Over 100 years old with more recent extensions	**C – Original building, B/ B (C)other blocks on site**	**B**	**F**	**B**	**B**	**C**

The following table illustrates the total costs as split per facet:

Cost Totals Per Facet							
Building	**Age**	**Facet 1 Cost**	**Facet2 Cost**	**Facet 3 Cost**	**Facet 4 Cost**	**Facet 5 Cost**	**Facet 6 Cost**
Machynlleth	Over 100 years old with more recent extensions	£3,697,501.40	£197,200.00	£44,000.00	£ 168,250.00	£ 138,750.00	£ 1,185,964.00
Subtotal Costs :		£5,427,265.40					
Preliminaries @25% :		£1,356,816.35					
Contingency @10% :		£542,726.54					
Total:		£7,326,808.29					

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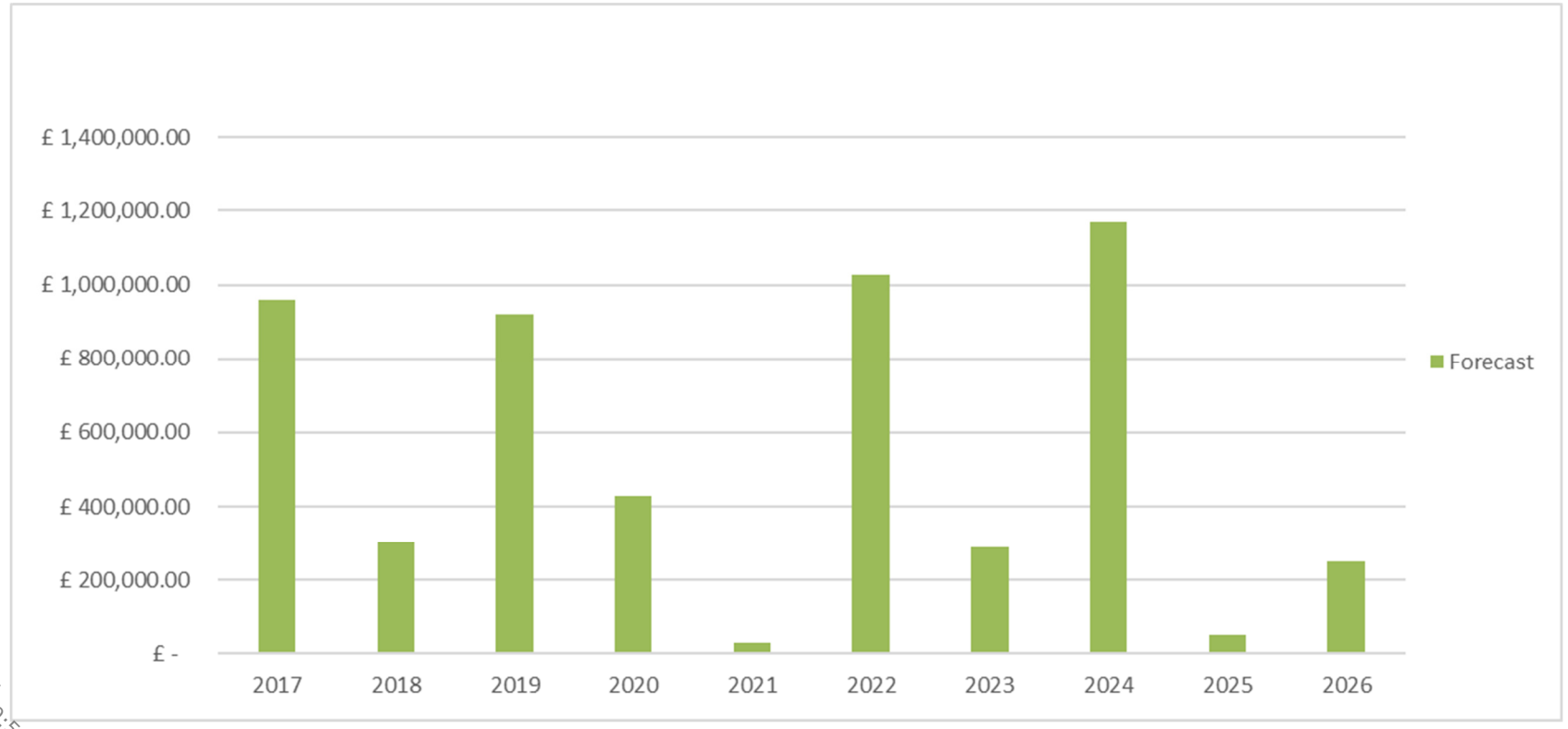
The following table illustrates the total costs as split per year:

Cost Totals Per Year										
Building	**Year 1 Cost**	**Year 2 Cost**	**Year 3 Cost**	**Year 4 Cost**	**Year 5 Cost**	**Year 6 Cost**	**Year 7 Cost**	**Year 8 Cost**	**Year 9 Cost**	**Year 10 Cost**
Machynlleth Hospital - Main Block	£842,914	£145,196	£906,315	£395,158	£76,559	£932,508	£1,387,393	£71,178	£47,297	£251,708



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4.0 DISCLAIMER

Any assessment made in the survey reports is based upon the condition that at the time of the survey, taking due consideration of the constraints that were imposed on the survey either by our contract (the site including access restrictions), or involvement of other parties.

Underground drainage, asbestos and invasive plant species such as Japanese Knotweed are specifically excluded.

This is not an asbestos survey however the presence of asbestos containing materials (ACM) may be commented on in good faith to inform the client. This is based on the surveyor's assumptions and no testing of materials has taken place therefore no liability will be accepted if the information is subsequently proved incorrect.

The survey process on site was limited to a non-intrusive, visual appraisal of the elements under review. Concealed areas were not appraised and tests were not carried out to validate performance or function. Roof voids have not been inspected unless safe, fixed access to these areas was provided at the time of survey. The building fabric was not disturbed to investigate behind, neither were coverings lifted or finishes disturbed, we accept no responsibility for defects that are hidden or not apparent. Inspections have been undertaken from ground level without the use of ladders, access hoist etc. unless otherwise stated.

The Company has only taken account of the information collected by survey and any documentation provided to our team by the client or representatives. Any information provided by third parties to client and passed to us is assumed to be correct and no liability will be accepted if the information is subsequently proved to be defective.

Maintenance records, log books and maintenance computer entries, where available and presented to us, are assumed to be accurate.

Assessments made in our report assume appropriate levels of maintenance are being carried out and will continue to be carried out for the lifetime of the facility. Information relating to time frames for replacement/repair is given in good faith and is based on an overall assessment of the item at the time of the inspection.

We cannot be held liable for premature failure of an element of the facility other than predict likely time frames for repair/replacement based on industry standards. Statistical analysis of facilities show that premature failure can and does occur, however, the effect of any such failure is not included for in our assessment.

We do not warrant the information in this report and the information within this report is not be relied on by third parties and it should be noted that the level of survey undertaken is not suitable for financial modelling for long term investments.

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Appendix A

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Appendix A

Machynlleth Hospital

Facet 1 - Physical Condition	£3,699,601.40
Facet 2 - Functional Suitability	£197,200.00
Facet 3 - Space Utilisation	£44,000.00
Facet 4 - Quality	£168,250.00
Facet 5 - Fire/DDA/H&S	£134,350.00
Facet 6 - Environmental	£1,185,964.00
Total Costs	£5,429,365.40

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Machynlleth

Facet 1 - Physical Condition

Drawing Block	Site Block	Level	Room No.	Room Title	Group	Group (2)	Code	Description	Grade	Quantity	Unit	Residual Life	Activity Cycle	Action	Recommendations	Cost	Observations	Defects	Likelihood	Severity	Score	Rank	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Total																							£ 3,699,601.40	£ 650,296.85	£ 250,921.78	£ 774,826.44	£ 395,585.74	£ 28,829.17	£ 931,887.32	£ 283,970.40	£ 72,717.78	£ 49,857.80	£ 251,708.12
Block A,B,C,D,F	MAC-01	All levels	N/A	Building Wide	10. Medical Gas Pipeline Services		10.2.	Distribution Pipework inc. valves & fittings	B	1	Nr	5	30.00	Replace	Replace	50000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 50,000.00	£ -	£ -	£ -	£ -	£ -	£ 50,000.00	£ -	£ -	£ -	£ -
Block A,B,C,D,F	MAC-01	All levels	N/A	Building Wide	10. Medical Gas Pipeline Services		10.3.	Manifolds	B	1	Nr	5	20.00	Replace	Replace	2000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 2,000.00	£ -	£ -	£ -	£ -	£ -	£ 2,000.00	£ -	£ -	£ -	£ -
Block A,B,C,D,F	MAC-01	All levels	N/A	Building Wide	10. Medical Gas Pipeline Services		10.5.	Alarm Systems	B	1	Nr	5	15.00	Replace	Replace	1000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 1,000.00	£ -	£ -	£ -	£ -	£ -	£ 1,000.00	£ -	£ -	£ -	£ -
Block A,B,C,D,F	MAC-01	All levels	N/A	Building Wide	11.1. Lifts		11.1.6	Controls and electrical work from and including isolator where supplied with the installation	DX	1	Item	0	20.00	Replace	Replace	5000.00	Lift not working	Exceeded lifecycle	5	4	20	High	£ 5,000.00	£ 5,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A,B,C,D,F	MAC-01	All levels	N/A	Building Wide	13. Electrical Systems	13.1. Wiring Systems/Bonding	13.1.1	Main distribution cabling	B	1	Nr	2	25.00	Replace	Replace	50000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 50,000.00	£ -	£ -	£ 50,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A,B,C,D,F	MAC-01	All levels	N/A	Building Wide	13. Electrical Systems	13.1. Wiring Systems/Bonding	13.1.2	Wiring Systems inc General Earth Bonding & Outlets General small power	C	1	Nr	2	22.00	Replace	Replace	200000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 200,000.00	£ -	£ -	£ 200,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A,B,C,D,F	MAC-01	All levels	N/A	Building Wide	13. Electrical Systems	13.2. Distribution Boards	13.2.1	Distribution Boards	B(C)	1	m2	2	25.00	Replace	Replace	1000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 1,000.00	£ -	£ -	£ 1,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A,B,C,D,F	MAC-01	All levels	N/A	Building Wide	13. Electrical Systems	13.3. Switchgear	13.3.1	Switchgear	C	1	Nr	1	25.00	Replace	Replace	15000.00	None	Exceeded lifecycle	4	4	16	Significant	£ 15,000.00	£ -	£ 15,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A,B,C,D,F	MAC-01	All levels	N/A	Building Wide	13. Electrical Systems	13.3. Switchgear	13.3.1	Switchgear	B(C)	1	Nr	1	25.00	Replace	Replace	3000.00	None	Exceeded lifecycle	4	4	16	Significant	£ 3,000.00	£ -	£ 3,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A,B,C,D,F	MAC-01	All levels	N/A	Building Wide	13. Electrical Systems	13.4. Lighting Installations	13.4.1	Internal Luminaires inc Emergency and controls	B	2400	m2	5	15.00	Replace	Replace	30.00	None	Lifecycle Replacement	3	4	12	Significant	£ 72,000.00	£ -	£ -	£ -	£ -	£ -	£ 72,000.00	£ -	£ -	£ -	£ -
Block A,B,C,D,F	MAC-01	All levels	N/A	Building Wide	13. Electrical Systems	13.4. Lighting Installations	13.4.1	Internal Luminaires inc Emergency and controls	B	600	m2	10	15.00	Maintain	None	0.00	None	Lifecycle Replacement	2	4	8	Moderate	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A,B,C,D,F	MAC-01	All levels	N/A	Building Wide	13. Electrical Systems	13.4. Lighting Installations	13.4.2	External Luminaires inc Emergency and controls	B	15	Nr	12	15.00	Maintain	None	0.00	None	Lifecycle Replacement	1	4	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A,B,C,D,F	MAC-01	All levels	N/A	Building Wide	13. Electrical Systems	13.6. Lightning Protection	13.6.1	Bonded steel frame and other tape based systems	B(C)	1	Nr	2	25.00	Replace	Replace	3000.00	None	Exceeded lifecycle	3	4	12	Significant	£ 3,000.00	£ -	£ -	£ 3,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A,B,C,D,F	MAC-01	All levels	N/A	Building Wide	13. Electrical Systems	13.7. Local Electricity Generation Systems	13.7.1	Emergency power supply (EPS) generators 1000 hVA - Internal - Day Tank	B	1	Nr	9	25.00	Maintain	None	250000.00	None	Lifecycle Replacement	2	4	8	Moderate	£ 250,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 250,000.00
Block A,B,C,D,F	MAC-01	All levels	N/A	Building Wide	13. Electrical Systems	13.9 Electrical Systems (Low Voltage)	13.9.2	Uninterruptable power supplies Static System 30 minutes battery	A	1	Nr	20	25.00	Maintain	None	0.00	None	Lifecycle Replacement	1	4	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A,B,C,D,F	MAC-01	All levels	N/A	Building Wide	14. Alarms & Detection Systems	14.1. Fire Alarm Systems	14.1.1	Fire Alarm Devices & Interfaces	B(C)	1	Nr	5	12.00	Replace	Replace	25000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 25,000.00	£ -	£ -	£ -	£ -	£ -	£ 25,000.00	£ -	£ -	£ -	£ -
Block A,B,C,D,F	MAC-01	All levels	N/A	Building Wide	14. Alarms & Detection Systems	14.1. Fire Alarm Systems	14.1.2	Fire Alarm Wiring	B	1	Nr	2	25.00	Replace	Replace	50000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 50,000.00	£ -	£ -	£ 50,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A,B,C,D,F	MAC-01	All levels	N/A	Building Wide	14. Alarms & Detection Systems	14.2. Security Systems	14.2.1	Communication Installations - Access control	B(C)	1	Nr	5	15.00	Replace	Replace and extend system	50000.00	None	Lifecycle Replacement and lack of coverage	3	4	12	Significant	£ 50,000.00	£ -	£ -	£ -	£ -	£ -	£ 50,000.00	£ -	£ -	£ -	£ -
Block A,B,C,D,F	MAC-01	All levels	N/A	Building Wide	14. Alarms & Detection Systems	14.2. Security Systems	14.2.2	Communication Installations - CCTV External £3,500/Comm Internal £2,200/Camera	B(C)	1	Nr	3	15.00	Replace	Replace and extend sytem	150000.00	None	Lifecycle Replacement and lack of coverage	3	4	12	Significant	£ 150,000.00	£ -	£ -	£ -	£ 150,000.00	£ -	£ -	£ -	£ -	£ -	£ -
Block A,B,C,D,F	MAC-01	All levels	N/A	Building Wide	14. Alarms & Detection Systems	14.3. Other Alarm Systems	14.3.1	Disabled toilet alarms per WC	B	1000	m2	10	15.00	Maintain	None	0.00	None	Lifecycle Replacement	2	4	8	Moderate	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A,B,C,D,F	MAC-01	All levels	N/A	Building Wide	15.2. Other Communication Systems		15.2.1	Telephone systems Excludes Switchboard/Handset	B	1	Nr	10	20.00	Maintain	None	0.00	None	Lifecycle Replacement	2	4	8	Moderate	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A,B,C,D,F	MAC-01	All levels	N/A	Building Wide	15.2. Other Communication Systems		15.2.2	Data cabling installations Excludes Active Equipment	B	1	Nr	10	20.00	Maintain	None	0.00	None	Lifecycle Replacement	2	4	8	Moderate	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A,B,C,D,F	MAC-01	All levels	N/A	Building Wide	15.2. Other Communication Systems		15.2.5	Nurse call system	D	1	Nr	1	20.00	Replace	Replace	20000.00	None	Lifecycle Replacement	5	4	20	High	£ 20,000.00	£ -	£ 20,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Site Wide	N/A	N/A	N/A	Site Wide	16. Miscellaneous		16.1.	Miscellaneous	D	1	Nr	0	30.00	Replace	Investigate foul drainage problem, carry out intrusive survey	1000.00	None	Foul drainage backing up	5	4	20	High	£ 1,000.00	£ 1,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Site Wide	N/A	N/A	N/A	Site Wide	5. External Building Works	5.1. Drainage	5.1.14	Surface Channels	D	100	lm	0	35.00	Replace	Replace surface drains at the same time as re surfacing the area	75.00	Generally full and settings are damaged	Drains blocked	5	4	20	High	£ 7,500.00	£ 7,500.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Site Wide	N/A	N/A	N/A	Site Wide	5. External Building Works	5.2. Roads/Car Parks	5.2.11	Double Yellow & White Lining	B	0	lm	10	15.00	Replace	None	34.00	Line marking to east side road have been recently refreshed	None	2	2	4	Moderate	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Site Wide	N/A	N/A	N/A	Site Wide	5. External Building Works	5.2. Roads/Car Parks	5.2.11	Double Yellow & White Lining	D	2	lm	0	15.00	Replace	Provide 2No. Disabled parking bay markings and drop 6 m of kerb.	34.00	Disabled bay markings are missing from disabled parking area. There is also no dropped kerb to the parking area	Lines missing	5	2	10	Moderate	£ 68.00	£ 68.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Site Wide	N/A	N/A	N/A	Site Wide	5. External Building Works	5.2. Roads/Car Parks	5.2.11	Double Yellow & White Lining	C	475	lm	0	15.00	Replace	Remark areas including disabled bays. 40 bays 2 disabled bays directional marking 4 double yellows check	34.00	Line marking to east car park poor, also the disabled bays have faded	Lines faded	5	2	10	Moderate	£ 16,150.00	£ 16,150.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Site Wide	N/A	N/A	N/A	Site Wide	5. External Building Works	5.2. Roads/Car Parks	5.2.11	Double Yellow & White Lining	C	130	lm	0	15.00	Replace	Remark areas including disabled bay and keep clear wording	34.00	Line marking to front entrance poor	Lines faded	5	2	10	Moderate	£ 4,420.00	£ 4,420.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Site Wide	N/A	N/A	N/A	Site Wide	5. External Building Works	5.2. Roads/Car Parks	5.2.11	Double Yellow & White Lining	C	330	lm	0	15.00	Replace	Remark areas including disabled bay and keep clear wording and no parking zone	34.00	Line marking to west entrance poor	Lines faded	5	2	10	Moderate	£ 11,220.00	£ 11,220.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Site Wide	N/A	N/A	N/A	Site Wide	5. External Building Works	5.2. Roads/Car Parks	5.2.16	Gravel	B	0	m2	10	7.00	Replace	None	19.00	Gravel to rear garden ok. No suitable as a space for walking. Incorporated in garden project.	None	2	4	8	Moderate	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Site Wide	N/A	N/A	N/A	Site Wide	5. External Building Works	5.2. Roads/Car Parks	5.2.26	Tarmacadam	C	450	m2	0	20.00	Replace	Resurface	79.00	Parking area to the front of the hospital poor	Surface degraded	5	4	20	High	£ 35,550.00	£ 35,550.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Site Wide	N/A	N/A	N/A	Site Wide	5. External Building Works	5.2. Roads/Car Parks	5.2.26	Tarmacadam	C	800	m2	0	20.00	Replace	Resurface	79.00	West entrance and parking surface poor	Surface degraded	5	4	20	High	£ 63,200.00	£ 63,200.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Site Wide	N/A	N/A	N/A	Site Wide	5. External Building Works	5.2. Roads/Car Parks	5.2.26	Tarmacadam	B	0	m2	20	20.00	Replace	None	79.00	East side entrance and road recently resurfaced	None	1	4	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Site Wide	N/A	N/A	N/A	Site Wide	5. External Building Works	5.2. Roads/Car Parks	5.2.26	Tarmacadam	C	1500	m2	0	20.00	Replace	Resurface	79.00	East car park surface poor	Surface degraded	5	4	20	High	£ 118,500.00	£ 118,500.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Site Wide	N/A	N/A	N/A	Site Wide	5. External Building Works	5.2. Roads/Car Parks	5.2.8	Concrete Kerbs	B	0	lm	20	25.00	Replace	None	32.00	Kerbs to East car park ok	None	1	4	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Site Wide	N/A	N/A	N/A	Site Wide	5. External Building Works	5.2. Roads/Car Parks	5.2.8	Concrete Kerbs	B	0	lm	20	25.00	Replace	None	32.00	Kerbs to west entrance ok	None	1	4	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Site Wide	N/A	N/A	N/A	Site Wide	5. External Building Works	5.2. Roads/Car Parks	5.2.8	Concrete Kerbs	C	40	lm	0	25.00	Replace	Replace	32.00	Kerbs to front entrance area poor	Kerbs poor	5	4	20	High	£ 1,280.00	£ 1,280.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Site Wide	N/A	N/A	N/A	Site Wide	5. External Building Works	5.4. Block/Paved Areas/Tarmac Areas/Concrete Areas	5.4.2	Paved Areas	B	0	m2	10	40.00	Replace	None	42.00	Pavement to west entrance good condition	None	2	4	8	Moderate	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Site Wide	N/A	N/A	N/A	Site Wide	5. External Building Works	5.4. Block/Paved Areas/Tarmac Areas/Concrete Areas	5.4.2	Paved Areas	C	10	m2	0	40.00	Replace	Reinstate paving to ducts	42.00	Paving to duct needs to be reinstated to works shack area, and paving to duct leading to the kitchen gas shut of is uneven. This is a fire exit route from the first floor to the east car park	Paving missing	5	4	20	High	£ 420.00	£ 420.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Site Wide	N/A	N/A	N/A	Site Wide	5. External Building Works	5.5. Walls	5.5.13	Natural Stone	B	0	m2	20	50.00	Replace	None	120.00	Natural slate perimeter wall with concrete coping overall good condition	None	1	4	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Site Wide	N/A	N/A	N/A	Site Wide	5. External Building Works	5.6. Fencing/Gates	5.6.33	Steel Railings	B	0	m2	20	40.00	Replace	None	70.00	New railings to front installed.	None	1	4	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A,B,C,D,F	MAC-01	All levels	N/A	Building Wide	6. Energy Centre Systems		6.2.	Fuel Supply / Storage (Oil)	B	1	Nr	6	20.00	Replace	Replace	10000.00	None	Lifecycle Replacement	2	4	8	Moderate	£ 10,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 10,000.00	£ -
Block A,B,C,D,F	MAC-01	All levels	N/A	Building Wide	6. Energy Centre Systems		6.3.	Distribution Pipework inc. valves & fittings	B	1	Nr	5	25.00	Replace	Replace	10000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 10,000.00	£ -	£ -	£ -	£ -	£ -	£ 10,000.00	£ -	£ -	£ -	£ -
Block A,B,C,D,F	MAC-01	All levels	N/A	Building Wide	7. Heating & Chilled Systems		7.1.	Heating Distribution Pipework inc. valves & fittings	C	1	Nr	2	25.00	Replace	Replace	200000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 200,000.00	£ -	£ -	£ -	£ 200,000.00	£ -	£ -	£ -	£ -	£ -	£ -
Block A,B,C,D,F	MAC-01	All levels	N/A	Building Wide	7. Heating & Chilled Systems		7.7.	Heat Emitters	B	1	Nr	5	25.00	Replace	Replace	64000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 64,000.00	£ -	£ -	£ -	£ -	£ -	£ 64,000.00	£ -	£ -	£ -	£ -
Block A,B,C,D,F	MAC-01	All levels	n/a	Building Wide	8. Hot & Cold Water Systems		8.5.	Distribution Pipework inc. valves & fittings	B	1	Nr	2	25.00	Replace	Replace	76000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 76,000.00	£ -	£ -	£ -	£ 76,000.00	£ -	£ -	£ -	£ -	£ -	£ -
Block A,B,C,D,F	MAC-01	All levels	N/A	Building Wide	9. Ventilation Systems		9.2.	Distribution Ductwork inc. dampers & fittings & grilles	B	1	Nr	5	30.00	Replace	Replace	160000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 160,000.00	£ -	£ -	£ -	£ -	£ -	£ 160,000.00	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide - Original building	1. Structure	1.1. Foundations	1.1.2	Concrete	B	0	lm	20	80.00	Replace		211.50	No apparent defects - not open to inspection	Life expired	1	4	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide - Original building	1. Structure	1.4. Floors	1.4.2	Concrete	B	0	m2	20	70.00	Replace		84.60	Assumed - not open to inspection	Life expired	1	4	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide - Original building	1. Structure	1.4. Floors	1.4.7	Timber Boarding	C	60	m2	0	70.00	Replace		38.07	First floor rooms- no access due to collapsed floor	Repair	5	4	20	High	£ 2,284.20	£ 2,284.20	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide - Original building	1. Structure	1.4. Floors	1.4.7	Timber Boarding	B	0	m2	20	70.00	Replace		38.07	Not open to inspection	Life expired	1	4	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide - Original building	1. Structure	1.4. Floors	1.4.8	Timber Joists	B	0	m2	20	70.00	Replace		49.35	Not open to inspection	Life expired	1	4	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide - Original building	1. Structure	1.4. Floors	1.4.8	Timber Joists	CX	60	m2	0	70.00	Replace		49.35	First floor rooms- no access due to collapsed floor	Repair	5	4	20	High	£ 2,961.00	£ 2,961.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide - Original building	1. Structure	1.5. Roofs	1.5.11	Timber	B	0	m2	20	70.00	Replace		21.15	No access possible. No defects apparent from external inspection	Life expired	1	4	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide - Original building	1. Structure	1.5. Roofs	1.5.3	Further Investigation	B(C)	1	Item	1	80.00	Replace		1000.00	Internal investigation of roof space for damp and beetle infestation	Repair	4	4	16	Significant	£ 1,000.00	£ -	£ 1,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -

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Drawing Block	Site Block	Level	Room No.	Room Title	Group	Group (2)	Code	Description	Grade	Quantity	Unit	Residual Life	Activity Cycle	Action	Recommendations	Cost	Observations	Defects	Likelihood	Severity	Score	Rank	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Block A	MAC-01	All levels	N/A	Building Wide - Original building	2. External Fabric	2.1. Walls & Finishes	2.1.1	Stone	B	0	m2	20	85.00	Replace		923.55	Original building advised as having solid slate walls - 600mm thick. Not open to inspection, no apparent defects	Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide - Original building	2. External Fabric	2.1. Walls & Finishes	2.1.10	Concrete Sill	B(C)	1	lm	2	40.00	Repair		70.50	Cracking in concrete surround to window to female change area 01-00-062	Repair	3	1	3	Low	£ 70.50	£ -	£ -	£ -	£ 70.50	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide - Original building	2. External Fabric	2.1. Walls & Finishes	2.1.2	Brick	B	0	m2	20	85.00	Replace		84.60	Brick external walls to external toilets adjacent to kitchen	Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide - Original	2. External Fabric	2.1. Walls & Finishes	2.1.2	Brick	C	6	m2	0	85.00	Repair		84.60	Brick walls to 'works shack'	Repair	5	1	5	Low	£ 507.60	£ 507.60	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide - Original building	2. External Fabric	2.1. Walls & Finishes	2.1.24	Natural Stone	B	0	m2	20	85.00	Replace		564.00	Slate quoin details to front elevation and slate fills to windows	Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide - Original	2. External Fabric	2.1. Walls & Finishes	2.1.32	Render	B	0	m2	10	55.00	Replace		32.43	Generally in fair condition	Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide - Original building	2. External Fabric	2.1. Walls & Finishes	2.1.32	Render	B(C)	10	m2	2	55.00	Replace		32.43	Cracking in render around windows on South elevation	Repair	3	1	3	Low	£ 324.30	£ -	£ -	£ -	£ 324.30	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide - Original building	2. External Fabric	2.1. Walls & Finishes	2.1.32	Render	D	138	m2	0	55.00	Replace		32.43	Render to 'works shack' 01-00-055 and single storey room previously used for the X-ray Department plus two storey lift motor room. Scaffolding cost not included	Repair	5	3	15	Significant	£ 4,475.34	£ 4,475.34	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide - Original building	2. External Fabric	2.1. Walls & Finishes	2.1.32	Render	C	45	m2	0	55.00	Replace		32.43	Complete render north and east elevation to first floor rooms above old x-ray department (south and west elevation previously insulated and rendered)	Repair	5	3	15	Significant	£ 1,459.35	£ 1,459.35	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide - Original building	2. External Fabric	2.1. Walls & Finishes	2.1.9	Concrete Coping	B	0	lm	10	80.00	Replace		56.40	To stub walls above flat roof at link to maternity unit	Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide - Original building	2. External Fabric	2.2. Windows	2.2.1	Aluminium	B(C)	26	Item	2	25.00	Replace		394.80	10mm double glazed casements in timber sub frame to Two storey south elevation, now nearing end of useful life	Repair	3	3	9	Moderate	£ 10,264.80	£ -	£ -	£ -	£ 10,264.80	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide - Original building	2. External Fabric	2.2. Windows	2.2.10	UPVC Casement	B	0	Item	10	25.00	Replace		310.00	To room 059, corridor 060, toilets 071 and 072 and external toilet block behind kitchen and first floor storage rooms above x-ray rooms	Life expired	2	3	6	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide - Original building	2. External Fabric	2.2. Windows	2.2.3	Sash Windows	B(C)	2	Item	5	35.00	Replace		423.00	Single glazed sash windows to linen store 01-00-015 and adjacent corridor now nearing end of useful life	Repair	3	3	9	Moderate	£ 846.00	£ -	£ -	£ -	£ -	£ -	£ 846.00	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide - Original building	2. External Fabric	2.2. Windows	2.2.7	Softwood Casement	B	0	Item	10	25.00	Replace		310.20	To north elevation of two storey block and kitchen area	Life expired	2	3	6	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide - Original building	2. External Fabric	2.2. Windows	2.2.7	Softwood Casement	CX	9	Item	0	25.00	Replace		310.20	To works shack 055, kitchen staff WC / shower 0017, redundant shower/ toilet 009 and 010, and circulation 015	Repair	5	3	15	Significant	£ 2,791.80	£ 2,791.80	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide - Original	2. External Fabric	2.2. Windows	2.2.8	Steel Casement	CX	7	Item	0	25.00	Replace		1057.50	Rooms 061, 023, 008,007, 069	Repair	5	3	15	Significant	£ 7,402.50	£ 7,402.50	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide - Original	2. External Fabric	2.3. Doors	2.3.1	Frames - Aluminium	B(C)	3	Item	2	30.00	Replace		176.25	Nearing end of useful life	Repair	3	3	9	Moderate	£ 528.75	£ -	£ -	£ -	£ 528.75	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide - Original building	2. External Fabric	2.3. Doors	2.3.14	Hardwood (Glazed)	B(C)	2	Item	2	35.00	Replace		1269.00	Entrance doors to south elevation- fully glazed gwp, nearing end of useful life	Repair	3	3	9	Moderate	£ 2,538.00	£ -	£ -	£ -	£ 2,538.00	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide - Original building	2. External Fabric	2.3. Doors	2.3.23	Softwood	C	8	Item	0	40.00	Replace		846.00	Replace timber doors to Corridor 060, works shack and adjacent blocked corridor, gas cut off to kitchen, corridor 026, fire exit 009, 012	Repair	5	3	15	Significant	£ 6,768.00	£ 6,768.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide - Original	2. External Fabric	2.5. Decoration	2.5.2	Decorate Render	B(C)	650	m2	3	5.00	Replace		18.33		Life expired	3	3	9	Moderate	£ 23,829.00	£ -	£ -	£ -	£ -	£ 11,914.50	£ -	£ -	£ -	£ -	£ 11,914.50
Block A	MAC-01	All levels	N/A	Building Wide - Original building	2. External Fabric	2.5. Decoration	2.5.3	Decorate Timber	B(C)	200	m2	0	5.00	Replace		16.92	Timber fascia and soffit, timber windows and doors	Life expired	5	3	15	Significant	£ 6,768.00	£ 3,384.00	£ -	£ -	£ -	£ -	£ 3,384.00	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide - Original building	3. Roofs	3.1. Coverings – Pitch	3.1.12	Lead Flashings/Soakers/Aprons	C	9	lm	0	20.00	Replace		64.86	Valley gutter to east elevation above staff dining room and lead flashing to pitched roof above 01-00-077	Repair	5	3	15	Significant	£ 583.74	£ 583.74	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide - Original building	3. Roofs	3.1. Coverings – Pitch	3.1.14	Natural Slating	B	360.00	m2	20	75.00	Replace		274.95	Roofs to two storey building and single storey roof over link corridor	Life expired	1	3	3	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide - Original building	3. Roofs	3.1. Coverings – Pitch	3.1.14	Natural Slating	C	10	m2	1	75.00	Replace		274.95	Minor repair to roofs above kitchen/ staff dining area and storage including replacing damaged ridge tiles	Repair	4	3	12	Significant	£ 2,749.50	£ -	£ 2,749.50	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide - Original	3. Roofs	3.1. Coverings – Pitch	3.1.14	Natural Slating	D	26	m2	0	75.00	Replace		274.95	Roof to 'works shack'	Repair	5	3	15	Significant	£ 7,148.70	£ 7,148.70	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide - Original building	3. Roofs	3.1. Coverings – Pitch	3.1.16	Plastic Fascia/Soffit	B	0	m2	10	30.00	Replace		42.30	PVCu fascia to west elevation of link corridor 01-00- 060 and first floor rooms above old x-ray department and gables to two storey south elevation	Life expired	2	3	6	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide - Original building	3. Roofs	3.1. Coverings – Pitch	3.1.25	Timber Fascia/Soffit	C	150	lm	0	30.00	Replace		56.40	Timber fascia, soffit and barge boards to eaves at ground floor and first floor around the original building including later extensions. Approximately 50% renewal required. Scaffolding costs not included	Repair	5	3	15	Significant	£ 8,460.00	£ 8,460.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide - Original building	3. Roofs	3.2. Coverings – Flat	3.2.13	Lead Sheet Covering	B(C)	3	m2	5	20.00	Replace		155.10	Lead flat to bay window to kitchen store	Repair	3	3	9	Moderate	£ 465.30	£ -	£ -	£ -	£ -	£ -	£ 465.30	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide - Original	3. Roofs	3.2. Coverings – Flat	3.2.16	Plastic Fascia/Soffit	B	0	m2	10	30.00	Replace		42.30	GF changing room area	Life expired	2	3	6	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide - Original building	3. Roofs	3.2. Coverings – Flat	3.2.2	Asphalt	C	129	m2	2	35.00	Replace		70.50	Asphalt assumed over first floor rooms and second storey roof above lift motor room	Repair	3	4	12	Moderate	£ 9,094.50	£ -	£ -	£ -	£ 9,094.50	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	All levels	N/A	Building Wide - Original building	3. Roofs	3.2. Coverings – Flat	3.2.25	Timber Fascia/Soffit	C	48	lm	0	30.00	Replace		56.40	Timber fascia, soffit and barge boards to eaves at ground floor and two storey lift motor room. Approximately 50% renewal required. Scaffolding costs not included	Repair	5	3	15	Significant	£ 2,707.20	£ 2,707.20	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide - Original building	3. Roofs	3.2. Coverings – Flat	3.2.4	Built-Up Felt Roof - Triple	B	0	m2	10	20.00	Replace		112.80	Flat roof to entrance canopy South elevation	Life expired	2	3	6	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide - Original	3. Roofs	3.2. Coverings – Flat	3.2.4	Built-Up Felt Roof - Triple	B(C)	23	m2	5	20.00	Replace		112.80	Flat roof to external toilet block	Repair	3	3	9	Moderate	£ 2,594.40	£ -	£ -	£ -	£ -	£ -	£ 2,594.40	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide - Original building	3. Roofs	3.2. Coverings – Flat	3.2.8	Fibre Cement	B(C)	19	m2	5	40.00	Replace		176.25	ACM soffit to eaves of external toilet block	Repair	3	3	9	Moderate	£ 3,348.75	£ -	£ -	£ -	£ -	£ -	£ 3,348.75	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide - Original	3. Roofs	3.3. Roof Lights	3.3.4	Further Investigation	B(C)	1	Item	3	80.00	Replace		1000.00	To pitch roof above kitchen area	Repair	3	3	9	Moderate	£ 1,000.00	£ -	£ -	£ -	£ -	£ 1,000.00	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide - Original building	3. Roofs	3.4. Rain Water Goods	3.4.13	UPVC Downpipes	B(C)	36	lm	2	25.00	Replace		45.12	Renew remaining plastic downpipes	Repair	3	3	9	Moderate	£ 1,624.32	£ -	£ -	£ -	£ 1,624.32	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide - Original building	3. Roofs	3.4. Rain Water Goods	3.4.13	UPVC Downpipes	B	24	lm	2	25.00	Replace		45.12	Renewed to link corridor, around entrance and changing rooms	Repair	3	3	9	Moderate	£ 1,082.88	£ -	£ -	£ -	£ 1,082.88	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide - Original building	3. Roofs	3.4. Rain Water Goods	3.4.14	UPVC Gutters	B	0	lm	10	25.00	Replace		36.66	Renewed to link corridor, around entrance and changing rooms	Life expired	2	3	6	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide - Original building	3. Roofs	3.4. Rain Water Goods	3.4.14	UPVC Gutters	B(C)	198	lm	2	25.00	Replace		36.66	All remaining single and two storey elevations	Repair	3	3	9	Moderate	£ 7,258.68	£ -	£ -	£ -	£ 7,258.68	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide - Original building	3. Roofs	3.4. Rain Water Goods	3.4.14	UPVC Gutters	D	3	lm	0	25.00	Repair		36.66	Missing section of gutter outside junction of corridor 048 and link corridor 060 and leaking joint to gutter and dp outside linen store 016	Repair	5	3	15	Significant	£ 109.98	£ 109.98	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide - Original building	3. Roofs	3.4. Rain Water Goods	3.4.6	Cast Iron Gutters & Downpipes	CX	20	lm	0	50.00	Replace		105.75	Replace gutter and down pipes to pitched roof above room 01-00-077 and down pies to two storey east elevation adjacent to 01-00-006 and south elevation to 01-00-002	Repair	5	3	15	Significant	£ 2,115.00	£ 2,115.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Site Wide	N/A	N/A	N/A	Building Wide - Original	5. External Building Works	5.7. External Fittings & Furniture	External fire escape stairs	New Element	B	1		20	0.00	Maintain		0.00		No visible defects	1	4	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	All levels	N/A	Building Wide Ambulance Station	2. External Fabric	2.1. Walls & Finishes	2.1.2	Brick	B	0	m2	20	85.00	Replace	None	84.60	Brick detailing to cills and doors good condition	None	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -

Patterson, Liz
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Drawing Block	Site Block	Level	Room No.	Room Title	Group	Group (2)	Code	Description	Grade	Quantity	Unit	Residual Life	Activity Cycle	Action	Recommendations	Cost	Observations	Defects	Likelihood	Severity	Score	Rank	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Block H	MAC-05	All levels	N/A	Building Wide Ambulance Station	2. External Fabric	2.1. Walls & Finishes	2.1.32	Render	B	0	m2	20	55.00	Replace	None	32.43	Good condition redecorating required	None	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	All levels	N/A	Building Wide Ambulance Station	2. External Fabric	2.2. Windows	2.2.7	Softwood Casement	B	12	Item	6	25.00	Replace	Lifecycle replacement	310.20	Casements beginning to fail. Localised repairs have been made	Lifecycle replacement	2	3	6	Low	£ 3,722.40	£ -	£ -	£ -	£ -	£ -	£ -	£ 3,722.40	£ -	£ -	£ -
Block H	MAC-05	All levels	N/A	Building Wide Ambulance	2. External Fabric	2.3. Doors	2.3.13	Hardwood	B	1	Item	6	35.00	Replace	Replace	1128.00	Generally poor condition	Lifecycle replacement	2	3	6	Low	£ 1,128.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,128.00	£ -	£ -	£ -
Block H	MAC-05	All levels	N/A	Building Wide Ambulance	2. External Fabric	2.3. Doors	2.3.15	Hardwood Louvre	B	1	Item	20	35.00	Replace	None	634.50	Good condition	None	1	3	3	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	All levels	N/A	Building Wide Ambulance	2. External Fabric	2.3. Doors	2.3.7	Frames - UPVC	B	1	Item	20	30.00	Replace	None	282.00	New front door has been fitted	None	1	3	3	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	All levels	N/A	Building Wide Ambulance Station	2. External Fabric	2.5. Decoration	2.5.2	Decorate Render	B(C)	1	m2	1	5.00	Maintain	Clean off render	18.33	Render looks dirty cleaning required	Render looks dirty cleaning required	4	3	12	Significant	£ 36.66	£ -	£ 18.33	£ -	£ -	£ -	£ -	£ 18.33	£ -	£ -	£ -
Block H	MAC-05	All levels	N/A	Building Wide Ambulance	2. External Fabric	2.5. Decoration	2.5.3	Decorate Timber	C	30	m2	0	5.00	Maintain	Redecorate	16.92	Decor poor	Decor poor	5	3	15	Significant	£ 1,015.20	£ 507.60	£ -	£ -	£ -	£ -	£ 507.60	£ -	£ -	£ -	£ -
Block H	MAC-05	All levels	N/A	Building Wide Ambulance	3. Roofs	3.1. Coverings – Pitch	3.1.14	Natural Slating	B	0	m2	20	75.00	Replace	None	274.95	Roof appears sound	None	1	3	3	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	All levels	N/A	Building Wide Ambulance	3. Roofs	3.4. Rain Water Goods	3.4.13	UPVC Downpipes	B	0	lm	20	25.00	Replace	None	45.12	Good condition	None	1	3	3	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Site Wide	N/A	N/A	N/A	Building Wide Ambulance	5. External Building Works	5.1. Drainage	5.1.14	Surface Channels	B	0	lm	10	35.00	Replace	None	75.00	Surface drains clear	None	2	4	8	Moderate	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Site Wide	N/A	N/A	N/A	Building Wide Ambulance Station	5. External Building Works	5.2. Roads/Car Parks	5.2.11	Double Yellow & White Lining	C	90	lm	0	15.00	Replace	Replace line markings and keep clear wording	34.00	Lining poor	Lines faded	5	2	10	Moderate	£ 3,060.00	£ 3,060.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Site Wide	N/A	N/A	N/A	Building Wide Ambulance	5. External Building Works	5.2. Roads/Car Parks	5.2.8	Concrete Kerbs	B	0	lm	10	25.00	Replace	None	32.00	Kerbs ok	None	2	4	8	Moderate	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Site Wide	N/A	N/A	N/A	Building Wide Ambulance Station	5. External Building Works	5.4. Block/Paved Areas/Tarmac Areas/Concrete Areas	5.4.3	Tarmac Areas	B(C)	150	m2	5	40.00	Replace	Resurface	56.00	Turning area wearing	Surface degraded	3	4	12	Significant	£ 8,400.00	£ -	£ -	£ -	£ -	£ -	£ 8,400.00	£ -	£ -	£ -	£ -
Block G	MAC-03	All levels	N/A	Building Wide Boiler House	2. External Fabric	2.1. Walls & Finishes	2.1.2	Brick	B	0	m2	20	85.00	Replace	None	84.60	Generally in good condition	None	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block G	MAC-03	All levels	N/A	Building Wide Boiler House	2. External Fabric	2.1. Walls & Finishes	2.1.2	Brick	C	1	m2	0	85.00	Replace	Monitor cracks	84.60	Evidence of cracking	Cracks to brickwork	5	2	10	Moderate	£ 84.60	£ 84.60	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block G	MAC-03	All levels	N/A	Building Wide Boiler House	2. External Fabric	2.1. Walls & Finishes	2.1.2	Brick	B(C)	75	m2	1	85.00	Replace	Repoint west elevation	84.60	West elevation in poor condition. Repointing required	Pointing failing	4	2	8	Moderate	£ 6,345.00	£ -	£ 6,345.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block G	MAC-03	All levels	N/A	Building Wide Boiler House	2. External Fabric	2.2. Windows	2.2.6	Roller Shutter	B	0	Item	10	25.00	Replace	None	705.00	Good condition	None	2	3	6	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block G	MAC-03	All levels	N/A	Building Wide Boiler House	2. External Fabric	2.2. Windows	2.2.7	Softwood Casement	B	0	Item	10	25.00	Replace	None	310.20	Good condition	None	2	3	6	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block G	MAC-03	All levels	N/A	Building Wide Boiler House	2. External Fabric	2.2. Windows	2.2.8	Steel Casement	B	0	Item	10	25.00	Replace	None	1057.50	Windows functional	None	2	3	6	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block G	MAC-03	All levels	N/A	Building Wide Boiler House	2. External Fabric	2.3. Doors	2.3.13	Hardwood	B	5	Item	10	35.00	Replace	None	1128.00	Fair condition, functional	None	2	3	6	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block G	MAC-03	All levels	N/A	Building Wide Boiler House	2. External Fabric	2.3. Doors	2.3.15	Hardwood Louvre	B	0	Item	10	35.00	Replace	None	634.50	Good condition	None	2	3	6	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block G	MAC-03	All levels	N/A	Building Wide Boiler House	2. External Fabric	2.3. Doors	2.3.27	Steel Louvre	B	1	Item	20	40.00	Replace	None	916.50	Good condition	None	1	3	3	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block G	MAC-03	All levels	N/A	Building Wide Boiler House	2. External Fabric	2.5. Decoration	2.5.3	Decorate Timber	B(C)	10	m2	5	5.00	Maintain	Redecorate doors and windows	16.92	Decorations ageing	Decorations ageing	3	3	9	Moderate	£ 169.20	£ -	£ -	£ -	£ -	£ -	£ 169.20	£ -	£ -	£ -	£ -
Block G	MAC-03	All levels	N/A	Building Wide Boiler House	3. Roofs	3.2. Coverings – Flat	3.2.16	Plastic Fascia/Soffit	B	0	m2	10	30.00	Replace	None	42.30	Plastic soffits in good order	None	2	3	6	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block G	MAC-03	All levels	N/A	Building Wide Boiler House	3. Roofs	3.2. Coverings – Flat	3.2.2	Asphalt	B	0	m2	10	35.00	Replace	None	70.50	Roofing sound	None	2	3	6	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block G	MAC-03	All levels	N/A	Building Wide Boiler House	3. Roofs	3.2. Coverings – Flat	3.2.24	Timber Fascia	B(C)	50	lm	5	30.00	Replace	Replace	56.40	Facias deteriorating	Facias deteriorating	3	3	9	Moderate	£ 2,820.00	£ -	£ -	£ -	£ -	£ -	£ 2,820.00	£ -	£ -	£ -	£ -
Block G	MAC-03	All levels	N/A	Building Wide Boiler House	3. Roofs	3.2. Coverings – Flat	3.2.25	Timber Fascia/Soffit	B	46	lm	6	30.00	Replace	Replace	56.40	Timber beginning to fail	Lifecycle replacement	2	3	6	Low	£ 2,594.40	£ -	£ -	£ -	£ -	£ -	£ -	£ 2,594.40	£ -	£ -	£ -
Site Wide	N/A	N/A	N/A	Building Wide Boiler House	5. External Building Works	5.4. Block/Paved Areas/Tarmac Areas/Concrete Areas	5.4.3	Tarmac Areas	B(C)	150	m2	5	40.00	Replace	Resurface area	56.00	Tarmac generally in poor condition	Surface degraded	3	4	12	Significant	£ 8,400.00	£ -	£ -	£ -	£ -	£ -	£ 8,400.00	£ -	£ -	£ -	£ -
Site Wide	N/A	N/A	N/A	Building Wide Boiler House	5. External Building Works	5.4. Block/Paved Areas/Tarmac Areas/Concrete Areas	5.4.4	Concrete Areas	B	0	m2	10	40.00	Replace	None	45.00	Hard standing ok	None	2	4	8	Moderate	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block D	MAC-02	All levels	N/A	Building Wide Mortuary	2. External Fabric	2.1. Walls & Finishes	2.1.2	Brick	C	1	m2	0	85.00	Replace	Investigate and monitor cracks	84.60	Evidence of cracking	Cracks to brickwork	5	2	10	Moderate	£ 84.60	£ 84.60	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block D	MAC-02	All levels	N/A	Building Wide Mortuary	2. External Fabric	2.1. Walls & Finishes	2.1.2	Brick	B(C)	30	m2	2	85.00	Replace	Repoint brickwork	84.60	Pointing failing	Pointing failing	3	2	6	Low	£ 2,538.00	£ -	£ -	£ 2,538.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block D	MAC-02	All levels	N/A	Building Wide Mortuary	2. External Fabric	2.2. Windows	2.2.10	UPVC Casement	B	0	Item	10	25.00	Replace	None	310.00	Good condition	None	2	3	6	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block D	MAC-02	All levels	N/A	Building Wide Mortuary	2. External Fabric	2.2. Windows	2.2.8	Steel Casement	B	3	Item	10	25.00	Replace	None	1057.50	Windows ok decorations required	None	2	3	6	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block D	MAC-02	All levels	N/A	Building Wide Mortuary	2. External Fabric	2.3. Doors	2.3.13	Hardwood	B	0	Item	10	35.00	Replace	None	1128.00	Good condition	None	2	3	6	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block D	MAC-02	All levels	N/A	Building Wide Mortuary	2. External Fabric	2.3. Doors	2.3.14	Hardwood (Glazed)	B	0	Item	10	35.00	Replace	None	1269.00	Good condition	None	2	3	6	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block D	MAC-02	All levels	N/A	Building Wide Mortuary	2. External Fabric	2.5. Decoration	2.5.3	Decorate Timber	B(C)	10	m2	1	5.00	Maintain	Redecorate	16.92	Decorate metal windows and doors	Decorate metal windows and doors	4	3	12	Significant	£ 338.40	£ -	£ 169.20	£ -	£ -	£ -	£ -	£ 169.20	£ -	£ -	£ -
Block D	MAC-02	All levels	N/A	Building Wide Mortuary	3. Roofs	3.2. Coverings – Flat	3.2.2	Asphalt	B	0	m2	20	35.00	Replace	None	70.50	Roof appears sound	None	1	3	3	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Site Wide	N/A	N/A	N/A	Building Wide Mortuary	5. External Building Works	5.4. Block/Paved Areas/Tarmac Areas/Concrete Areas	5.4.3	Tarmac Areas	B	0	m2	20	40.00	Replace	None	56.00	Courtyard recently resurfaced	None	1	4	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Site Wide	N/A	N/A	N/A	Building Wide Mortuary	5. External Building Works	5.6. Fencing/Gates	5.6.35	Timber	B	20	m2	6	15.00	Replace	Replace fencing	20.00	Rails are rotten in sections	Lifecycle replacement	2	4	8	Moderate	£ 400.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 400.00	£ -	£ -	£ -
Site Wide	N/A	N/A	N/A	Building Wide Mortuary	5. External Building Works	5.6. Fencing/Gates	5.6.38	Timber Gate	B	2	Nr	6	15.00	Replace	Replace	105.00	Timber beginning to rot at the base	Lifecycle replacement	2	4	8	Moderate	£ 210.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 210.00	£ -	£ -	£ -
Block F	MAC-01	All levels	N/A	Elliott Medway units	1. Structure	1.1. Foundations	1.1.2	Concrete	B	0	lm	10	80.00	Replace		211.50	Assumed concrete base or pad stones - not open for inspection		2	4	8	Moderate	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	All levels	N/A	Elliott Medway units	1. Structure	1.2. Walls	1.2.2	Concrete	B	0	m2	10	80.00	Replace		846.00	Cast panels with external stone chip finish and internal plasterboard lining		2	4	8	Moderate	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	All levels	N/A	Elliott Medway units	1. Structure	1.3. Frames	1.3.1	Steel	B	0	m2	10	85.00	Replace		211.50	Not open to inspection - assumed steel		2	4	8	Moderate	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	All levels	N/A	Elliott Medway units	1. Structure	1.4. Floors	1.4.7	Timber Boarding	B	0	m2	10	70.00	Replace		38.07	Assumed plywood- not open to inspection		2	4	8	Moderate	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	All levels	N/A	Elliott Medway units	1. Structure	1.5. Roofs	1.5.11	Timber	B	0	m2	10	70.00	Replace		21.15	Assumed plywood- not open to inspection		2	4	8	Moderate	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	All levels	N/A	Elliott Medway units	2. External Fabric	2.1. Walls & Finishes	2.1.2	Brick	B	0	m2	10	85.00	Replace		84.60	Brick plinth		2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	All levels	N/A	Elliott Medway units	2. External Fabric	2.1. Walls & Finishes	2.1.8	Concrete	B	0	m2	10	85.00	Replace		112.80	Cast concrete panels with stone chip finish		2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	All levels	N/A	Elliott Medway units	2. External Fabric	2.2. Windows	2.2.1	Aluminium	B	0	Item	10	25.00	Replace		394.80	10 mm sealed double glazed units in colour coated aluminium frames		2	3	6	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	All levels	N/A	Elliott Medway units	2. External Fabric	2.3. Doors	2.3.16	Paint to Timber	B	2	Item	10	5.00	Replace		28.20	Half glazed painted timber doors to link between modular unit and existing building		2	3	6	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	All levels	N/A	Elliott Medway units	2. External Fabric	2.5. Decoration	2.5.3	Decorate Timber	B	3	m2	5	5.00	Replace		16.92	Paint to double doors only	Life expired	3	3	9	Moderate	£ 50.76	£ -	£ -	£ -	£ -	£ -	£ 50.76	£ -	£ -	£ -	£ -
Block F	MAC-01	All levels	N/A	Elliott Medway units	3. Roofs	3.2. Coverings – Flat	3.2.4	Built-Up Felt Roof - Triple	B	0	m2	10	20.00	Replace		112.80	Not open to inspection - re- roofed approximately 5 years ago		2	3	6	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	All levels	N/A	Elliott Medway units	3. Roofs	3.4. Rain Water Goods	3.4.13	UPVC Downpipes	B	0	lm	10	25.00	Replace		45.12	Replaced approximately 5 years ago		2	3	6	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	All levels	N/A	Elliott Medway units	3. Roofs	3.4. Rain Water Goods	3.4.14	UPVC Gutters	B	0	lm	10	25.00	Replace		36.66	Replaced approximately 5 years ago		2	3	6	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	001	Circulation (Entrance)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	10	80.00	Replace		32.43		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	001	Circulation (Entrance)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	C	4	m2	0	80.00	Repair		32.43		Damp plaster at low level near external doors	5	1	5	Low	£ 129.72	£ 129.72	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	001	Circulation (Entrance)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	10	80.00	Replace		49.35		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	001	Circulation (Entrance)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.29	Wall Paper	C	3.59	m2	0	6.00	Replace		39.48		Repair	5	1	5	Low	£ 283.47	£ 141.73	£ -	£ -	£ -	£ -	£ -	£ 141.73	£ -	£ -	£ -
Block A	MAC-01	00	001	Circulation (Entrance)	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B(C)	3.59	m2	5	25.00	Replace		70.50		Repair	3	2	6	Low	£ 253.10	£ -	£ -	£ -	£ -	£ -	£ 253.10	£ -	£ -	£ -	£ -
Block A	MAC-01	00	001	Circulation (Entrance)	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.2	Carpet	C	3.59	m2	0	15.00	Replace		58.00		Worn	5	2	10	Moderate	£ 208.22	£ 208.22	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	001	Circulation (Entrance)	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	C	2	Nr	0	35.00	Replace		705.00	Full height gap glazed doors - impact damage	Repair	5	2	10	Moderate	£ 1,410.00	£ 1,410.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	001	Circulation (Entrance)	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.2	Ironmongery - Brass	C	2	Nr	0	15.00	Replace		282.00	Small levers	Repair	5	2	10	Moderate	£ 564.00	£ 564.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	001	Circulation (Entrance)	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	C	22.74	m2	0	5.00	Replace		18.33		Life expired	5	1	5	Low	£ 833.65	£ 416.82	£ -	£ -	£ -	£ -	£ 416.82	£ -	£ -	£ -	£ -
Block A	MAC-01	00	002	Office	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	10	80.00	Replace		32.43		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	002	Office	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	10	80.00	Replace		49.35		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	002	Office	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.29	Wall Paper	B(C)	11.5	m2	1	6.00	Replace		39.48		Repair	4	1	4	Low	£ 908.04	£ -	£ 454.02	£ -	£ -	£ -	£ -	£ -	£ 454.02	£ -	£ -
Block A	MAC-01	00	002	Office	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.6	Internal Ceiling Finishes - Plaster	B	11.05	m2	10	30.00	Replace		8.46		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	002	Office	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.2	Carpet	C	11.05	m2	0	15.00	Replace		58.00		At end of useful life	5	2	10	Moderate	£ 640.90	£ 640.90	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	002	Office	4. Internal Fabric & Fixtures	4.4. Doors	4.4.10	Internal Door - Paint to Timber	B(C)	1	m2	3	6.00	Replace		141.00		Repair	3	2	6	Low	£ 282.00	£ -	£ -	£ -	£ 141.00	£ -	£ -	£ -	£ -	£ -	£ 141.00
Block A	MAC-01	00	002	Office	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	B(C)	1	Nr	3	15.00	Replace		282.00	Small levers	Repair	3	2	6	Low	£ 282.00	£ -	£ -	£ -	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	002	Office	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	40.69	m2	1	5.00	Replace		18.33	Wood chip paper to walls and ceiling . Ceiling paper loose	Life expired	4	1	4	Low	£ 1,491.70	£ -	£ 745.85	£ -	£ -	£ -	£ -	£ 745.85	£ -	£ -	£ -
Block A	MAC-01	00	003	School Nurse	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	10	80.00	Replace		32.43		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	003	School Nurse	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B(C)	3	m2	1	80.00	Repair		32.43		Plaster affected by damp on external wall	4	1	4	Low	£ 97.29	£ -	£ 97.29	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	003	School Nurse	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.6	Internal Ceiling Finishes - Plaster	B	9.36	m2	10	30.00	Replace		8.46		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	003	School Nurse	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.2	Carpet	C	9.36	m2	0	15.00	Replace		58.00		At end of useful life	5	2	10	Moderate	£ 542.88	£ 542.88	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	003	School Nurse	4. Internal Fabric & Fixtures	4.4. Doors	4.4.10	Internal Door - Paint to Timber	B(C)	1	m2	3	6.00	Replace		141.00		Repair	3	2	6	Low	£ 282.00	£ -	£ -	£ -	£ 141.00	£ -	£ -	£ -	£ -	£ -	£ 141.00
Block A	MAC-01	00	003	School Nurse	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B(C)	1	Nr	5	15.00	Replace		282.00	Small D handles	Repair	3	2	6	Low	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ 282.00	£ -	£ -	£ -	£ -
Block A	MAC-01	00	003	School Nurse	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	36.71	m2	3	5.00	Replace		18.33	Wood chip paper to walls and ceiling .	Life expired	3	1	3	Low	£ 1,345.79	£ -	£ -	£ -	£ 672.89	£ -	£ -	£ -	£ -	£ 672.89	£ -
Block A	MAC-01	00	004	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	10	80.00	Replace		32.43		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -

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Drawing Block	Site Block	Level	Room No.	Room Title	Group	Group (2)	Code	Description	Grade	Quantity	Unit	Residual Life	Activity Cycle	Action	Recommendations	Cost	Observations	Defects	Likelihood	Severity	Score	Rank	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Block A	MAC-01	00	004	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	C	6	m2	0	80.00	Repair	Repair	32.43		Plaster between windows affected by damp	5	1	5	Low	£ 194.58	£ 194.58	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	004	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	10	80.00	Replace		49.35		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	004	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	0.5	m2	6	35.00	Replace		77.55		Repair	2	1	2	Low	£ 38.78	£ -	£ -	£ -	£ -	£ -	£ -	£ 38.78	£ -	£ -	£ -
Block A	MAC-01	00	004	Bed Area	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B(C)	20.99	m2	3	25.00	Replace		70.50		Discoloured and damaged	3	2	6	Low	£ 1,479.80	£ -	£ -	£ -	£ 1,479.80	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	004	Bed Area	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	20.99	m2	5	15.00	Replace		59.22		Repair	3	2	6	Low	£ 1,243.03	£ -	£ -	£ -	£ -	£ -	£ 1,243.03	£ -	£ -	£ -	£ -
Block A	MAC-01	00	004	Bed Area	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	2	Nr	6	35.00	Replace		564.00	Door and side leaf with painted finish	Repair	2	2	4	Low	£ 1,128.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,128.00	£ -	£ -	£ -
Block A	MAC-01	00	004	Bed Area	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	B(C)	2	Nr	3	15.00	Replace		282.00	Small levers	Repair	3	2	6	Low	£ 564.00	£ -	£ -	£ -	£ 564.00	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	004	Bed Area	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	C	1	Nr	0	25.00	Replace		613.35		At end of useful life	5	2	10	Moderate	£ 613.35	£ 613.35	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	004	Bed Area	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.3	Vanity Units	C	1	Nr	0	25.00	Replace		705.00		At end of useful life	5	2	10	Moderate	£ 705.00	£ 705.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	004	Bed Area	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	54.95	m2	1	5.00	Replace		18.33	Painted plaster	Life expired	4	1	4	Low	£ 2,014.47	£ -	£ 1,007.23	£ -	£ -	£ -	£ -	£ 1,007.23	£ -	£ -	£ -
Block A	MAC-01	00	005	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	10	80.00	Replace		32.43		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	005	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B(C)	6	m2	1	80.00	Repair	Repair	32.43	Access restricted due to storage boxes	Plaster between windows affected by damp	4	1	4	Low	£ 194.58	£ -	£ 194.58	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	005	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	10	80.00	Replace		49.35		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	005	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	1	m2	6	35.00	Replace		77.55		Repair	2	1	2	Low	£ 77.55	£ -	£ -	£ -	£ -	£ -	£ -	£ 77.55	£ -	£ -	£ -
Block A	MAC-01	00	005	Bed Area	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B(C)	28.51	m2	2	25.00	Replace		70.50		Discoloured and damaged	3	2	6	Low	£ 2,009.96	£ -	£ -	£ 2,009.96	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	005	Bed Area	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	28.51	m2	5	15.00	Replace		59.22		Repair	3	2	6	Low	£ 1,688.36	£ -	£ -	£ -	£ -	£ -	£ 1,688.36	£ -	£ -	£ -	£ -
Block A	MAC-01	00	005	Bed Area	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	2	Nr	6	35.00	Replace		564.00	Door and side leaf with painted finish	Repair	2	2	4	Low	£ 1,128.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,128.00	£ -	£ -	£ -
Block A	MAC-01	00	005	Bed Area	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	B(C)	2	Nr	3	15.00	Replace		282.00	Small levers	Repair	3	2	6	Low	£ 564.00	£ -	£ -	£ -	£ 564.00	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	005	Bed Area	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	C	1	Nr	0	25.00	Replace		613.35		At end of useful life	5	2	10	Moderate	£ 613.35	£ 613.35	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	005	Bed Area	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	64.08	m2	3	5.00	Replace		18.33	Painted plaster	Life expired	3	1	3	Low	£ 2,349.17	£ -	£ -	£ -	£ 1,174.59	£ -	£ -	£ -	£ -	£ 1,174.59	£ -
Block A	MAC-01	00	006	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	10	80.00	Replace		32.43		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	006	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	C	5	m2	0	80.00	Replace		32.43	End wall and adjacent external door	Affected by damp	5	1	5	Low	£ 162.15	£ 162.15	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	006	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	10	80.00	Replace		49.35		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	006	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B(C)	1	m2	2	35.00	Replace		77.55		Repair	3	1	3	Low	£ 77.55	£ -	£ -	£ 77.55	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	006	Bed Area	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	C	27.92	m2	0	25.00	Replace		70.50		Damaged and dislodged	5	2	10	Moderate	£ 1,968.36	£ 1,968.36	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	006	Bed Area	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	27.92	m2	3	15.00	Replace		59.22	Non slip vinyl	Repair	3	2	6	Low	£ 1,653.42	£ -	£ -	£ -	£ 1,653.42	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	006	Bed Area	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.5	Entrance Matwells	B(C)	27.92	m2	3	15.00	Replace		310.20	Rubber backed mat to external door	Repair	3	2	6	Low	£ 8,660.78	£ -	£ -	£ -	£ 8,660.78	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	006	Bed Area	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	2	Nr	6	35.00	Replace		705.00	Door and side leaf with vision panel and painted finish	Repair	2	2	4	Low	£ 1,410.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,410.00	£ -	£ -	£ -
Block A	MAC-01	00	006	Bed Area	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	B(C)	2	Nr	4	15.00	Replace		282.00	Small levers	Repair	3	2	6	Low	£ 564.00	£ -	£ -	£ -	£ -	£ 564.00	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	006	Bed Area	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	C	1	Nr	0	25.00	Replace		613.35		At end of useful life	5	2	10	Moderate	£ 613.35	£ 613.35	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	006	Bed Area	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.15	Fixed Shelving/Storage	B(C)	8	Nr	5	15.00	Replace		450.00	Metal storage racks	Repair	3	2	6	Low	£ 3,600.00	£ -	£ -	£ -	£ -	£ -	£ 3,600.00	£ -	£ -	£ -	£ -
Block A	MAC-01	00	006	Bed Area	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	C	63.41	m2	0	5.00	Replace		18.33		Life expired	5	1	5	Low	£ 2,324.61	£ 1,162.31	£ -	£ -	£ -	£ -	£ 1,162.31	£ -	£ -	£ -	£ -
Block A	MAC-01	00	007	Toilet (Disabled)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	10	80.00	Replace		32.43		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	007	Toilet (Disabled)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	10	80.00	Replace		49.35		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	007	Toilet (Disabled)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	C	8	m2	0	35.00	Replace		77.55	Toilet cubicle now redundant	Repair	5	1	5	Low	£ 620.40	£ 620.40	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	007	Toilet (Disabled)	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	C	3.85	m2	0	25.00	Replace		70.50		Repair	5	2	10	Moderate	£ 271.43	£ 271.43	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	007	Toilet (Disabled)	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	3.85	m2	5	15.00	Replace		59.22	Non slip vinyl	Repair	3	2	6	Low	£ 228.00	£ -	£ -	£ -	£ -	£ -	£ 228.00	£ -	£ -	£ -	£ -
Block A	MAC-01	00	007	Toilet (Disabled)	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	2	Nr	6	35.00	Replace		564.00	Door and side leaf with painted finish	Repair	2	2	4	Low	£ 1,128.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,128.00	£ -	£ -	£ -
Block A	MAC-01	00	007	Toilet (Disabled)	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	2	Nr	6	15.00	Replace		282.00	D handles and push plate	Repair	2	2	4	Low	£ 564.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 564.00	£ -	£ -	£ -
Block A	MAC-01	00	007	Toilet (Disabled)	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	C	23.55	m2	0	5.00	Replace		18.33	Painted plaster above tiles to 1.2m	Life expired	5	1	5	Low	£ 863.34	£ 431.67	£ -	£ -	£ -	£ -	£ 431.67	£ -	£ -	£ -	£ -
Block A	MAC-01	00	008	Bathroom	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	10	80.00	Replace		32.43		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	008	Bathroom	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	C	5	m2	0	80.00	Replace	Repair prior to redecorations	32.43	Minor cracking in wall and water damage at high level - limited opening up of structure to 1st floor area over	Repair	5	1	5	Low	£ 162.15	£ 162.15	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	008	Bathroom	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	10	80.00	Replace		49.35		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	008	Bathroom	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	C	22	m2	0	35.00	Replace		77.55	Bathroom now redundant	Repair	5	1	5	Low	£ 1,706.10	£ 1,706.10	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	008	Bathroom	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.3	Internal Ceiling Finishes - Further Investigation	C	14.98	Item	0	1000.00	Replace		1000.00		Water damage from 1st floor rooms	5	2	10	Moderate	£ 14,980.00	£ 14,980.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	008	Bathroom	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B(C)	14.98	m2	1	50.00	Replace		8.46	Allow drying out prior to repair	Water damage with structure of floor to rooms above exposed	4	2	8	Moderate	£ 126.73	£ -	£ 126.73	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	008	Bathroom	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	14.98	m2	5	15.00	Replace		59.22	Non slip vinyl	Repair	3	2	6	Low	£ 887.12	£ -	£ -	£ -	£ -	£ -	£ 887.12	£ -	£ -	£ -	£ -
Block A	MAC-01	00	008	Bathroom	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	2	Nr	6	35.00	Replace		564.00	Door and side leaf with painted finish	Repair	2	2	4	Low	£ 1,128.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,128.00	£ -	£ -	£ -
Block A	MAC-01	00	008	Bathroom	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	C	46.44	m2	0	5.00	Replace		18.33	Painted plaster above tiles to 1.2m	Life expired	5	1	5	Low	£ 1,702.49	£ 851.25	£ -	£ -	£ -	£ -	£ 851.25	£ -	£ -	£ -	£ -
Block A	MAC-01	00	009	Lobby	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	10	80.00	Replace		32.43		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	009	Lobby	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B(C)	1	m2	2	80.00	Replace	Repair prior to redecorations	32.43	Minor cracking to rhs wall and impact damage around external door	Repair	3	1	3	Low	£ 32.43	£ -	£ -	£ 32.43	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	009	Lobby	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	10	80.00	Replace		49.35		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	009	Lobby	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B(C)	3.79	m2	5	25.00	Replace		70.50		Repair	3	2	6	Low	£ 267.20	£ -	£ -	£ -	£ -	£ -	£ 267.20	£ -	£ -	£ -	£ -
Block A	MAC-01	00	009	Lobby	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	3.79	m2	5	15.00	Replace		59.22	Non slip vinyl	Repair	3	2	6	Low	£ 224.44	£ -	£ -	£ -	£ -	£ -	£ 224.44	£ -	£ -	£ -	£ -
Block A	MAC-01	00	009	Lobby	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	1	Nr	6	35.00	Replace		564.00	Door and side leaf with painted finish	Repair	2	2	4	Low	£ 564.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 564.00	£ -	£ -	£ -
Block A	MAC-01	00	009	Lobby	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	B	1	Nr	10	15.00	Replace		282.00	Small levers	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	009	Lobby	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	C	23.36	m2	0	5.00	Replace		18.33	Painted plaster	Life expired	5	1	5	Low	£ 856.38	£ 428.19	£ -	£ -	£ -	£ -	£ 428.19	£ -	£ -	£ -	£ -
Block A	MAC-01	00	010	Shower	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	10	80.00	Replace		32.43		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	010	Shower	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B(C)	1	m2	2	80.00	Replace		32.43	Minor cracking in wall	Repair	3	1	3	Low	£ 32.43	£ -	£ -	£ 32.43	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	010	Shower	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	C	10	m2	0	35.00	Replace		77.55	Sanitary fittings removed	Repair	5	1	5	Low	£ 775.50	£ 775.50	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	010	Shower	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	C	5.28	m2	0	25.00	Replace		70.50		Repair	5	2	10	Moderate	£ 372.24	£ 372.24	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	010	Shower	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	5.28	m2	5	15.00	Replace		59.22		Repair	3	2	6	Low	£ 312.68	£ -	£ -	£ -	£ -	£ -	£ 312.68	£ -	£ -	£ -	£ -
Block A	MAC-01	00	010	Shower	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	1	Nr	6	35.00	Replace		564.00		Repair	2	2	4	Low	£ 564.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 564.00	£ -	£ -	£ -
Block A	MAC-01	00	010	Shower	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	B	1	Nr	6	15.00	Replace		282.00	Small levers	Repair	2	2	4	Low	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 282.00	£ -	£ -	£ -
Block A	MAC-01	00	010	Shower	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	C	27.57	m2	0	5.00	Replace		18.33	Painted plaster above tiles	Life expired	5	1	5	Low	£ 1,010.72	£ 505.36	£ -	£ -	£ -	£ -	£ 505.36	£ -	£ -	£ -	£ -
Block A	MAC-01	00	011	Lobby	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	10	80.00	Replace		32.43		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	011	Lobby	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B(C)	1	m2	2	80.00	Replace	Repair prior to redecorations	32.43	Vertical cracking to rhs of corridor door	Repair	3	1	3	Low	£ 32.43	£ -	£ -	£ 32.43	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	011	Lobby	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	10	80.00	Replace		49.35		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	011	Lobby	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	C	18	m2	0	35.00	Replace		77.55	Wash up area now redundant	Repair	5	1	5	Low	£ 1,395.90	£ 1,395.90	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	011	Lobby	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	C	10.8	m2	0	25.00	Replace		70.50		Repair	5	2	10	Moderate	£ 761.40	£ 761.40	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	011	Lobby	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	10.8	m2	5	15.00	Replace		59.22	Non slip vinyl	Repair	3	2	6	Low	£ 639.58	£ -	£ -	£ -	£ -	£ -	£ 639.58	£ -	£ -	£ -	£ -
Block A	MAC-01	00	011	Lobby	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	2	Nr	6	35.00	Replace		564.00	Door and side leaf with painted finish	Repair	2	2	4	Low	£ 1,128.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,128.00	£ -	£ -	£ -
Block A	MAC-01	00	011	Lobby	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	B	0	Nr	10	15.00	Replace		282.00	D handles and push plate	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	011	Lobby	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	C	39.44	m2	0	5.00	Replace		18.33	Painted plaster above tiles to 1.2m	Life expired	5	1	5	Low	£ 1,445.87	£ 722.94	£ -	£ -	£ -	£ -	£ 722.94	£ -	£ -	£ -	£ -
Block A	MAC-01	00	012	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	10	80.00	Replace		32.43		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	012	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.6	Internal Ceiling Finishes - Plaster	B(C)	3.66	m2	3	30.00	Replace		8.46		Cracking to finish	3	2	6	Low	£ 30.96	£ -	£ -	£ -	£ 30.96	£ -	£ -	£ -	£ -	£ -	£ -

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Drawing Block	Site Block	Level	Room No.	Room Title	Group	Group (2)	Code	Description	Grade	Quantity	Unit	Residual Life	Activity Cycle	Action	Recommendations	Cost	Observations	Defects	Likelihood	Severity	Score	Rank	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Block A	MAC-01	00	012	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.2	Carpet	C	3.66	m2	0	15.00	Replace		58.00		Repair	5	2	10	Moderate	£ 212.28	£ 212.28	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	012	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.4. Doors	4.4.10	Internal Door - Paint to Timber	C	1	m2	0	6.00	Replace		141.00	Painted timber panelled door	Repair	5	2	10	Moderate	£ 282.00	£ 141.00	£ -	£ -	£ -	£ -	£ -	£ 141.00	£ -	£ -
Block A	MAC-01	00	012	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.5	Ironmongery - Plastic	C	1	Nr	0	15.00	Replace		282.00	Door knob	Repair	5	2	10	Moderate	£ 282.00	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	012	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	C	22.96	m2	0	5.00	Replace		18.33	Painted plaster	Life expired	5	1	5	Low	£ 841.71	£ 420.86	£ -	£ -	£ -	£ -	£ 420.86	£ -	£ -	£ -
Block A	MAC-01	00	013	Archive	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	10	80.00	Replace		32.43		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	013	Archive	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	10	80.00	Replace		49.35		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	013	Archive	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	C	0.5	m2	0	35.00	Replace		77.55		At end of useful life	5	1	5	Low	£ 38.78	£ 38.78	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	013	Archive	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	C	13.23	m2	0	25.00	Replace		70.50	Some tiles previously replaced	Water damage	5	2	10	Moderate	£ 932.72	£ 932.72	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	013	Archive	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	13.23	m2	5	15.00	Replace		59.22	Non slip vinyl	Repair	3	2	6	Low	£ 783.48	£ -	£ -	£ -	£ -	£ -	£ 783.48	£ -	£ -	£ -
Block A	MAC-01	00	013	Archive	4. Internal Fabric & Fixtures	4.4. Doors	4.4.10	Internal Door - Paint to Timber	B(C)	1	m2	5	6.00	Replace		141.00		Repair	3	2	6	Low	£ 141.00	£ -	£ -	£ -	£ -	£ -	£ 141.00	£ -	£ -	£ -
Block A	MAC-01	00	013	Archive	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	B(C)	2	Nr	5	15.00	Replace		282.00	Small levers	Repair	3	2	6	Low	£ 564.00	£ -	£ -	£ -	£ -	£ -	£ 564.00	£ -	£ -	£ -
Block A	MAC-01	00	013	Archive	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.1	Kitchen units	B(C)	3	Nr	5	15.00	Replace		1410.00	Wall cupboards	Repair	3	2	6	Low	£ 4,230.00	£ -	£ -	£ -	£ -	£ -	£ 4,230.00	£ -	£ -	£ -
Block A	MAC-01	00	013	Archive	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	C	1	Nr	0	25.00	Replace		613.35	Ceramic basin with cross headed taps	Repair	5	2	10	Moderate	£ 613.35	£ 613.35	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	013	Archive	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	43.65	m2	3	5.00	Replace		18.33	Painted plaster	Life expired	3	1	3	Low	£ 1,000.21	£ -	£ -	£ -	£ -	£ 800.10	£ -	£ -	£ -	£ 800.10
Block A	MAC-01	00	014	Circulation (Corridor)	13. Electrical Systems	13.2. Distribution Boards	13.2.1	Distribution Boards	B	1	Nr	5	25.00	Replace	Replace	1000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 1,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,000.00	£ -	£ -
Block A	MAC-01	00	014	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	10	80.00	Replace		32.43		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	014	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	10	80.00	Replace		49.35		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	014	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.29	Wall Paper	C	28.6	m2	0	6.00	Replace		39.48	Review wall finish for current use as storage	Repair	5	1	5	Low	£ 2,258.26	£ 1,129.13	£ -	£ -	£ -	£ -	£ -	£ 1,129.13	£ -	£ -
Block A	MAC-01	00	014	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B(C)	17.44	m2	5	25.00	Replace		70.50		Repair	3	2	6	Low	£ 1,229.52	£ -	£ -	£ -	£ -	£ -	£ 1,229.52	£ -	£ -	£ -
Block A	MAC-01	00	014	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B(C)	1	Nr	5	35.00	Replace		705.00	Top and bottom gap glazed panels	Repair	3	2	6	Low	£ 705.00	£ -	£ -	£ -	£ -	£ -	£ 705.00	£ -	£ -	£ -
Block A	MAC-01	00	014	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.2	Ironmongery - Brass	B(C)	1	Nr	5	15.00	Replace		282.00	D handles and digital lock	Repair	3	2	6	Low	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ 282.00	£ -	£ -	£ -
Block A	MAC-01	00	014	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	50.11	m2	2	5.00	Replace		18.33	Painted timber doors and skirting with wallpaper to walls	Life expired	3	1	3	Low	£ 1,837.03	£ -	£ -	£ 918.52	£ -	£ -	£ -	£ 918.52	£ -	£ -
Block A	MAC-01	00	015	Circulation (Corridor)	13. Electrical Systems	13.2. Distribution Boards	13.2.1	Distribution Boards	B	1	Nr	5	25.00	Replace	Replace	2000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 2,000.00	£ -	£ -	£ -	£ -	£ -	£ 2,000.00	£ -	£ -	£ -
Block A	MAC-01	00	015	Circulation (Corridor)	14. Alarms & Detection Systems	14.1. Fire Alarm Systems	14.1.1	Fire Alarm Devices & Interfaces	B(C)	1	Nr	4	12.00	Replace	Replace	2000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 2,000.00	£ -	£ -	£ -	£ -	£ 2,000.00	£ -	£ -	£ -	£ -
Block A	MAC-01	00	015	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	10	80.00	Replace		32.43		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	015	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	C	8	m2	0	80.00	Repair		32.43	Impact damage at low level	Damp plaster at low level near external doors	5	1	5	Low	£ 259.44	£ 259.44	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	015	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	10	80.00	Replace		49.35		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	015	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.29	Wall Paper	C	6.81	m2	0	6.00	Replace		39.48		Repair	5	1	5	Low	£ 537.72	£ 268.86	£ -	£ -	£ -	£ -	£ -	£ 268.86	£ -	£ -
Block A	MAC-01	00	015	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.34	Walls & Finishes - Other	B(C)	4	m2	0	80.00	Replace	Replace	75.00	Corner guard to some external corners	Impact damage	5	1	5	Low	£ 300.00	£ 300.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	015	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	C	62.81	m2	0	25.00	Replace		70.50		At end of useful life	5	2	10	Moderate	£ 4,428.11	£ 4,428.11	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	015	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.6	Internal Ceiling Finishes - Plaster	B	62.81	m2	10	30.00	Replace		8.46		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	015	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.2	Carpet	C	62.81	m2	0	15.00	Replace		58.00		Worn	5	2	10	Moderate	£ 3,642.98	£ 3,642.98	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	015	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	C	1	Nr	0	35.00	Replace		705.00	Top and bottom glazed panels	At end of useful life	5	2	10	Moderate	£ 705.00	£ 705.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	015	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.2	Ironmongery - Brass	C	1	Nr	0	15.00	Replace		282.00	D handles- door held open	Repair	5	2	10	Moderate	£ 282.00	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	015	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	C	95.1	m2	0	5.00	Replace		18.33	Wallpaper and varnish to doors	Life expired	5	1	5	Low	£ 1,486.37	£ 1,743.18	£ -	£ -	£ -	£ -	£ 1,743.18	£ -	£ -	£ -
Block A	MAC-01	00	015	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.8. Stairs	4.8.1	Stair Structure - Coated Steel Balustrade	B(C)	4	lm	5	25.00	Replace		211.50		Repair	3	2	6	Low	£ 846.00	£ -	£ -	£ -	£ -	£ -	£ 846.00	£ -	£ -	£ -
Block A	MAC-01	00	015	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.8. Stairs	4.8.14	Stair Finishes - Carpet Tiles	B(C)	6	m2	5	15.00	Replace		70.50		Repair	3	2	6	Low	£ 423.00	£ -	£ -	£ -	£ -	£ -	£ 423.00	£ -	£ -	£ -
Block A	MAC-01	00	015	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.8. Stairs	4.8.19	Stair Finishes - Metal Nosing	B(C)	4	lm	5	15.00	Replace		22.56	Aluminium nosing	Repair	3	2	6	Low	£ 90.24	£ -	£ -	£ -	£ -	£ -	£ 90.24	£ -	£ -	£ -
Block A	MAC-01	00	015	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.8. Stairs	4.8.27	Stair Finishes - Timber	B(C)	4	m2	5	40.00	Replace		63.45	Timber treads with closed risers	Repair	3	2	6	Low	£ 253.80	£ -	£ -	£ -	£ -	£ -	£ 253.80	£ -	£ -	£ -
Block A	MAC-01	00	015	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.8. Stairs	4.8.3	Stair Structure - Finished Metal	B(C)	4	lm	5	50.00	Replace		423.00		Repair	3	2	6	Low	£ 1,692.00	£ -	£ -	£ -	£ -	£ -	£ 1,692.00	£ -	£ -	£ -
Block B	MAC-01	00	016	Linen Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	10	80.00	Replace		32.43		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	016	Linen Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B(C)	2	m2	1	80.00	Repair		32.43		Impact damage	4	1	4	Low	£ 64.86	£ -	£ 64.86	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	016	Linen Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	10	80.00	Replace		49.35		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	016	Linen Store	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B(C)	1	Nr	5	35.00	Replace		564.00		Impact damage	3	2	6	Low	£ 564.00	£ -	£ -	£ -	£ -	£ -	£ 564.00	£ -	£ -	£ -
Block B	MAC-01	00	016	Linen Store	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	B(C)	1	Nr	5	15.00	Replace		282.00	Small levers	Repair	3	2	6	Low	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ 282.00	£ -	£ -	£ -
Block B	MAC-01	00	016	Linen Store	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.15	Fixed Shelving/Storage	B	6	Nr	6	15.00	Replace		450.00	Timber fitted shelving	Repair	2	2	4	Low	£ 2,700.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 2,700.00	£ -	£ -
Block B	MAC-01	00	016	Linen Store	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	C	32.04	m2	0	5.00	Replace		18.33	Painted plaster	Life expired	5	1	5	Low	£ 1,174.59	£ 587.29	£ -	£ -	£ -	£ -	£ 587.29	£ -	£ -	£ -
Block B	MAC-01	00	017	WC	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	10	80.00	Replace		32.43		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	017	WC	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	4	m2	6	35.00	Replace		77.55	To shower - does not appear to be used	Repair	2	1	2	Low	£ 310.20	£ -	£ -	£ -	£ -	£ -	£ -	£ 310.20	£ -	£ -
Block B	MAC-01	00	017	WC	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.6	Internal Ceiling Finishes - Plaster	B	8.09	m2	10	30.00	Replace		8.46		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	017	WC	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.14	PVC Skirting	B(C)	8.09	lm	4	15.00	Replace		60.00		Repair	3	2	6	Low	£ 323.60	£ -	£ -	£ -	£ -	£ 323.60	£ -	£ -	£ -	£ -
Block B	MAC-01	00	017	WC	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	8.09	m2	4	15.00	Replace		59.22	Non slip vinyl. Unlikely to be specified for barefoot use	Repair	3	2	6	Low	£ 479.09	£ -	£ -	£ -	£ -	£ 479.09	£ -	£ -	£ -	£ -
Block B	MAC-01	00	017	WC	4. Internal Fabric & Fixtures	4.4. Doors	4.4.10	Internal Door - Paint to Timber	B	1	m2	10	6.00	Replace		141.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	017	WC	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	1	Nr	10	15.00	Replace		282.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	017	WC	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B(C)	1	Nr	4	25.00	Replace		613.35	Ceramic basin with chrome taps	Repair	3	2	6	Low	£ 613.35	£ -	£ -	£ -	£ -	£ 613.35	£ -	£ -	£ -	£ -
Block B	MAC-01	00	017	WC	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.13	WC Suite	B(C)	1	Nr	4	25.00	Replace		493.50	Ceramic bowl and cistern	Repair	3	2	6	Low	£ 493.50	£ -	£ -	£ -	£ -	£ 493.50	£ -	£ -	£ -	£ -
Block B	MAC-01	00	017	WC	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.2	Toilet Cubicles	B(C)	2	Nr	4	25.00	Replace		705.00	WC cubicle and door to shower area	Repair	3	2	6	Low	£ 1,410.00	£ -	£ -	£ -	£ -	£ 1,410.00	£ -	£ -	£ -	£ -
Block B	MAC-01	00	017	WC	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.9	Shower Tray	B(C)	1	Nr	4	15.00	Replace		1057.50	Ceramic tray. No shower curtain or screen	Repair	3	2	6	Low	£ 1,057.50	£ -	£ -	£ -	£ -	£ 1,057.50	£ -	£ -	£ -	£ -
Block B	MAC-01	00	017	WC	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	34.13	m2	4	5.00	Replace		18.33	Painted plaster	Life expired	3	1	3	Low	£ 1,251.21	£ -	£ -	£ -	£ -	£ -	£ 625.60	£ -	£ -	£ 625.60
Block B	MAC-01	00	018	Cleaner Store	13. Electrical Systems	13.2. Distribution Boards	13.2.1	Distribution Boards	B	1	m2	5	25.00	Replace	Replace	1000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 1,200.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,000.00	£ -	£ -
Block B	MAC-01	00	018	Cleaner Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	10	80.00	Replace		32.43		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	018	Cleaner Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	10	80.00	Replace		49.35		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	018	Cleaner Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.30	Wall finishes - Whitrock panels	B	18	m2	6	30.00	Replace		65.00		Repair	2	1	2	Low	£ 1,170.00	£ -	£ -	£ -	£ -	£ -	£ 1,170.00	£ -	£ -	£ -
Block B	MAC-01	00	018	Cleaner Store	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B	8.66	m2	6	25.00	Replace		70.50		Repair	2	2	4	Low	£ 610.53	£ -	£ -	£ -	£ -	£ -	£ -	£ 610.53	£ -	£ -
Block B	MAC-01	00	018	Cleaner Store	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	C	8.66	m2	0	15.00	Replace		59.22	Non slip vinyl	Flooring damaged in centre of room	5	2	10	Moderate	£ 512.85	£ 512.85	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -

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Drawing Block	Site Block	Level	Room No.	Room Title	Group	Group (2)	Code	Description	Grade	Quantity	Unit	Residual Life	Activity Cycle	Action	Recommendations	Cost	Observations	Defects	Likelihood	Severity	Score	Rank	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Block B	MAC-01	00	018	Cleaner Store	4. Internal Fabric & Fixtures	4.4. Doors	4.4.10	Internal Door - Paint to Timber	B	1	m2	6	6.00	Replace		141.00		Repair	2	2	4	Low	£ 141.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 141.00	£ -	£ -	£ -
Block B	MAC-01	00	018	Cleaner Store	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	B(C)	1	Nr	5	15.00	Replace		282.00	Small levers	Repair	3	2	6	Low	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ 282.00	£ -	£ -	£ -	£ -
Block B	MAC-01	00	018	Cleaner Store	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.10	Sink	B	1	Nr	6	25.00	Replace		1013.79	Ceramic Belfast sink with chrome taps	Repair	2	2	4	Low	£ 1,013.79	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,013.79	£ -	£ -	£ -
Block B	MAC-01	00	018	Cleaner Store	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B(C)	2	Nr	2	25.00	Replace		613.35	Ceramic basin with cross headed taps	Repair	3	2	6	Low	£ 1,226.70	£ -	£ -	£ 1,226.70	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	018	Cleaner Store	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	35.31	m2	3	5.00	Replace		18.33	Painted plaster	Life expired	3	1	3	Low	£ 1,294.46	£ -	£ -	£ -	£ 647.23	£ -	£ -	£ -	£ -	£ 647.23	£ -
Block B	MAC-01	00	018	Cleaner Store	9. Ventilation Systems		9.1.6.	Wall/window small extract fans	B(C)	1	Nr	2	15.00	Replace	Replace	900.00	None	Lifecycle Replacement	3	4	12	Significant	£ 900.00	£ -	£ -	£ 900.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	019	Cleaner Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	10	80.00	Replace		32.43		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	019	Cleaner Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B(C)	2	m2	2	80.00	Repair		32.43		Water damage around window and uneven plaster	3	1	3	Low	£ 64.86	£ -	£ -	£ 64.86	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	019	Cleaner Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.26	Timber Cladding	B(C)	12	m2	6	80.00	Replace		56.40		Timber panels to wall to 1.8m approximately	2	1	2	Low	£ 676.80	£ -	£ -	£ -	£ -	£ -	£ -	£ 676.80	£ -	£ -	£ -
Block B	MAC-01	00	019	Cleaner Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	10	80.00	Replace		49.35		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	019	Cleaner Store	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.6	Internal Ceiling Finishes - Plaster	B	3.73	m2	10	30.00	Replace		8.46		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	019	Cleaner Store	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	C	3.73	m2	0	15.00	Replace		59.22	Floor finish not replaced when partition removed	Repair	5	2	10	Moderate	£ 220.89	£ 220.89	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	019	Cleaner Store	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	23.18	m2	5	5.00	Replace		18.33	Painted plaster and timber	Life expired	3	1	3	Low	£ 424.89	£ -	£ -	£ -	£ -	£ -	£ 424.89	£ -	£ -	£ -	£ -
Block B	MAC-01	00	020	Cleaner Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	10	80.00	Replace		32.43		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	020	Cleaner Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.26	Timber Cladding	B	12	m2	6	80.00	Replace		56.40		Timber panels to wall to 1.8m approximately	2	1	2	Low	£ 676.80	£ -	£ -	£ -	£ -	£ -	£ -	£ 676.80	£ -	£ -	£ -
Block B	MAC-01	00	020	Cleaner Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	10	80.00	Replace		49.35		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	020	Cleaner Store	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.6	Internal Ceiling Finishes - Plaster	B(C)	6.89	m2	5	30.00	Replace		8.46		Repair	3	2	6	Low	£ 58.29	£ -	£ -	£ -	£ -	£ -	£ 58.29	£ -	£ -	£ -	£ -
Block B	MAC-01	00	020	Cleaner Store	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	C	6.89	m2	0	15.00	Replace		59.22	Floor finish not replaced when partition removed Not non slip vinyl	Repair	5	2	10	Moderate	£ 408.03	£ 408.03	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	020	Cleaner Store	4. Internal Fabric & Fixtures	4.4. Doors	4.4.10	Internal Door - Paint to Timber	B(C)	1	m2	5	6.00	Replace		141.00		Repair	3	2	6	Low	£ 141.00	£ -	£ -	£ -	£ -	£ -	£ 141.00	£ -	£ -	£ -	£ -
Block B	MAC-01	00	020	Cleaner Store	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	B(C)	1	Nr	5	15.00	Replace		282.00	Small levers	Repair	3	2	6	Low	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ 282.00	£ -	£ -	£ -	£ -
Block B	MAC-01	00	020	Cleaner Store	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	31.5	m2	5	5.00	Replace		18.33	Painted plaster and timber	Life expired	3	1	3	Low	£ 577.40	£ -	£ -	£ -	£ -	£ -	£ 577.40	£ -	£ -	£ -	£ -
Block B	MAC-01	00	021	Pot Wash	12.4. Catering Equipment		12.4.1	Catering Equipment	B(C)	1	Nr	3	15.00	Replace	Replace	3000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 3,000.00	£ -	£ -	£ -	£ 3,000.00	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	021	Pot Wash	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	10	80.00	Replace		49.35		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	021	Pot Wash	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.30	Wall finishes - Whitrock panels	B	0	m2	10	30.00	Replace		65.00		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	021	Pot Wash	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.6	Internal Ceiling Finishes - Plaster	B	7.41	m2	10	30.00	Replace		8.46		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	021	Pot Wash	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	7.41	m2	6	15.00	Replace		59.22		Repair	2	2	4	Low	£ 438.82	£ -	£ -	£ -	£ -	£ -	£ -	£ 438.82	£ -	£ -	£ -
Block B	MAC-01	00	021	Pot Wash	4. Internal Fabric & Fixtures	4.4. Doors	4.4.10	Internal Door - Paint to Timber	B(C)	1	m2	2	6.00	Replace		141.00	Painted timber with vision panel	Repair	3	2	6	Low	£ 282.00	£ -	£ -	£ 141.00	£ -	£ -	£ -	£ -	£ -	£ 141.00	£ -
Block B	MAC-01	00	021	Pot Wash	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B	1	Nr	10	25.00	Replace		613.35	Stainless steel basin with cross headed taps	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	021	Pot Wash	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.14	Unit Furniture - Other	B	4	Nr	10	80.00	Replace		0.00	Stainless steel equipment and fittings	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	021	Pot Wash	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	32.67	m2	5	5.00	Replace		18.33	Painted plaster to ceiling only	Life expired	3	1	3	Low	£ 598.84	£ -	£ -	£ -	£ -	£ -	£ 598.84	£ -	£ -	£ -	£ -
Block B	MAC-01	00	022	Staff Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	10	80.00	Replace		32.43		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	022	Staff Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	C	10	m2	0	80.00	Repair		32.43		Loose and water damaged plaster at high level	5	1	5	Low	£ 324.30	£ 324.30	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	022	Staff Room	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B(C)	35.83	m2	5	25.00	Replace		70.50		Tiles affected by damp - distorted	3	2	6	Low	£ 2,526.02	£ -	£ -	£ -	£ -	£ -	£ 2,526.02	£ -	£ -	£ -	£ -
Block B	MAC-01	00	022	Staff Room	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	1	m2	6	15.00	Repair		59.22	Make good vinyl around door frame	Repair	2	2	4	Low	£ 59.22	£ -	£ -	£ -	£ -	£ -	£ -	£ 59.22	£ -	£ -	£ -
Block B	MAC-01	00	022	Staff Room	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	35.83	m2	6	15.00	Replace		59.22		Repair	2	2	4	Low	£ 2,121.85	£ -	£ -	£ -	£ -	£ -	£ -	£ 2,121.85	£ -	£ -	£ -
Block B	MAC-01	00	022	Staff Room	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	2	Nr	20	35.00	Replace		705.00	Door and side leaf with 'ladder' vision panels	Life expired	1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	022	Staff Room	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	2	Nr	10	15.00	Replace		282.00	Large D handles	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	022	Staff Room	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	71.83	m2	3	5.00	Replace		18.33		Life expired	3	1	3	Low	£ 2,633.29	£ -	£ -	£ -	£ 1,316.64	£ -	£ -	£ -	£ -	£ 1,316.64	£ -
Block B	MAC-01	00	023	Kitchen Store	12.4. Catering Equipment		12.4.1	Catering Equipment	B(C)	1	Nr	3	15.00	Replace	Replace	20000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 20,000.00	£ -	£ -	£ -	£ 20,000.00	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	023	Kitchen Store	12.4. Catering Equipment		12.4.1	Catering Equipment	A	1	Nr	10	15.00	Maintain	None	0.00	None	Lifecycle Replacement	2	4	8	Moderate	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	023	Kitchen Store	12.4. Catering Equipment		12.4.1	Catering Equipment	B	1	Nr	10	15.00	Maintain	None	0.00	None	Lifecycle Replacement	2	4	8	Moderate	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	023	Kitchen Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	10	80.00	Replace		32.43		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	023	Kitchen Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	C	2	m2	0	80.00	Repair		32.43		Plaster affected by damp to rhs of bay window and near external door	5	1	5	Low	£ 64.86	£ 64.86	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	023	Kitchen Store	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.12	Ceilings - Other	B	20.74	m2	6	80.00	Replace		70.50	Timber panels	Repair	2	2	4	Low	£ 1,462.17	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,462.17	£ -	£ -	£ -
Block B	MAC-01	00	023	Kitchen Store	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.14	PVC Skirting	B	20.74	lm	6	15.00	Replace		40.00		Repair	2	2	4	Low	£ 829.60	£ -	£ -	£ -	£ -	£ -	£ -	£ 829.60	£ -	£ -	£ -
Block B	MAC-01	00	023	Kitchen Store	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	20.74	m2	6	15.00	Replace		59.22		Repair	2	2	4	Low	£ 1,228.22	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,228.22	£ -	£ -	£ -
Block B	MAC-01	00	023	Kitchen Store	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	1	Nr	10	35.00	Replace		705.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	023	Kitchen Store	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	1	Nr	10	15.00	Replace		282.00	Ss round bar levers	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	023	Kitchen Store	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.14	Unit Furniture - Other	C	3	lm	0	80.00	Replace		350.00	Worktop with laminate surface and timber edging	At end of useful life	5	2	10	Moderate	£ 1,050.00	£ 1,050.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	023	Kitchen Store	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.15	Fixed Shelving/Storage	B(C)	1	Nr	5	15.00	Replace		450.00	Spur shelving	Repair	3	2	6	Low	£ 450.00	£ -	£ -	£ -	£ -	£ -	£ 450.00	£ -	£ -	£ -	£ -
Block B	MAC-01	00	023	Kitchen Store	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	54.65	m2	1	5.00	Replace		18.33	Painted plaster	Life expired	4	1	4	Low	£ 2,003.47	£ -	£ 1,001.73	£ -	£ -	£ -	£ -	£ 1,001.73	£ -	£ -	£ -
Block B	MAC-01	00	024	Kitchen	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.30	Wall finishes - Whitrock panels	B	0	m2	10	30.00	Replace		65.00		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	024	Kitchen	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.34	Walls & Finishes - Other	B	0	m2	10	80.00	Replace		0.00	Stainless steel panels	Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	024	Kitchen	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.6	Internal Ceiling Finishes - Plaster	B	17.16	m2	10	30.00	Replace		8.46		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	024	Kitchen	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.14	PVC Skirting	B(C)	17.16	lm	5	15.00	Replace		40.00		Repair	3	2	6	Low	£ 686.40	£ -	£ -	£ -	£ -	£ -	£ 686.40	£ -	£ -	£ -	£ -
Block B	MAC-01	00	024	Kitchen	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	17.16	m2	5	15.00	Replace		59.22	Non slip vinyl	Repair	3	2	6	Low	£ 1,016.22	£ -	£ -	£ -	£ -	£ -	£ 1,016.22	£ -	£ -	£ -	£ -
Block B	MAC-01	00	024	Kitchen	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.1	Kitchen units	B	4	Nr	6	15.00	Replace		1410.00	Stainless steel equipment and fittings	Repair	2	2	4	Low	£ 5,640.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 5,640.00	£ -	£ -	£ -
Block B	MAC-01	00	024	Kitchen	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.10	Sink	B	4	Nr	6	25.00	Replace		1013.79	Stainless steel bowl and drainers with cross headed taps	Repair	2	2	4	Low	£ 4,055.16	£ -	£ -	£ -	£ -	£ -	£ -	£ 4,055.16	£ -	£ -	£ -
Block B	MAC-01	00	024	Kitchen	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B	1	Nr	6	25.00	Replace		613.35	Ss basin with cross headed taps	Repair	2	2	4	Low	£ 613.35	£ -	£ -	£ -	£ -	£ -	£ -	£ 613.35	£ -	£ -	£ -
Block B	MAC-01	00	024	Kitchen	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	49.71	m2	1	5.00	Replace		18.33	Ceiling only	Paint beginning to flake in two areas	4	1	4	Low	£ 1,822.37	£ -	£ 911.18	£ -	£ -	£ -	£ -	£ 911.18	£ -	£ -	£ -
Block B	MAC-01	00	025	Kitchen	12.4. Catering Equipment		12.4.1	Catering Equipment	A	1	Nr	10	15.00	Maintain	None	0.00	None	Lifecycle Replacement	2	4	8	Moderate	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	025	Kitchen	12.4. Catering Equipment		12.4.1	Catering Equipment	B	1	Nr	6	15.00	Replace	Replace	1000.00	None	Lifecycle Replacement	2	4	8	Moderate	£ 1,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,000.00	£ -	£ -	£ -
Block B	MAC-01	00	025	Kitchen	12.4. Catering Equipment		12.4.1	Catering Equipment	C	1	Nr	1	15.00	Replace	Replace	2000.00	None	Lifecycle Replacement	4	4	16	Significant	£ 2,000.00	£ -	£ 2,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	025	Kitchen	12.4. Catering Equipment		12.4.1	Catering Equipment	C	1	Nr	1	15.00	Replace	Replace	3000.00	None	Lifecycle Replacement	4	4	16	Significant	£ 3,000.00	£ -	£ 3,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	025	Kitchen	12.4. Catering Equipment		12.4.1	Catering Equipment	B	1	Nr	6	15.00	Replace	Replace	3000.00	None	Lifecycle Replacement	2	4	8	Moderate	£ 3,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 3,000.00	£ -	£ -	£ -
Block B	MAC-01	00	025	Kitchen	12.4. Catering Equipment		12.4.1	Catering Equipment	C	1	Nr	1	15.00	Replace	Replace	2000.00	None	Lifecycle Replacement	4	4	16	Significant	£ 2,000.00	£ -	£ 2,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	025	Kitchen	12.4. Catering Equipment		12.4.1	Catering Equipment	B	1	Nr	5	15.00	Replace	Replace	2000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 2,000.00	£ -	£ -	£ -	£ -	£ -	£ 2,000.00	£ -	£ -	£ -	£ -
Block B	MAC-01	00	025	Kitchen	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.30	Wall finishes - Whitrock panels	B	0	m2	10	30.00	Replace		65.00		Life expired	2	4	8	Moderate	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	025	Kitchen	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.34	Walls & Finishes - Other	B	0	m2	10	80.00	Replace		0.00	Stainless steel panels	Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	025	Kitchen	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.6	Internal Ceiling Finishes - Plaster	B	25.19	m2	10	30.00	Replace		8.46		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	025	Kitchen	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.14	PVC Skirting	B(C)	25.19	lm	5	15.00	Replace		40.00		Repair	3	2	6	Low	£ 1,007.60	£ -	£ -	£ -	£ -	£ -	£ 1,007.60	£ -	£ -	£ -	£ -
Block B	MAC-01	00	025	Kitchen	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	25.19	m2	5	15.00	Replace		59.22	Non slip vinyl	Repair	3	2	6	Low	£ 1,491.75	£ -	£ -	£ -	£ -	£ -	£ 1,491.75	£ -	£ -	£ -	£ -
Block B	MAC-01	00	025	Kitchen	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	1	Nr	10	35.00	Replace		705.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	025	Kitchen	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	1	Nr	10	15.00	Replace		282.00	Ss round bar levers	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	025	Kitchen	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.1	Kitchen units	B	4	Nr	6	15.00	Replace		1410.00	Stainless steel equipment and fittings	Repair	2	2	4	Low	£ 5,640.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 5,640.00	£ -	£ -	£ -
Block B	MAC-01	00	025	Kitchen	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	60.23	m2	1	5.00	Replace		18.33	Ceiling only	Paint beginning to flake in two areas	4	1	4	Low	£ 2,208.03	£ -	£ 1,104.02	£ -	£ -	£ -	£ -	£ 1,104.02	£ -	£ -	£ -
Block B	MAC-01	00	025	Kitchen	9. Ventilation Systems		9.1.7.	Kitchen extract fans (medium size kitchen)	B(C)	1	Nr	3	15.00	Replace	Replace	5000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 5,000.00	£ -	£ -	£ -	£ 5,000.00	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	026	Circulation (Corridor)	13. Electrical Systems	13.2. Distribution Boards	13.2.1	Distribution Boards	A	2	Nr	5	25.00	Replace	Replace	2000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 4,000.00	£ -	£ -	£ -	£ -	£ -	£ 4,000.00	£ -	£ -	£ -	£ -
Block B	MAC-01	00	026	Circulation (Corridor)	13. Electrical Systems	13.3. Switchgear	13.3.1	Switchgear	B	1	Nr	5	25.00	Replace	Replace	1000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 1,000.00	£ -	£ -	£ -	£ -	£ -	£ 1,000.00	£ -	£ -	£ -	£ -

Patterson, Liz
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Drawing Block	Site Block	Level	Room No.	Room Title	Group	Group (2)	Code	Description	Grade	Quantity	Unit	Residual Life	Activity Cycle	Action	Recommendations	Cost	Observations	Defects	Likelihood	Severity	Score	Rank	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Block B	MAC-01	00	026	Circulation (Corridor)	13. Electrical Systems	13.3. Switchgear	13.3.1	Switchgear	B(C)	1	Nr	2	25.00	Replace	Replace	2000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 2,000.00	£ -	£ -	£ 2,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	026	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	10	80.00	Replace		32.43		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	026	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	C	8	m2	0	80.00	Repair		32.43		Damp at low level on wall to rhs of dining room door and impact damage at low level. Damp walls to both sides of corridor and low level near fire exit door	5	1	5	Low	£ 259.44	£ 259.44	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	026	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.25	Timber	B(C)	8	m2	2	30.00	Replace		56.40	Not fire resistant construction	Timber panels to electrical switchroom	3	1	3	Low	£ 451.20	£ -	£ -	£ 451.20	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	026	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	C	20.04	m2	0	25.00	Replace		70.50		Water damage to tiles below rooflight	5	2	10	Moderate	£ 1,412.82	£ 1,412.82	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	026	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	20.04	m2	6	15.00	Replace		59.22	Non slip vinyl	Repair	2	2	4	Low	£ 1,186.77	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,186.77	£ -	£ -	£ -
Block B	MAC-01	00	026	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.4. Doors	4.4.10	Internal Door - Paint to Timber	B(C)	1	m2	1	6.00	Replace		141.00	Painted timber without vision panel - stands open (fire door)	Repair	4	2	8	Moderate	£ 282.00	£ -	£ 141.00	£ -	£ -	£ -	£ -	£ -	£ 141.00	£ -	£ -
Block B	MAC-01	00	026	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.2	Ironmongery - Brass	C	1	Nr	0	15.00	Replace		282.00	Small D handles	Repair	5	2	10	Moderate	£ 282.00	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	026	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.14	Unit Furniture - Other	C	1	Nr	0	80.00	Replace		500.00	At end of useful life	Timber cupboard for kitchen coats etc	5	2	10	Moderate	£ 500.00	£ 500.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	026	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	54.2	m2	3	5.00	Replace		18.33	Painted plaster and timber	Life expired	3	1	3	Low	£ 1,986.97	£ -	£ -	£ -	£ 993.49	£ -	£ -	£ -	£ -	£ 993.49	£ -
Block B	MAC-01	00	027	Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	10	80.00	Replace		32.43		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	027	Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B(C)	4	m2	10	80.00	Replace		32.43		Uneven and cracked plaster	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	027	Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	10	80.00	Replace		49.35		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	027	Store	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.12	Ceilings - Other	B	4.87	m2	5	80.00	Replace		8.46	Wallpaper or textured board to ceiling	Repair	3	2	6	Low	£ 41.20	£ -	£ -	£ -	£ -	£ -	£ 41.20	£ -	£ -	£ -	£ -
Block B	MAC-01	00	027	Store	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	C	4.87	m2	0	15.00	Replace		59.22	Cut under bench and lifting in corner	Repair	5	2	10	Moderate	£ 288.40	£ 288.40	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	027	Store	4. Internal Fabric & Fixtures	4.4. Doors	4.4.10	Internal Door - Paint to Timber	B(C)	1	m2	5	6.00	Replace		141.00		Repair	3	2	6	Low	£ 141.00	£ -	£ -	£ -	£ -	£ -	£ 141.00	£ -	£ -	£ -	£ -
Block B	MAC-01	00	027	Store	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B(C)	1	Nr	5	15.00	Replace		282.00	Small D handles	Repair	3	2	6	Low	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ 282.00	£ -	£ -	£ -	£ -
Block B	MAC-01	00	027	Store	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.14	Unit Furniture - Other	B(C)	4	Nr	2	80.00	Replace		150.00	Laminate surface on metal leg frame	Damaged laminate to worktop and exposed core to top at cut end	3	2	6	Low	£ 600.00	£ -	£ -	£ 600.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	027	Store	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.15	Fixed Shelving/Storage	B	3	Nr	6	15.00	Replace		450.00	Spur shelving	Repair	2	2	4	Low	£ 1,350.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,350.00	£ -	£ -	£ -
Block B	MAC-01	00	027	Store	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	26.48	m2	3	5.00	Replace		18.33	Painted plaster	Life expired	3	1	3	Low	£ 970.76	£ -	£ -	£ -	£ 485.38	£ -	£ -	£ -	£ -	£ 485.38	£ -
Block B	MAC-01	00	028	Office	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	10	80.00	Replace		32.43		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	028	Office	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.25	Timber	C	2.5	m2	0	30.00	Replace		56.40		Timber panel in blocked vision panel- not fire resistant	5	1	5	Low	£ 141.00	£ 141.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	028	Office	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.29	Wall Paper	B(C)	12.96	m2	5	6.00	Replace		39.48		Wood chip painted to walls	3	1	3	Low	£ 511.66	£ -	£ -	£ -	£ -	£ -	£ 511.66	£ -	£ -	£ -	£ -
Block B	MAC-01	00	028	Office	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.12	Ceilings - Other	B(C)	12.96	m2	5	80.00	Replace		8.46		Painted wood chip paper to ceiling	3	2	6	Low	£ 109.64	£ -	£ -	£ -	£ -	£ -	£ 109.64	£ -	£ -	£ -	£ -
Block B	MAC-01	00	028	Office	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.6	Internal Ceiling Finishes - Plaster	B	12.96	m2	6	30.00	Replace		8.46		Repair	2	2	4	Low	£ 109.64	£ -	£ -	£ -	£ -	£ -	£ -	£ 109.64	£ -	£ -	£ -
Block B	MAC-01	00	028	Office	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	12.96	m2	3	15.00	Replace		59.22	Non slip vinyl	Repair	3	2	6	Low	£ 767.49	£ -	£ -	£ -	£ 767.49	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	028	Office	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	1	Nr	10	35.00	Replace		564.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	028	Office	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	B	1	Nr	6	15.00	Replace		282.00	Small levers	Repair	2	2	4	Low	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 282.00	£ -	£ -	£ -
Block B	MAC-01	00	028	Office	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.1	Kitchen units	B(C)	2	Nr	5	15.00	Replace		1410.00	Base units and laminate worktop	Repair	3	2	6	Low	£ 2,820.00	£ -	£ -	£ -	£ -	£ -	£ 2,820.00	£ -	£ -	£ -	£ -
Block B	MAC-01	00	028	Office	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.15	Fixed Shelving/Storage	B	7	Nr	6	15.00	Replace		450.00	Spur shelving and fitted timber shelving	Repair	2	2	4	Low	£ 3,150.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 3,150.00	£ -	£ -	£ -
Block B	MAC-01	00	028	Office	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	43.2	m2	5	5.00	Replace		18.33	Painted wood chip paper to walls and ceiling	Life expired	3	1	3	Low	£ 791.86	£ -	£ -	£ -	£ -	£ -	£ 791.86	£ -	£ -	£ -	£ -
Block A	MAC-01	00	029	Psych Waiting Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	10	80.00	Replace		32.43		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	029	Psych Waiting Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	10	80.00	Replace		49.35		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	029	Psych Waiting Room	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.6	Internal Ceiling Finishes - Plaster	A	17.66	m2	10	30.00	Replace		8.46		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	029	Psych Waiting Room	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.2	Carpet	B(C)	17.66	m2	5	15.00	Replace		58.00		Repair	3	2	6	Low	£ 1,024.28	£ -	£ -	£ -	£ -	£ -	£ 1,024.28	£ -	£ -	£ -	£ -
Block A	MAC-01	00	029	Psych Waiting Room	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B(C)	1	Nr	5	35.00	Replace		705.00	Painted finish	Repair	3	2	6	Low	£ 705.00	£ -	£ -	£ -	£ -	£ -	£ 705.00	£ -	£ -	£ -	£ -
Block A	MAC-01	00	029	Psych Waiting Room	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B(C)	1	Nr	5	15.00	Replace		282.00	Small D handles	Repair	3	2	6	Low	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ 282.00	£ -	£ -	£ -	£ -
Block A	MAC-01	00	029	Psych Waiting Room	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	50.43	m2	5	5.00	Replace		18.33		Life expired	3	1	3	Low	£ 924.38	£ -	£ -	£ -	£ -	£ -	£ 924.38	£ -	£ -	£ -	£ -
Block A	MAC-01	00	030	Kitchen	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	10	80.00	Replace		32.43		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	030	Kitchen	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	10	80.00	Replace		49.35		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	030	Kitchen	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B(C)	0.5	m2	2	35.00	Replace		77.55	Tile splash back to sink	Repair	3	1	3	Low	£ 38.78	£ -	£ -	£ 38.78	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	030	Kitchen	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B(C)	10.01	m2	5	25.00	Replace		70.50	Clean or replace	Repair	3	2	6	Low	£ 705.71	£ -	£ -	£ -	£ -	£ -	£ 705.71	£ -	£ -	£ -	£ -
Block A	MAC-01	00	030	Kitchen	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	10.01	m2	5	15.00	Replace		59.22		Repair	3	2	6	Low	£ 592.79	£ -	£ -	£ -	£ -	£ -	£ 592.79	£ -	£ -	£ -	£ -
Block A	MAC-01	00	030	Kitchen	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	2	Nr	6	35.00	Replace		564.00		Repair	2	2	4	Low	£ 1,128.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,128.00	£ -	£ -	£ -
Block A	MAC-01	00	030	Kitchen	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	2	Nr	10	15.00	Replace		282.00	D handles and digital lock	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	030	Kitchen	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.1	Kitchen units	B(C)	4	Nr	5	15.00	Replace		1410.00	Base units and laminate worktop	Repair	3	2	6	Low	£ 5,640.00	£ -	£ -	£ -	£ -	£ -	£ 5,640.00	£ -	£ -	£ -	£ -
Block A	MAC-01	00	030	Kitchen	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	37.97	m2	3	5.00	Replace		18.33		Life expired	3	1	3	Low	£ 1,391.98	£ -	£ -	£ -	£ 695.99	£ -	£ -	£ -	£ -	£ 695.99	£ -
Block A	MAC-01	00	031	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	10	80.00	Replace		32.43		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	031	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	10	80.00	Replace		49.35		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	031	Bed Area	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B	16.3	m2	6	25.00	Replace		70.50		Repair	2	2	4	Low	£ 1,149.15	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,149.15	£ -	£ -	£ -
Block A	MAC-01	00	031	Bed Area	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	16.3	m2	5	15.00	Replace		59.22		Repair	3	2	6	Low	£ 965.29	£ -	£ -	£ -	£ -	£ -	£ 965.29	£ -	£ -	£ -	£ -
Block A	MAC-01	00	031	Bed Area	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	2	Nr	6	35.00	Replace		564.00		Repair	2	2	4	Low	£ 1,128.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,128.00	£ -	£ -	£ -
Block A	MAC-01	00	031	Bed Area	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	2	Nr	10	15.00	Replace		282.00	D handles and digital lock	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	031	Bed Area	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	48.45	m2	5	5.00	Replace		18.33	Painted plaster	Life expired	3	1	3	Low	£ 888.09	£ -	£ -	£ -	£ -	£ -	£ 888.09	£ -	£ -	£ -	£ -
Block A	MAC-01	00	032	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	C	2	m2	0	80.00	Replace		32.43		Water damage around window	5	1	5	Low	£ 64.86	£ 64.86	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	032	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	10	80.00	Replace		32.43		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	032	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	032	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.28	Timber Stud	B	0	m2	10	80.00	Replace		91.65	Partition to corridor	Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	032	Bed Area	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B(C)	18.62	m2	5	25.00	Replace		70.50		Repair	3	2	6	Low	£ 1,312.71	£ -	£ -	£ -	£ -	£ -	£ 1,312.71	£ -	£ -	£ -	£ -
Block A	MAC-01	00	032	Bed Area	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	18.62	m2	6	15.00	Replace		59.22		Repair	2	2	4	Low	£ 1,102.68	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,102.68	£ -	£ -	£ -
Block A	MAC-01	00	032	Bed Area	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	2	Nr	6	35.00	Replace		564.00	Door and side leaf, painted finish	Repair	2	2	4	Low	£ 1,128.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,128.00	£ -	£ -	£ -
Block A	MAC-01	00	032	Bed Area	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	B	2	Nr	6	15.00	Replace		282.00	D handles	Repair	2	2	4	Low	£ 564.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 564.00	£ -	£ -	£ -
Block A	MAC-01	00	032	Bed Area	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	51.78	m2	3	5.00	Replace		18.33	Painted plaster	Life expired	3	1	3	Low	£ 1,898.25	£ -	£ -	£ -	£ 949.13	£ -	£ -	£ -	£ -	£ 949.13	£ -
Block A	MAC-01	00	033	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	10	80.00	Replace		32.43		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	033	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	033	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.28	Timber Stud	B	0	m2	30	80.00	Replace		91.65	Partition to corridor	Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	033	Bed Area	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B	24.21	m2	5	25.00	Replace		70.50		Repair	3	2	6	Low	£ 1,706.81	£ -	£ -	£ -	£ -	£ -	£ 1,706.81	£ -	£ -	£ -	£ -
Block A	MAC-01	00	033	Bed Area	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	24.21	m2	6	15.00	Replace		59.22		Repair	2	2	4	Low	£ 1,433.72	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,433.72	£ -	£ -	£ -
Block A	MAC-01	00	033	Bed Area	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	2	Nr	10	35.00	Replace		705.00	Door and side leaf with vision panel. Painted finish	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	033	Bed Area	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	2	Nr	6	15.00	Replace		282.00	Ss round bar levers	Repair	2	2	4	Low	£ 564.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 564.00	£ -	£ -	£ -
Block A	MAC-01	00	033	Bed Area	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.15	Fixed Shelving/Storage	B	2	Nr	6	15.00	Replace		450.00	Spur shelving	Repair	2	2	4	Low	£ 900.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 900.00	£ -	£ -	£ -
Block A	MAC-01	00	033	Bed Area	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	59.04	m2	5	5.00	Replace		18.33	Painted plaster	Life expired	3	1	3	Low	£ 1,082.20	£ -	£ -	£ -	£ -	£ -	£ 1,082.20	£ -	£ -	£ -	£ -
Block A	MAC-01	00	034	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	034	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	034	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.28	Timber Stud	B	0	m2	30	80.00	Replace		91.65		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	034	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	0.5	m2	10	35.00	Replace		77.55		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	034	Bed Area	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B	31.06	m2	10	25.00	Replace		70.50		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	034	Bed Area	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	31.06	m2	6	15.00	Replace		59.22		Repair	2	2	4	Low	£ 1,839.37	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,839.37	£ -	£ -	£ -

Patterson, Liz
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Drawing Block	Site Block	Level	Room No.	Room Title	Group	Group (2)	Code	Description	Grade	Quantity	Unit	Residual Life	Activity Cycle	Action	Recommendations	Cost	Observations	Defects	Likelihood	Severity	Score	Rank	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Block A	MAC-01	00	034	Bed Area	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	2	Nr	10	35.00	Replace		705.00	Door and side leaf with vision panel. Painted finish	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	034	Bed Area	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.5	Ironmongery - Plastic	B	2	Nr	6	15.00	Replace		282.00	Hewi coloured lever handles	Repair	2	2	4	Low	£ 564.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 564.00	£ -	£ -	£ -
Block A	MAC-01	00	034	Bed Area	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B(C)	1	Nr	5	25.00	Replace		613.35	Ceramic basin with cross headed taps	Repair	3	2	6	Low	£ 613.35	£ -	£ -	£ -	£ -	£ -	£ 613.35	£ -	£ -	£ -	£ -
Block A	MAC-01	00	034	Bed Area	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	66.88	m2	3	5.00	Replace		18.33		Life expired	3	1	3	Low	£ 2,451.82	£ -	£ -	£ -	£ 1,225.91	£ -	£ -	£ -	£ -	£ 1,225.91	£ -
Block A	MAC-01	00	035	Store	13. Electrical Systems	13.2. Distribution Boards	13.2.1	Distribution Boards	B	1	Nr	5	25.00	Replace	Replace	2000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 2,000.00	£ -	£ -	£ -	£ -	£ -	£ 2,000.00	£ -	£ -	£ -	£ -
Block A	MAC-01	00	035	Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	035	Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	035	Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.28	Timber Stud	B	0	m2	30	80.00	Replace		91.65		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	035	Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	0.5	m2	10	35.00	Replace		77.55		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	035	Store	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	C	2.23	m2	0	25.00	Replace		70.50	Half of tiles and grid missing Access to roof space above missing hatch cover	Repair	5	2	10	Moderate	£ 157.22	£ 157.22	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	035	Store	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.13	PVC Sheet	CX	2.22	m2	0	15.00	Replace	Replace	59.22	Removed for work to concrete slab	Repair	5	2	10	Moderate	£ 131.47	£ 131.47	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	035	Store	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	1	Nr	10	35.00	Replace		564.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	035	Store	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.5	Ironmongery - Plastic	B	1	Nr	6	15.00	Replace		282.00	Hewi coloured lever handles	Repair	2	2	4	Low	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 282.00	£ -	£ -	£ -
Block A	MAC-01	00	035	Store	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B	1	Nr	6	25.00	Replace		613.35	Ceramic basin with cross headed taps	Repair	2	2	4	Low	£ 613.35	£ -	£ -	£ -	£ -	£ -	£ -	£ 613.35	£ -	£ -	£ -
Block A	MAC-01	00	035	Store	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.15	Fixed Shelving/Storage	B	3	Nr	6	15.00	Replace		450.00	Spur shelving	Repair	2	2	4	Low	£ 1,350.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,350.00	£ -	£ -	£ -
Block A	MAC-01	00	035	Store	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	17.88	m2	1	5.00	Replace		18.33		Life expired	4	1	4	Low	£ 655.48	£ -	£ 327.74	£ -	£ -	£ -	£ -	£ 327.74	£ -	£ -	£ -
Block A	MAC-01	00	036	Resource Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	036	Resource Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	036	Resource Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.28	Timber Stud	B	0	m2	30	80.00	Replace		91.65		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	036	Resource Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	1	m2	10	35.00	Replace		77.55		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	036	Resource Room	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B	67.53	m2	10	25.00	Replace		70.50		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	036	Resource Room	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B(C)	2	m2	1	25.00	Replace		70.50	One tile missing and two water damaged tiles	Repair	4	2	8	Moderate	£ 141.00	£ -	£ 141.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	036	Resource Room	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	67.53	m2	6	15.00	Replace		59.22		Repair	2	2	4	Low	£ 3,999.13	£ -	£ -	£ -	£ -	£ -	£ -	£ 3,999.13	£ -	£ -	£ -
Block A	MAC-01	00	036	Resource Room	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	2	Nr	10	35.00	Replace		705.00	Door with vision panel and side leaf Painted finishes	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	036	Resource Room	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.5	Ironmongery - Plastic	B	2	Nr	6	15.00	Replace		282.00	Hewi coloured lever handles	Repair	2	2	4	Low	£ 564.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 564.00	£ -	£ -	£ -
Block A	MAC-01	00	036	Resource Room	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B	1	Nr	6	25.00	Replace		613.35	Ceramic basin with lever taps	Repair	2	2	4	Low	£ 613.35	£ -	£ -	£ -	£ -	£ -	£ -	£ 613.35	£ -	£ -	£ -
Block A	MAC-01	00	036	Resource Room	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	98.61	m2	5	5.00	Replace		18.33		Life expired	3	1	3	Low	£ 1,807.52	£ -	£ -	£ -	£ -	£ -	£ 1,807.52	£ -	£ -	£ -	£ -
Block A	MAC-01	00	037	Meeting/Seminar	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	037	Meeting/Seminar	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	037	Meeting/Seminar	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.28	Timber Stud	B	0	m2	30	80.00	Replace		91.65		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	037	Meeting/Seminar	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	0	m2	10	35.00	Replace		77.55		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	037	Meeting/Seminar	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B	22.5	m2	10	25.00	Replace		70.50		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	037	Meeting/Seminar	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.2	Carpet	B	22.5	m2	6	15.00	Replace		58.00		Repair	2	2	4	Low	£ 1,305.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,305.00	£ -	£ -	£ -
Block A	MAC-01	00	037	Meeting/Seminar	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	2	Nr	10	35.00	Replace		705.00	Door with vision panel and side leaf Painted finishes	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	037	Meeting/Seminar	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.5	Ironmongery - Plastic	B	2	Nr	6	15.00	Replace		282.00	Hewi coloured lever handles	Repair	2	2	4	Low	£ 564.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 564.00	£ -	£ -	£ -
Block A	MAC-01	00	037	Meeting/Seminar	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.1	Kitchen units	B	2.5	Nr	10	15.00	Replace		1410.00	base units with laminate worktop	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	037	Meeting/Seminar	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	56.92	m2	5	5.00	Replace		18.33		Life expired	3	1	3	Low	£ 1,043.34	£ -	£ -	£ -	£ -	£ -	£ 1,043.34	£ -	£ -	£ -	£ -
Block A	MAC-01	00	038	Shower	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	038	Shower	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	038	Shower	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.28	Timber Stud	B	0	m2	30	80.00	Replace		91.65		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	038	Shower	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	0.5	m2	10	35.00	Replace		77.55		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	038	Shower	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	CX	6	m2	0	35.00	Replace		77.55	Tiles to (now unused) shower area falling of walls	Repair	5	1	5	Low	£ 465.30	£ 465.30	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	038	Shower	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B	4.03	m2	10	25.00	Replace		70.50		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	038	Shower	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	4.03	m2	1	15.00	Replace		59.22	Lifting in corner , small tear near basin	Repair	4	2	8	Moderate	£ 238.66	£ -	£ 238.66	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	038	Shower	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	1	Nr	10	35.00	Replace		564.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	038	Shower	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.5	Ironmongery - Plastic	B	1	Nr	6	15.00	Replace		282.00	Hewi coloured lever handles	Repair	2	2	4	Low	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 282.00	£ -	£ -	£ -
Block A	MAC-01	00	038	Shower	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B	1	Nr	6	25.00	Replace		613.35	Ceramic basin with cross headed taps	Repair	2	2	4	Low	£ 613.35	£ -	£ -	£ -	£ -	£ -	£ -	£ 613.35	£ -	£ -	£ -
Block A	MAC-01	00	038	Shower	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.13	WC Suite	C	1	Nr	0	25.00	Replace		493.50	Currently out of use	Repair	5	2	10	Moderate	£ 493.50	£ 493.50	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	038	Shower	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.9	Shower Tray	B	1	Nr	6	15.00	Replace		1057.50		Repair	2	2	4	Low	£ 1,057.50	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,057.50	£ -	£ -	£ -
Block A	MAC-01	00	038	Shower	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	24.09	m2	5	5.00	Replace		18.33	Painted plaster	Life expired	3	1	3	Low	£ 441.57	£ -	£ -	£ -	£ -	£ -	£ 441.57	£ -	£ -	£ -	£ -
Block A	MAC-01	00	039	Shower	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	039	Shower	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	039	Shower	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.28	Timber Stud	B	0	m2	30	80.00	Replace		91.65		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	039	Shower	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	0.5	m2	10	35.00	Replace		77.55		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	039	Shower	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	CX	6	m2	0	35.00	Replace		77.55	Tiles to (now unused) shower area falling of walls	Repair	5	1	5	Low	£ 465.30	£ 465.30	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	039	Shower	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B	3.66	m2	10	25.00	Replace		70.50		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	039	Shower	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	19.12	m2	3	15.00	Replace		59.22		Lifting in corners, patched in front of WC pan	3	2	6	Low	£ 1,132.29	£ -	£ -	£ -	£ 1,132.29	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	039	Shower	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	1	Nr	10	35.00	Replace		564.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	039	Shower	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.5	Ironmongery - Plastic	B	1	Nr	6	15.00	Replace		282.00	Hewi coloured lever handles	Repair	2	2	4	Low	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 282.00	£ -	£ -	£ -
Block A	MAC-01	00	039	Shower	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B	1	Nr	6	25.00	Replace		613.35	Ceramic basin with lever taps	Repair	2	2	4	Low	£ 613.35	£ -	£ -	£ -	£ -	£ -	£ -	£ 613.35	£ -	£ -	£ -
Block A	MAC-01	00	039	Shower	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.13	WC Suite	A	1	Nr	20	25.00	Replace		493.50		Life expired	1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	039	Shower	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.9	Shower Tray	B	1	Nr	6	15.00	Replace		1057.50		Repair	2	2	4	Low	£ 1,057.50	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,057.50	£ -	£ -	£ -
Block A	MAC-01	00	039	Shower	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	22.96	m2	5	5.00	Replace		18.33	Painted plaster	Life expired	3	1	3	Low	£ 420.86	£ -	£ -	£ -	£ -	£ -	£ 420.86	£ -	£ -	£ -	£ -
Block A	MAC-01	00	039	Shower	8. Hot & Cold Water Systems		8.10.	Ancillary Equipment - Valves / Controls	B	1	Nr	4	15.00	Replace	Replace	200.00	None	Lifecycle replacement	3	4	12	Significant	£ 200.00	£ -	£ -	£ -	£ -	£ 200.00	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	040	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	040	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	040	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.28	Timber Stud	B	0	m2	30	80.00	Replace		91.65		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	040	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	0	m2	10	35.00	Replace		77.55		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	040	Bed Area	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B	14.1	m2	10	25.00	Replace		70.50		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	040	Bed Area	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.2	Carpet	B(C)	14.1	m2	5	15.00	Replace		58.00		Wearing	3	2	6	Low	£ 817.80	£ -	£ -	£ -	£ -	£ -	£ 817.80	£ -	£ -	£ -	£ -
Block A	MAC-01	00	040	Bed Area	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	2	Nr	10	35.00	Replace		705.00	Door with vision panel and side leaf Painted finishes	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	040	Bed Area	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.5	Ironmongery - Plastic	B	2	Nr	6	15.00	Replace		282.00	Hewi coloured lever handles	Repair	2	2	4	Low	£ 564.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 564.00	£ -	£ -	£ -
Block A	MAC-01	00	040	Bed Area	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.1	Kitchen units	B(C)	2	Nr	5	15.00	Replace		1410.00	base units with laminate worktop	Repair	3	2	6	Low	£ 2,820.00	£ -	£ -	£ -	£ -	£ -	£ 2,820.00	£ -	£ -	£ -	£ -
Block A	MAC-01	00	040	Bed Area	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	45.06	m2	5	5.00	Replace		18.33		Life expired	3	1	3	Low	£ 825.95	£ -	£ -	£ -	£ -	£ -	£ 825.95	£ -	£ -	£ -	£ -
Block A	MAC-01	00	041	Shower	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	041	Shower	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	041	Shower	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.28	Timber Stud	B	0	m2	30	80.00	Replace		91.65		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	041	Shower	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	0	m2	10	35.00	Replace		77.55		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	041	Shower	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B	2.02	m2	10	25.00	Replace		70.50		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	041	Shower	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	2.02	m2	6	15.00	Replace		59.22		Repair	2	2	4	Low	£ 119.62	£ -	£ -	£ -	£ -	£ -	£ -	£ 119.62	£ -	£ -	£ -

Patterson, Liz
09/29/2020 09:59:43

Drawing Block	Site Block	Level	Room No.	Room Title	Group	Group (2)	Code	Description	Grade	Quantity	Unit	Residual Life	Activity Cycle	Action	Recommendations	Cost	Observations	Defects	Likelihood	Severity	Score	Rank	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Block A	MAC-01	00	041	Shower	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	1	Nr	10	35.00	Replace		564.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	041	Shower	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.5	Ironmongery - Plastic	B	1	Nr	6	15.00	Replace		282.00	Hewt coloured lever handles	Repair	2	2	4	Low	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 282.00	£ -	£ -
Block A	MAC-01	00	041	Shower	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.10	Sink	B	1	Nr	10	25.00	Replace	5x sink in laminate worktop	1013.79		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	041	Shower	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B	1	Nr	6	25.00	Replace		613.35	Ceramic basin with cross headed taps	Repair	2	2	4	Low	£ 613.35	£ -	£ -	£ -	£ -	£ -	£ -	£ 613.35	£ -	£ -
Block A	MAC-01	00	041	Shower	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	17.06	m2	5	5.00	Replace		18.33		Life expired	3	1	3	Low	£ 312.71	£ -	£ -	£ -	£ -	£ -	£ 312.71	£ -	£ -	£ -
Block A	MAC-01	00	042	Bathroom	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	042	Bathroom	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	042	Bathroom	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.28	Timber Stud	B	0	m2	30	80.00	Replace		91.65		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	042	Bathroom	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	0	m2	10	35.00	Replace		77.55		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	042	Bathroom	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B	5.01	m2	10	25.00	Replace		70.50		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	042	Bathroom	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	5.01	m2	6	15.00	Replace		59.22		Repair	2	2	4	Low	£ 296.69	£ -	£ -	£ -	£ -	£ -	£ -	£ 296.69	£ -	£ -
Block A	MAC-01	00	042	Bathroom	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	1	Nr	10	35.00	Replace		564.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	042	Bathroom	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.5	Ironmongery - Plastic	B	1	Nr	6	15.00	Replace		282.00	Hewt coloured lever handles	Repair	2	2	4	Low	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 282.00	£ -	£ -
Block A	MAC-01	00	042	Bathroom	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B	1	Nr	6	25.00	Replace		613.35	Ceramic basin with cross headed taps	Repair	2	2	4	Low	£ 613.35	£ -	£ -	£ -	£ -	£ -	£ -	£ 613.35	£ -	£ -
Block A	MAC-01	00	042	Bathroom	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.13	WC Suite	B	1	Nr	10	25.00	Replace		493.50	Ceramic bowl and cistern	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	042	Bathroom	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.4	Bath	B	1	Nr	10	25.00	Replace		920.73		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	042	Bathroom	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	26.86	m2	5	5.00	Replace		18.33	Scuffing to one wall	Life expired	3	1	3	Low	£ 492.34	£ -	£ -	£ -	£ -	£ -	£ 492.34	£ -	£ -	£ -
Block A	MAC-01	00	043	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	043	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	043	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.28	Timber Stud	B	0	m2	30	80.00	Replace		91.65		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	043	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	0	m2	10	35.00	Replace		77.55		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	043	Bed Area	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B	19.12	m2	10	25.00	Replace		70.50		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	043	Bed Area	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	19.12	m2	6	15.00	Replace		59.22		Repair	2	2	4	Low	£ 1,132.29	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,132.29	£ -	£ -
Block A	MAC-01	00	043	Bed Area	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	2	Nr	10	35.00	Replace		705.00	Door with vision panel and side leaf Painted finishes	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	043	Bed Area	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	2	Nr	10	15.00	Replace		282.00	5s round bar levers	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	043	Bed Area	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.1	Kitchen units	B	6	Nr	10	15.00	Replace		1410.00	Wall and base units with laminate worktop	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	043	Bed Area	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B	1	Nr	6	25.00	Replace		613.35	Ceramic basin with lever taps	Repair	2	2	4	Low	£ 613.35	£ -	£ -	£ -	£ -	£ -	£ -	£ 613.35	£ -	£ -
Block A	MAC-01	00	043	Bed Area	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	52.47	m2	5	5.00	Replace		18.33		Life expired	3	1	3	Low	£ 961.78	£ -	£ -	£ -	£ -	£ -	£ 961.78	£ -	£ -	£ -
Block A	MAC-01	00	043	Bed Area	9. Ventilation Systems		9.1.5.	Toilet extract fans (Twin fan)	B	1	Nr	5	15.00	Replace	Replace	500.00	None	Lifecycle Replacement	3	4	12	Significant	£ 500.00	£ -	£ -	£ -	£ -	£ -	£ 500.00	£ -	£ -	£ -
Block A	MAC-01	00	044	Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	044	Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	044	Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.28	Timber Stud	B	0	m2	30	80.00	Replace		91.65		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	044	Store	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B	7.08	m2	10	25.00	Replace		70.50		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	044	Store	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.2	Carpet	B	7.08	m2	6	15.00	Replace		58.00	Damp patch on floor - no water damage to ceiling and no sanitary fittings in room	Repair	2	2	4	Low	£ 410.64	£ -	£ -	£ -	£ -	£ -	£ -	£ 410.64	£ -	£ -
Block A	MAC-01	00	044	Store	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	1	Nr	10	35.00	Replace		564.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	044	Store	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.5	Ironmongery - Plastic	B	1	Nr	6	15.00	Replace		282.00	Hewt coloured lever handles	Repair	2	2	4	Low	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 282.00	£ -	£ -
Block A	MAC-01	00	044	Store	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.1	Kitchen units	B	2	Nr	10	15.00	Replace		1410.00	base units with laminate worktop	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	044	Store	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	31.93	m2	5	5.00	Replace		18.33		Life expired	3	1	3	Low	£ 585.28	£ -	£ -	£ -	£ -	£ -	£ 585.28	£ -	£ -	£ -
Block A	MAC-01	00	045	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	045	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	045	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.28	Timber Stud	B	0	m2	30	80.00	Replace		91.65		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	045	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B	17.4	m2	10	25.00	Replace		70.50		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	045	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.2	Carpet	B	17.4	m2	6	15.00	Replace		58.00	Damp patch on floor - no water damage to ceiling and no sanitary fittings in room	Repair	2	2	4	Low	£ 1,009.20	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,009.20	£ -	£ -
Block A	MAC-01	00	045	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	2	Nr	10	35.00	Replace		705.00	Door with vision panel and side leaf Painted finishes	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	045	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.5	Ironmongery - Plastic	B	2	Nr	6	15.00	Replace		282.00	Hewt coloured lever handles and digital lock	Repair	2	2	4	Low	£ 564.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 564.00	£ -	£ -
Block A	MAC-01	00	045	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	50.06	m2	5	5.00	Replace		18.33	Painted plaster	Life expired	3	1	3	Low	£ 917.60	£ -	£ -	£ -	£ -	£ -	£ 917.60	£ -	£ -	£ -
Block C	MAC-01	00	046	Shower	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	18	m2	6	35.00	Replace		77.55		Serviceable but dated	Repair	2	1	2	Low	£ 1,395.90	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,395.90	£ -	£ -
Block C	MAC-01	00	046	Shower	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B	4.6	m2	10	25.00	Replace		70.50		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	046	Shower	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	4.6	m2	2	15.00	Replace		59.22		Discoloured and skirting damaged around shower tray	Repair	3	2	6	Low	£ 272.41	£ -	£ -	£ -	£ 272.41	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	046	Shower	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	1	Nr	10	35.00	Replace		564.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	046	Shower	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.2	Ironmongery - Brass	B(C)	1	Nr	2	15.00	Replace		282.00	Small levers and thumb turn	Repair	3	2	6	Low	£ 282.00	£ -	£ -	£ -	£ 282.00	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	046	Shower	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B(C)	1	Nr	5	25.00	Replace		613.35	Ceramic basin with lever headed taps	Repair	3	2	6	Low	£ 613.35	£ -	£ -	£ -	£ -	£ -	£ -	£ 613.35	£ -	£ -
Block C	MAC-01	00	046	Shower	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.13	WC Suite	B(C)	1	Nr	5	25.00	Replace		493.50	Ceramic bowl and cistern	Repair	3	2	6	Low	£ 493.50	£ -	£ -	£ -	£ -	£ -	£ -	£ 493.50	£ -	£ -
Block C	MAC-01	00	046	Shower	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.14	Unit Furniture - Other	B(C)	1	Nr	5	80.00	Replace		250.00	Shower screen and side panel	Repair	3	2	6	Low	£ 250.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 250.00	£ -	£ -
Block C	MAC-01	00	046	Shower	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	16.97	m2	5	5.00	Replace		18.33	Door only	Life expired	3	1	3	Low	£ 311.06	£ -	£ -	£ -	£ -	£ -	£ -	£ 311.06	£ -	£ -
Block C	MAC-01	00	047	Toilet	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	16	m2	6	35.00	Replace		77.55		Serviceable but dated	Repair	2	1	2	Low	£ 1,240.80	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,240.80	£ -	£ -
Block C	MAC-01	00	047	Toilet	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B	3.96	m2	10	25.00	Replace		70.50		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	047	Toilet	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	3.96	m2	2	15.00	Replace		59.22		Discoloured and skirting loose	Repair	3	2	6	Low	£ 234.51	£ -	£ -	£ -	£ 234.51	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	047	Toilet	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	1	Nr	10	35.00	Replace		564.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	047	Toilet	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.2	Ironmongery - Brass	B(C)	1	Nr	2	15.00	Replace		282.00	Small levers and thumb turn	Repair	3	2	6	Low	£ 282.00	£ -	£ -	£ -	£ 282.00	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	047	Toilet	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B(C)	1	Nr	5	25.00	Replace		613.35	Ceramic basin with lever headed taps	Repair	3	2	6	Low	£ 613.35	£ -	£ -	£ -	£ -	£ -	£ -	£ 613.35	£ -	£ -
Block C	MAC-01	00	047	Toilet	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.13	WC Suite	B(C)	1	Nr	5	25.00	Replace		493.50	Ceramic bowl and cistern	Repair	3	2	6	Low	£ 493.50	£ -	£ -	£ -	£ -	£ -	£ -	£ 493.50	£ -	£ -
Block C	MAC-01	00	047	Toilet	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	16.97	m2	5	5.00	Replace		18.33	Door only	Life expired	3	1	3	Low	£ 311.06	£ -	£ -	£ -	£ -	£ -	£ -	£ 311.06	£ -	£ -
Block A	MAC-01	00	048	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.10	Wall vision panels	C	2	Item	0	30.00	Replace		450.00		Glazed panels x2 to room 032 not fire resistant- corridor escape route	Life expired	5	1	5	Low	£ 900.00	£ 900.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	048	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	20	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	048	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B(C)	24	m2	3	80.00	Replace		32.43		Low level damage to plaster along length of corridor in older section of the building. Some remedial work may previously have been carried out	Life expired	3	1	3	Low	£ 778.32	£ -	£ -	£ -	£ 778.32	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	048	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	10	80.00	Replace		49.35		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	048	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.34	Walls & Finishes - Other	B	0	m2	6	80.00	Replace		25.00	Guards to external corners to corridor	Repair	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	048	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.9	Further Investigation	B(C)	1	Item	1	80.00	Replace		1000.00		Apparent damp to base of corridor walls - full survey required	4	1	4	Low	£ 1,000.00	£ -	£ 1,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	048	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B	20	m2	10	25.00	Replace		70.50	Newest section of corridor	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	048	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B(C)	30.2	m2	5	25.00	Replace		70.50	Older section of corridor Some damaged and water stained tiles	Repair	3	2	6	Low	£ 2,129.10	£ -	£ -	£ -	£ -	£ -	£ -	£ 2,129.10	£ -	£ -

Patterson, Liz
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Drawing Block	Site Block	Level	Room No.	Room Title	Group	Group (2)	Code	Description	Grade	Quantity	Unit	Residual Life	Activity Cycle	Action	Recommendations	Cost	Observations	Defects	Likelihood	Severity	Score	Rank	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Block A	MAC-01	00	048	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.2	Carpet	B(C)	50.2	m2	3	15.00	Replace		58.00	Carpet becomes wet around fire exit door in heavy rain	Wearing	3	2	6	Low	£ 2,911.60	£ -	£ -	£ -	£ 2,911.60	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	048	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B(C)	1	Nr	5	35.00	Replace		705.00	High level vision panel only in corridor door	Surface damage to door	3	2	6	Low	£ 705.00	£ -	£ -	£ -	£ -	£ -	£ 705.00	£ -	£ -	£ -	£ -
Block A	MAC-01	00	048	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	B(C)	1	Nr	5	15.00	Replace		282.00	D handle and push plate	Repair	3	2	6	Low	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ 282.00	£ -	£ -	£ -	£ -
Block A	MAC-01	00	048	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	58.02	m2	3	5.00	Replace		18.33	Painted plaster	Life expired	3	1	3	Low	£ 2,127.01	£ -	£ -	£ -	£ 1,063.51	£ -	£ -	£ -	£ -	£ 1,063.51	£ -
Block A	MAC-01	00	049	Lobby	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	10	m2	6	35.00	Replace		77.55	Full height tiles, Serviceable but dated	Repair	2	1	2	Low	£ 775.50	£ -	£ -	£ -	£ -	£ -	£ -	£ 775.50	£ -	£ -	£ -
Block A	MAC-01	00	049	Lobby	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B	4.33	m2	10	25.00	Replace		70.50		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	049	Lobby	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	4.33	m2	5	15.00	Replace		59.22	Coved skirting	Discoloured and skirting loose	3	2	6	Low	£ 256.42	£ -	£ -	£ -	£ -	£ -	£ 256.42	£ -	£ -	£ -	£ -
Block A	MAC-01	00	049	Lobby	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	2	Nr	10	35.00	Replace		564.00	Door and side leaf- painted finish	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	049	Lobby	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	B	2	Nr	10	15.00	Replace		282.00	D pull and push plates	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	050	Toilet	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	16	m2	6	35.00	Replace		77.55	Full height- Serviceable but dated	Repair	2	1	2	Low	£ 1,240.80	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,240.80	£ -	£ -	£ -
Block A	MAC-01	00	050	Toilet	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B	2.2	m2	10	25.00	Replace		70.50		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	050	Toilet	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	2.2	m2	5	15.00	Replace		59.22	Coved skirting	Repair	3	2	6	Low	£ 130.28	£ -	£ -	£ -	£ -	£ -	£ 130.28	£ -	£ -	£ -	£ -
Block A	MAC-01	00	050	Toilet	4. Internal Fabric & Fixtures	4.4. Doors	4.4.10	Internal Door - Paint to Timber	B	1	m2	10	6.00	Replace		141.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	050	Toilet	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	B(C)	1	Nr	5	15.00	Replace		282.00	Small levers and indicator bolt	Repair	3	2	6	Low	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ 282.00	£ -	£ -	£ -	£ -
Block A	MAC-01	00	050	Toilet	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B(C)	1	Nr	5	25.00	Replace		613.35	Ceramic basin with cross headed taps	Repair	3	2	6	Low	£ 613.35	£ -	£ -	£ -	£ -	£ -	£ 613.35	£ -	£ -	£ -	£ -
Block A	MAC-01	00	050	Toilet	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.13	WC Suite	B(C)	1	Nr	5	25.00	Replace		493.50	Ceramic bowl and plastic cistern	Repair	3	2	6	Low	£ 493.50	£ -	£ -	£ -	£ -	£ -	£ 493.50	£ -	£ -	£ -	£ -
Block A	MAC-01	00	050	Toilet	8. Hot & Cold Water Systems		8.10.	Ancillary Equipment - Valves / Controls	B(C)	1	Nr	4	15.00	Replace	Replace	200.00	None	Lifecycle replacement	3	4	12	Significant	£ 200.00	£ -	£ -	£ -	£ -	£ 200.00	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	051	Toilet	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	10	m2	6	35.00	Replace		77.55	Serviceable but dated	Repair	2	1	2	Low	£ 775.50	£ -	£ -	£ -	£ -	£ -	£ -	£ 775.50	£ -	£ -	£ -
Block A	MAC-01	00	051	Toilet	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	1.24	m2	2	15.00	Replace		59.22	We pan removed	Replace	3	2	6	Low	£ 73.43	£ -	£ -	£ 73.43	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	051	Toilet	4. Internal Fabric & Fixtures	4.4. Doors	4.4.10	Internal Door - Paint to Timber	B	1	m2	6	6.00	Replace		141.00		Repair	2	2	4	Low	£ 141.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 141.00	£ -	£ -	£ -
Block A	MAC-01	00	051	Toilet	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	1	Nr	6	15.00	Replace		282.00	5s round bar levers	Repair	2	2	4	Low	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 282.00	£ -	£ -	£ -
Block A	MAC-01	00	052	Store room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	16	m2	6	35.00	Replace		77.55	Serviceable but dated	Repair	2	1	2	Low	£ 1,240.80	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,240.80	£ -	£ -	£ -
Block A	MAC-01	00	052	Store room	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B(C)	3.19	m2	5	50.00	Replace		8.46		Repair	3	2	6	Low	£ 26.99	£ -	£ -	£ -	£ -	£ -	£ 26.99	£ -	£ -	£ -	£ -
Block A	MAC-01	00	052	Store room	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	3.96	m2	5	15.00	Replace		59.22	Coved skirting	Discoloured and skirting loose	3	2	6	Low	£ 234.51	£ -	£ -	£ -	£ -	£ -	£ 234.51	£ -	£ -	£ -	£ -
Block A	MAC-01	00	052	Store room	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	1	Nr	10	35.00	Replace		564.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	052	Store room	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	1	Nr	10	15.00	Replace		282.00	5s round bar levers	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	052	Store room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	20	m2	6	35.00	Replace		77.55	Serviceable but dated	Repair	2	1	2	Low	£ 1,551.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,551.00	£ -	£ -	£ -
Block A	MAC-01	00	052	Store room	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B	9.75	m2	6	25.00	Replace		70.50	Minor discolouration to some tiles	Repair	2	2	4	Low	£ 687.38	£ -	£ -	£ -	£ -	£ -	£ -	£ 687.38	£ -	£ -	£ -
Block A	MAC-01	00	052	Store room	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	9.75	m2	5	15.00	Replace		59.22	Coved skirting	Discoloured and skirting loose	3	2	6	Low	£ 577.40	£ -	£ -	£ -	£ -	£ -	£ 577.40	£ -	£ -	£ -	£ -
Block A	MAC-01	00	052	Store room	4. Internal Fabric & Fixtures	4.4. Doors	4.4.10	Internal Door - Paint to Timber	B	2	m2	6	6.00	Replace		141.00		Repair	2	2	4	Low	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 282.00	£ -	£ -	£ -
Block A	MAC-01	00	052	Store room	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	2	Nr	10	15.00	Replace		282.00	5s round bar levers	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	054	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.2	Brick	B	0	m2	10	80.00	Replace		42.30		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	054	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.6	Internal Ceiling Finishes - Plaster	B	3.01	m2	10	30.00	Replace		8.46		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	054	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.2	Carpet	C	3.01	m2	0	15.00	Replace		58.00		Repair	5	2	10	Moderate	£ 174.58	£ 174.58	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	054	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.4. Doors	4.4.10	Internal Door - Paint to Timber	B(C)	1	m2	5	6.00	Replace		141.00		Repair	3	2	6	Low	£ 141.00	£ -	£ -	£ -	£ -	£ -	£ 141.00	£ -	£ -	£ -	£ -
Block A	MAC-01	00	054	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	B(C)	1	Nr	5	15.00	Replace		282.00	Small levers	Repair	3	2	6	Low	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ 282.00	£ -	£ -	£ -	£ -
Block A	MAC-01	00	054	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	20.82	m2	5	5.00	Replace		18.33	Painted brick	Life expired	3	1	3	Low	£ 381.63	£ -	£ -	£ -	£ -	£ -	£ 381.63	£ -	£ -	£ -	£ -
Block E	MAC-01	00	055	Caretaker	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.2	Brick	C	6	m2	0	80.00	Repair		42.30	Repoint internal walls	Cracking to brickwork and water penetration due to damaged render	5	1	5	Low	£ 253.80	£ 253.80	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block E	MAC-01	00	055	Caretaker	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	C	13.47	m2	0	50.00	Replace		8.46		Sections damaged or missing	5	2	10	Moderate	£ 113.96	£ 113.96	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block E	MAC-01	00	055	Caretaker	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.18	Floor Coverings - Other	B	13.47	m2	10	80.00	Replace		0.00	Concrete slab- not sealed or painted	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block E	MAC-01	00	055	Caretaker	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B(C)	2	Nr	5	35.00	Replace		705.00	External panelled door with vision panel	Repair	3	2	6	Low	£ 1,410.00	£ -	£ -	£ -	£ -	£ -	£ 1,410.00	£ -	£ -	£ -	£ -
Block E	MAC-01	00	055	Caretaker	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.7	Door Furniture - Other	C	2	Nr	0	80.00	Replace		282.00	Not easily operable	Repair	5	2	10	Moderate	£ 564.00	£ 564.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block E	MAC-01	00	055	Caretaker	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.15	Fixed Shelving/Storage	B(C)	2	Nr	5	15.00	Replace		450.00	Spur shelving	Repair	3	2	6	Low	£ 900.00	£ -	£ -	£ -	£ -	£ -	£ 900.00	£ -	£ -	£ -	£ -
Block E	MAC-01	00	055	Caretaker	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	C	44.04	m2	0	5.00	Replace		18.33	Painted brick and plaster	Life expired	5	1	5	Low	£ 1,614.51	£ 807.25	£ -	£ -	£ -	£ -	£ 807.25	£ -	£ -	£ -	£ -
Block A	MAC-01	00	056	Male WC	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B(C)	3	m2	2	80.00	Replace		32.43	Minor cracking -repair before toilets brought back into use	Repair	3	1	3	Low	£ 97.29	£ -	£ -	£ 97.29	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	056	Male WC	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	10	80.00	Replace		32.43	Vertical cracking in wall opposite door	Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	056	Male WC	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.22	Quarry Tiles	B	4	m2	6	40.00	Replace		77.55	Quarry tile skirting	Repair	2	1	2	Low	£ 310.20	£ -	£ -	£ -	£ -	£ -	£ -	£ 310.20	£ -	£ -	£ -
Block A	MAC-01	00	056	Male WC	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B(C)	16	m2	5	35.00	Replace		77.55		Repair	3	1	3	Low	£ 1,240.80	£ -	£ -	£ -	£ -	£ -	£ 1,240.80	£ -	£ -	£ -	£ -
Block A	MAC-01	00	056	Male WC	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B	8.02	m2	6	50.00	Replace		8.46		Repair	2	2	4	Low	£ 67.85	£ -	£ -	£ -	£ -	£ -	£ -	£ 67.85	£ -	£ -	£ -
Block A	MAC-01	00	056	Male WC	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B(C)	2	m2	2	50.00	Replace		8.46	Minor cracking - repair before the toilet are brought back into use	Repair	3	2	6	Low	£ 16.92	£ -	£ -	£ -	£ 16.92	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	056	Male WC	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.9	Internal Suspended Ceiling Finishes - Metal Tile Suspended Ceiling	B(C)	8.02	m2	6	80.00	Replace		70.50		Repair	2	2	4	Low	£ 565.41	£ -	£ -	£ -	£ -	£ -	£ -	£ 565.41	£ -	£ -	£ -
Block A	MAC-01	00	056	Male WC	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.14	PVC Skirting	B(C)	8.02	lm	5	15.00	Replace		40.00		Repair	3	2	6	Low	£ 320.80	£ -	£ -	£ -	£ -	£ -	£ 320.80	£ -	£ -	£ -	£ -
Block A	MAC-01	00	056	Male WC	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.15	PVC Tiles	B(C)	8.02	m2	5	15.00	Replace		43.71		Repair	3	2	6	Low	£ 350.55	£ -	£ -	£ -	£ -	£ -	£ 350.55	£ -	£ -	£ -	£ -
Block A	MAC-01	00	056	Male WC	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.9	Quarry Tiles	B	8.02	m2	6	40.00	Replace		98.70		Repair	2	2	4	Low	£ 791.57	£ -	£ -	£ -	£ -	£ -	£ -	£ 791.57	£ -	£ -	£ -
Block A	MAC-01	00	056	Male WC	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	1	Nr	10	35.00	Replace		564.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	056	Male WC	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	1	Nr	6	35.00	Replace		705.00		Repair	2	2	4	Low	£ 705.00	£ -	£ -	£ -	£ -	£ -	£ 705.00	£ -	£ -	£ -	£ -
Block A	MAC-01	00	056	Male WC	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	B(C)	1	Nr	2	15.00	Replace		282.00	Small levers	Repair	3	2	6	Low	£ 282.00	£ -	£ -	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	056	Male WC	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	1	Nr	10	15.00	Replace		282.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	056	Male WC	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	C	2	Nr	0	25.00	Replace		613.35	Ceramic basin with chrome taps	At end of useful life	5	2	10	Moderate	£ 1,226.70	£ 1,226.70	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	056	Male WC	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.13	WC Suite	C	2	Nr	0	25.00	Replace		493.50	Ceramic bowl and plastic cistern	At end of useful life	5	2	10	Moderate	£ 987.00	£ 987.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	056	Male WC	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.15	Fixed Shelving/Storage	B	8	Nr	10	15.00	Replace		450.00	Spur shelving	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	056	Male WC	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.2	Toilet Cubicles	C	2	Nr	0	25.00	Replace		705.00		At end of useful life	5	2	10	Moderate	£ 1,410.00	£ 1,410.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	056	Male WC	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	33.97	m2	5	5.00	Replace	Redecorate	18.33	Painted plaster above tiles	Life expired	3	1	3	Low	£ 622.67	£ -	£ -	£ -	£ -	£ -	£ 622.67	£ -	£ -	£ -	£ -
Block A	MAC-01	00	057	Toilet	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B(C)	3	m2	2	80.00	Replace		32.43	Minor cracking -repair before toilets brought back into use	Repair	3	1	3	Low	£ 97.29	£ -	£ -	£ 97.29	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	057	Toilet	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	10	80.00	Replace		32.43	Vertical cracking in wall opposite door	Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	057	Toilet	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.22	Quarry Tiles	B	4	m2	6	40.00	Replace		77.55	Quarry tile skirting	Repair	2	1	2	Low	£ 310.20	£ -	£ -	£ -	£ -	£ -	£ -	£ 310.20	£ -	£ -	£ -
Block A	MAC-01	00	057	Toilet	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B(C)	16	m2	5	35.00	Replace		77.55		Repair	3	1	3	Low	£ 1,240.80	£ -	£ -	£ -	£ -	£ -	£ 1,240.80	£ -	£ -	£ -	£ -
Block A	MAC-01	00	057	Toilet	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B	9.1	m2	6	50.00	Replace		8.46		Repair	2	2	4	Low	£ 76.99	£ -	£ -	£ -	£ -	£ -	£ -	£ 76.99	£ -	£ -	£ -

Paterson (29/9/2020 09:59:43)

Drawing Block	Site Block	Level	Room No.	Room Title	Group	Group (2)	Code	Description	Grade	Quantity	Unit	Residual Life	Activity Cycle	Action	Recommendations	Cost	Observations	Defects	Likelihood	Severity	Score	Rank	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Block A	MAC-01	00	057	Toilet	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B(C)	2	m2	2	50.00	Replace		8.46	Small hole and Minor cracking - repair before the toilet are brought back into use	Repair	3	2	6	Low	£ 16.92	£ -	£ -	£ 16.92	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	057	Toilet	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.9	Quarry Tiles	B	9.1	m2	6	40.00	Replace		98.70		Repair	2	2	4	Low	£ 898.17	£ -	£ -	£ -	£ -	£ -	£ -	£ 898.17	£ -	£ -
Block A	MAC-01	00	057	Toilet	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	1	Nr	6	35.00	Replace		705.00		Repair	2	2	4	Low	£ 705.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 705.00	£ -	£ -
Block A	MAC-01	00	057	Toilet	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	B(C)	1	Nr	2	15.00	Replace		282.00	Small levers	Repair	3	2	6	Low	£ 282.00	£ -	£ -	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	057	Toilet	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	C	2	Nr	0	25.00	Replace		613.35	Ceramic basin with chrome taps	At end of useful life	5	2	10	Moderate	£ 1,226.70	£ 1,226.70	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	057	Toilet	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.13	WC Suite	C	2	Nr	0	25.00	Replace		493.50	Ceramic bowl and plastic cistern	At end of useful life	5	2	10	Moderate	£ 987.00	£ 987.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	057	Toilet	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.2	Toilet Cubicles	C	2	Nr	0	25.00	Replace		705.00		At end of useful life	5	2	10	Moderate	£ 1,410.00	£ 1,410.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	057	Toilet	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	36.2	m2	5	5.00	Replace	Redecorate	18.33	Painted plaster above tiles	Life expired	3	1	3	Low	£ 663.55	£ -	£ -	£ -	£ -	£ -	£ -	£ 663.55	£ -	£ -
Block C	MAC-01	00	058	Linen Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	C	2	m2	0	80.00	Repair		32.43		Water damage to rear wall	5	1	5	Low	£ 64.86	£ 64.86	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	058	Linen Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	10	80.00	Replace		32.43		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	058	Linen Store	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B	3.79	m2	5	25.00	Replace		70.50	Reposition tiles in grid	Repair	3	2	6	Low	£ 267.20	£ -	£ -	£ -	£ -	£ -	£ -	£ 267.20	£ -	£ -
Block C	MAC-01	00	058	Linen Store	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	3.79	m2	5	15.00	Replace		59.22	Coved skirting	Repair	3	2	6	Low	£ 224.44	£ -	£ -	£ -	£ -	£ -	£ -	£ 224.44	£ -	£ -
Block C	MAC-01	00	058	Linen Store	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	1	Nr	10	35.00	Replace		564.00	Door and side leaf, painted finish	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	058	Linen Store	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	B	1	Nr	6	15.00	Replace		282.00	Small levers	Repair	2	2	4	Low	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 282.00	£ -	£ -
Block C	MAC-01	00	058	Linen Store	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.15	Fixed Shelving/Storage	B	4	Nr	6	15.00	Replace		450.00	Timber fitted shelving	Repair	2	2	4	Low	£ 1,800.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,800.00	£ -	£ -
Block C	MAC-01	00	058	Linen Store	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	23.36	m2	3	5.00	Replace		18.33	Painted plaster	Life expired	3	1	3	Low	£ 856.38	£ -	£ -	£ -	£ -	£ 428.19	£ -	£ -	£ -	£ 428.19
Block C	MAC-01	00	059	Office (1P)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	10	80.00	Replace		32.43		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	059	Office (1P)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B(C)	5.3	lm	5	80.00	Replace		49.35		Repair	3	1	3	Low	£ 261.56	£ -	£ -	£ -	£ -	£ 261.56	£ -	£ -	£ -	£ -
Block C	MAC-01	00	059	Office (1P)	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.12	Ceilings - Other	B(C)	17.19	m2	2	80.00	Replace	Replace ceiling	50.00	Wallpaper finish to unknown substrate- may be timber boarding	Repair	3	2	6	Low	£ 859.50	£ -	£ -	£ 859.50	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	059	Office (1P)	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	17.19	m2	6	15.00	Replace		59.22		Repair	2	2	4	Low	£ 1,017.99	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,017.99	£ -	£ -
Block C	MAC-01	00	059	Office (1P)	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B(C)	1	Nr	5	35.00	Replace		705.00	Door and side leaf with vision panel.	Repair	3	2	6	Low	£ 705.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 705.00	£ -	£ -
Block C	MAC-01	00	059	Office (1P)	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	B	1	Nr	6	15.00	Replace		282.00	Small levers	Repair	2	2	4	Low	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 282.00	£ -	£ -
Block C	MAC-01	00	059	Office (1P)	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.15	Fixed Shelving/Storage	B	1	Nr	6	15.00	Replace		450.00	Spur shelving	Repair	2	2	4	Low	£ 450.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 450.00	£ -	£ -
Block C	MAC-01	00	059	Office (1P)	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	49.75	m2	3	5.00	Replace		18.33	Painted plaster	Life expired	3	1	3	Low	£ 1,823.64	£ -	£ -	£ -	£ -	£ 911.92	£ -	£ -	£ -	£ 911.92
Block C	MAC-01	00	060	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B(C)	6	m2	1	80.00	Repair	Some impact damage and damp evident at low level near door to corridor 048	32.43		Repair	4	1	4	Low	£ 194.58	£ -	£ 194.58	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	060	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	10	80.00	Replace	Minor repair prior to next redecoration	32.43	Minor impact damage and water damage at low level between doors to mac-02-00-139 and 141	Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	060	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	10	80.00	Replace		49.35	Minor impact damage	Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	060	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.32	Wall finishes - Buffer Guard Rails	B(C)	12	lm	5	25.00	Replace	Replace and add corner guards	100.00	Nearing end of serviceable life	Repair	3	1	3	Low	£ 1,200.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,200.00	£ -	£ -
Block C	MAC-01	00	060	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.12	Ceilings - Other	B(C)	18.94	m2	2	80.00	Replace	Remove and repair plaster ceiling	45.00	Wallpaper finish to ceiling - escape route	Repair	3	2	6	Low	£ 852.30	£ -	£ -	£ 852.30	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	060	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B	10	m2	10	50.00	Replace		8.46	Painted plaster board	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	060	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.11	Skirting (Timber)	A	28.94	lm	6	15.00	Replace		16.92		Repair	2	2	4	Low	£ 489.66	£ -	£ -	£ -	£ -	£ -	£ -	£ 489.66	£ -	£ -
Block C	MAC-01	00	060	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	C	28.94	m2	0	15.00	Replace		59.22	Non slip vinyl , sections at a gradient not a different colour	Discoloured and worn	5	2	10	Moderate	£ 1,713.83	£ 1,713.83	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	060	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	2	Nr	10	35.00	Replace	Replace	705.00	Doors held open - potential collision hazard	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	060	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	B(C)	2	Nr	6	15.00	Replace		282.00		Repair	2	2	4	Low	£ 564.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 564.00	£ -	£ -
Block C	MAC-01	00	060	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B(C)	2	Nr	6	15.00	Replace		282.00	Doors hold open on doorsprings	Repair	2	2	4	Low	£ 564.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 564.00	£ -	£ -
Block C	MAC-01	00	060	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.14	Unit Furniture - Other	B(C)	1	Nr	6	80.00	Replace	Replace	3500.00	Staff desk area nearing end of sevicveable life	Repair	2	2	4	Low	£ 3,500.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 3,500.00	£ -	£ -
Block C	MAC-01	00	060	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	64.62	m2	2	5.00	Replace	Redecorate	18.33	Painted plaster	Life expired	3	1	3	Low	£ 2,368.97	£ -	£ -	£ 1,184.48	£ -	£ -	£ -	£ -	£ 1,184.48	£ -
Block C	MAC-01	00	061	Consult/Exam Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B(C)	4	m2	2	80.00	Replace	Repair	32.43	Hollow plaster to rhs of door	Repair	3	1	3	Low	£ 129.72	£ -	£ -	£ 129.72	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	061	Consult/Exam Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	20	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	061	Consult/Exam Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	20	80.00	Replace		49.35		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	061	Consult/Exam Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	1	m2	6	35.00	Replace		77.55		Repair	2	1	2	Low	£ 77.55	£ -	£ -	£ -	£ -	£ -	£ -	£ 77.55	£ -	£ -
Block C	MAC-01	00	061	Consult/Exam Room	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.6	Internal Ceiling Finishes - Plaster	B	11.83	m2	20	30.00	Replace		8.46		Life expired	1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	061	Consult/Exam Room	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	C	11.83	m2	0	15.00	Replace		59.22		Damaged and lifting	5	2	10	Moderate	£ 700.57	£ 700.57	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	061	Consult/Exam Room	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	1	Nr	10	35.00	Replace		564.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	061	Consult/Exam Room	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	1	Nr	10	15.00	Replace		282.00	5x round bar levers	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	061	Consult/Exam Room	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.1	Kitchen units	B	1	Nr	6	15.00	Replace		1410.00		Repair	2	2	4	Low	£ 1,410.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,410.00	£ -	£ -
Block C	MAC-01	00	061	Consult/Exam Room	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.10	Sink	B	1	Nr	6	25.00	Replace		1013.79	5x with lever taps	Repair	2	2	4	Low	£ 1,013.79	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,013.79	£ -	£ -
Block C	MAC-01	00	061	Consult/Exam Room	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	41.27	m2	2	5.00	Replace		18.33		Life expired	3	1	3	Low	£ 1,512.96	£ -	£ -	£ -	£ 756.48	£ -	£ -	£ -	£ 756.48	£ -
Block C	MAC-01	00	062	Changing Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	20	80.00	Replace		32.43	Minor cracking	Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	062	Changing Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	20	80.00	Replace		49.35		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	062	Changing Room	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.6	Internal Ceiling Finishes - Plaster	B	45.53	m2	20	30.00	Replace		8.46		Life expired	1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	062	Changing Room	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	16.53	m2	6	15.00	Replace		59.22	Non slip vinyl	Repair	2	2	4	Low	£ 978.91	£ -	£ -	£ -	£ -	£ -	£ -	£ 978.91	£ -	£ -
Block C	MAC-01	00	062	Changing Room	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.2	Carpet	B	30	m2	6	15.00	Replace		58.00		Repair	2	2	4	Low	£ 1,740.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,740.00	£ -	£ -
Block C	MAC-01	00	062	Changing Room	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.2	Carpet	B(C)	1	Nr	1	15.00	Repair		58.00		Refit to remove gap between sections	4	2	8	Moderate	£ 58.00	£ -	£ -	£ 58.00	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	062	Changing Room	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	1	Nr	10	35.00	Replace		564.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	062	Changing Room	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B(C)	1	Nr	5	15.00	Replace		282.00	Small levers	Repair	3	2	6	Low	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ 282.00	£ -	£ -	£ -
Block C	MAC-01	00	062	Changing Room	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.3	Vanity Units	B	1	Nr	6	25.00	Replace		705.00		Repair	2	2	4	Low	£ 705.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 705.00	£ -	£ -
Block C	MAC-01	00	062	Changing Room	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	81.86	m2	5	5.00	Replace		18.33	Painted plaster	Life expired	3	1	3	Low	£ 1,500.49	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,500.49	£ -	£ -
Block C	MAC-01	00	063	Toilet	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	20	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	063	Toilet	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	20	80.00	Replace		49.35		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	063	Toilet	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	0.5	m2	6	35.00	Replace		77.55		Repair	2	1	2	Low	£ 38.78	£ -	£ -	£ -	£ -	£ -	£ -	£ 38.78	£ -	£ -
Block C	MAC-01	00	063	Toilet	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.6	Internal Ceiling Finishes - Plaster	B	3.61	m2	10	30.00	Replace		8.46		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	063	Toilet	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	3.61	m2	6	15.00	Replace		59.22		Repair	2	2	4	Low	£ 213.78	£ -	£ -	£ -	£ -	£ -	£ -	£ 213.78	£ -	£ -
Block C	MAC-01	00	063	Toilet	4. Internal Fabric & Fixtures	4.4. Doors	4.4.8	Internal Door - Hardwood (Glazed)	B	2	Nr	6	35.00	Replace		1057.50		Life expired	2	2	4	Low	£ 2,115.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 2,115.00	£ -	£ -
Block C	MAC-01	00	063	Toilet	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	B	2	Nr	6	15.00	Replace		282.00	Small levers	Repair	2	2	4	Low	£ 564.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 564.00	£ -	£ -
Block C	MAC-01	00	063	Toilet	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B	1	Nr	6	25.00	Replace		613.35	Ceramic basin with cross headed taps	Replace	2	2	4	Low	£ 613.35	£ -	£ -	£ -	£ -	£ -	£ -	£ 613.35	£ -	£ -
Block C	MAC-01	00	063	Toilet	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.13	WC Suite	B	1	Nr	6	25.00	Replace		493.50	Ceramic bowl and cistern	Replace	2	2	4	Low	£ 493.50	£ -	£ -	£ -	£ -	£ -	£ -	£ 493.50	£ -	£ -
Block C	MAC-01	00	063	Toilet	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	22.8	m2	5	5.00	Replace		18.33		Life expired	3	1	3	Low	£ 417.92	£ -	£ -	£ -	£ -	£ -	£ -	£ 417.92	£ -	£ -

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Drawing Block	Site Block	Level	Room No.	Room Title	Group	Group (2)	Code	Description	Grade	Quantity	Unit	Residual Life	Activity Cycle	Action	Recommendations	Cost	Observations	Defects	Likelihood	Severity	Score	Rank	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Block C	MAC-01	00	064	Shower	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	20	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	064	Shower	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	20	80.00	Replace		49.35		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	064	Shower	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	5	m2	10	35.00	Replace		77.55		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	064	Shower	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.6	Internal Ceiling Finishes - Plaster	B	2.86	m2	10	30.00	Replace		8.46		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	064	Shower	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	2.86	m2	6	15.00	Replace		59.22		Repair	2	2	4	Low	£ 169.37	£ -	£ -	£ -	£ -	£ -	£ -	£ 169.37	£ -	£ -	£ -
Block C	MAC-01	00	064	Shower	4. Internal Fabric & Fixtures	4.4. Doors	4.4.8	Internal Door - Hardwood (Glazed)	B	1	Nr	10	35.00	Replace		1057.50		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	064	Shower	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	B	1	Nr	6	15.00	Replace		282.00		Repair	2	2	4	Low	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 282.00	£ -	£ -	£ -
Block C	MAC-01	00	064	Shower	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.14	Unit Furniture - Other	B	1	Nr	10	80.00	Replace		0.00	Shower door and screen	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	064	Shower	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.9	Shower Tray	B	1	Nr	10	15.00	Replace		1057.50		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	064	Shower	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	20.29	m2	5	5.00	Replace		18.33		Life expired	3	1	3	Low	£ 371.92	£ -	£ -	£ -	£ -	£ -	£ 371.92	£ -	£ -	£ -	£ -
Block C	MAC-01	00	065	Toilet	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	20	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	065	Toilet	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	20	80.00	Replace		49.35		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	065	Toilet	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	0.5	m2	6	35.00	Replace		77.55		Repair	2	1	2	Low	£ 38.78	£ -	£ -	£ -	£ -	£ -	£ -	£ 38.78	£ -	£ -	£ -
Block C	MAC-01	00	065	Toilet	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.6	Internal Ceiling Finishes - Plaster	B	3.61	m2	10	30.00	Replace		8.46		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	065	Toilet	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	3.61	m2	6	15.00	Replace		59.22		Repair	2	2	4	Low	£ 213.78	£ -	£ -	£ -	£ -	£ -	£ -	£ 213.78	£ -	£ -	£ -
Block C	MAC-01	00	065	Toilet	4. Internal Fabric & Fixtures	4.4. Doors	4.4.8	Internal Door - Hardwood (Glazed)	B	2	Nr	6	35.00	Replace		1057.50		Repair	2	2	4	Low	£ 2,115.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 2,115.00	£ -	£ -	£ -
Block C	MAC-01	00	065	Toilet	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	B	2	Nr	6	15.00	Replace		282.00	Small levers	Repair	2	2	4	Low	£ 564.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 564.00	£ -	£ -	£ -
Block C	MAC-01	00	065	Toilet	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B	1	Nr	6	25.00	Replace		613.35	Ceramic basin with cross headed taps	Repair	2	2	4	Low	£ 613.35	£ -	£ -	£ -	£ -	£ -	£ -	£ 613.35	£ -	£ -	£ -
Block C	MAC-01	00	065	Toilet	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.13	WC Suite	B	1	Nr	6	25.00	Replace		493.50	Ceramic bowl and cistern	Repair	2	2	4	Low	£ 493.50	£ -	£ -	£ -	£ -	£ -	£ -	£ 493.50	£ -	£ -	£ -
Block C	MAC-01	00	065	Toilet	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	22.8	m2	5	5.00	Replace		18.33		Life expired	3	1	3	Low	£ 417.92	£ -	£ -	£ -	£ -	£ -	£ 417.92	£ -	£ -	£ -	£ -
Block C	MAC-01	00	066	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.10	Wall vision panels	C	4	m2	0	30.00	Replace	Replace	450.00	GWP glazing to door side screens - not fire rated or safety glass	Repair	5	1	5	Low	£ 1,800.00	£ 1,800.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	066	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	20	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	066	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	20	80.00	Replace		49.35		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	066	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.34	Walls & Finishes - Other	B(C)	3	m2	5	80.00	Replace	Replace	100.00	Timber chair rails	Repair	3	1	3	Low	£ 300.00	£ -	£ -	£ -	£ -	£ -	£ 300.00	£ -	£ -	£ -	£ -
Block C	MAC-01	00	066	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.6	Internal Ceiling Finishes - Plaster	B	29.56	m2	20	30.00	Replace		8.46		Life expired	1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	066	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.2	Carpet	B(C)	29.56	m2	5	15.00	Replace	Replace	58.00		Becoming tracked and worn	3	2	6	Low	£ 1,714.48	£ -	£ -	£ -	£ -	£ -	£ 1,714.48	£ -	£ -	£ -	£ -
Block C	MAC-01	00	066	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	C	2	Nr	0	35.00	Replace	Replace	705.00		GWP glass not fire rated or safety glass	5	2	10	Moderate	£ 1,410.00	£ 1,410.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	066	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.4	Ironmongery - General	C	2	Nr	0	15.00	Replace	Replace when doors are renewed	282.00		Timber pull handles. Door has access control	5	2	10	Moderate	£ 564.00	£ 564.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	066	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	65.24	m2	5	5.00	Replace		18.33		Life expired	3	1	3	Low	£ 1,195.85	£ -	£ -	£ -	£ -	£ -	£ 1,195.85	£ -	£ -	£ -	£ -
Block C	MAC-01	00	067	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	067	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	067	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.6	Internal Ceiling Finishes - Plaster	B	5.86	m2	20	30.00	Replace		8.46		Life expired	1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	067	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	5.86	m2	6	15.00	Replace		59.22		Repair	2	2	4	Low	£ 347.03	£ -	£ -	£ -	£ -	£ -	£ -	£ 347.03	£ -	£ -	£ -
Block C	MAC-01	00	067	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	C	2	Nr	0	35.00	Replace	Replace	705.00		Fully glazed doors	5	2	10	Moderate	£ 1,410.00	£ 1,410.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	067	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	C	2	Nr	0	15.00	Replace	Replace	282.00		Repair	5	2	10	Moderate	£ 564.00	£ 564.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	067	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	29.05	m2	5	5.00	Replace	Redecorate	18.33	Painted plaster	Life expired	3	1	3	Low	£ 532.49	£ -	£ -	£ -	£ -	£ -	£ 532.49	£ -	£ -	£ -	£ -
Block C	MAC-01	00	068	Lobby	13. Electrical Systems	13.2. Distribution Boards	13.2.1	Distribution Boards	C	1	Nr	1	25.00	Replace	Replace	1000.00	None	Lifecycle Replacement	4	4	16	Significant	£ 1,000.00	£ -	£ 1,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	068	Lobby	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	068	Lobby	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.6	Internal Ceiling Finishes - Plaster	B	5.86	m2	20	30.00	Replace		8.46		Life expired	1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	068	Lobby	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	2.6	m2	6	15.00	Replace		59.22		Repair	2	2	4	Low	£ 153.97	£ -	£ -	£ -	£ -	£ -	£ -	£ 153.97	£ -	£ -	£ -
Block C	MAC-01	00	068	Lobby	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	2	Nr	10	35.00	Replace		564.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	068	Lobby	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	B(C)	2	Nr	5	15.00	Replace	Replace	282.00	Doors held open	Repair	3	2	6	Low	£ 564.00	£ -	£ -	£ -	£ -	£ -	£ 564.00	£ -	£ -	£ -	£ -
Block C	MAC-01	00	068	Lobby	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	19.35	m2	5	5.00	Replace	Redecorate	18.33	Painted plaster	Life expired	3	1	3	Low	£ 354.69	£ -	£ -	£ -	£ -	£ -	£ 354.69	£ -	£ -	£ -	£ -
Block C	MAC-01	00	069	Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	20	80.00	Replace		32.43	Minor vertical cracking to end wall	Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	069	Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	20	80.00	Replace		49.35		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	069	Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B(C)	0.5	m2	5	35.00	Replace		77.55	Tile splash back to basin	Repair	3	1	3	Low	£ 38.78	£ -	£ -	£ -	£ -	£ -	£ 38.78	£ -	£ -	£ -	£ -
Block C	MAC-01	00	069	Store	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.6	Internal Ceiling Finishes - Plaster	B	13.32	m2	20	30.00	Replace		8.46	Minor cracking	Life expired	1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	069	Store	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	13.32	m2	6	15.00	Replace		59.22	Non slip vinyl	Repair	2	2	4	Low	£ 788.81	£ -	£ -	£ -	£ -	£ -	£ -	£ 788.81	£ -	£ -	£ -
Block C	MAC-01	00	069	Store	4. Internal Fabric & Fixtures	4.4. Doors	4.4.10	Internal Door - Paint to Timber	B	1	m2	10	6.00	Replace		141.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	069	Store	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B(C)	1	Nr	5	15.00	Replace		282.00	Small levers	Repair	3	2	6	Low	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ 282.00	£ -	£ -	£ -	£ -
Block C	MAC-01	00	069	Store	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	C	1	Nr	0	25.00	Replace		613.35	Ceramic basin with lever taps	Repair	5	2	10	Moderate	£ 613.35	£ 613.35	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	069	Store	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	43.8	m2	3	5.00	Replace		18.33	Painted plaster	Life expired	3	1	3	Low	£ 1,605.71	£ -	£ -	£ -	£ 802.85	£ -	£ -	£ -	£ -	£ 802.85	£ -
Block C	MAC-01	00	070	Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	20	80.00	Replace		32.43	Minor cracking	Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	070	Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	20	80.00	Replace		49.35		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	070	Store	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.6	Internal Ceiling Finishes - Plaster	B	4.66	m2	10	30.00	Replace		8.46		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	070	Store	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.2	Carpet	C	4.66	m2	0	15.00	Replace		58.00		Repair	5	2	10	Moderate	£ 270.28	£ 270.28	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	070	Store	4. Internal Fabric & Fixtures	4.4. Doors	4.4.10	Internal Door - Paint to Timber	C	1	m2	0	6.00	Replace		141.00	Large quantity of flammable storage in room	Not fire resistant	5	2	10	Moderate	£ 282.00	£ 141.00	£ -	£ -	£ -	£ -	£ -	£ 141.00	£ -	£ -	£ -
Block C	MAC-01	00	070	Store	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	C	1	Nr	0	15.00	Replace		282.00	Small levers	Repair	5	2	10	Moderate	£ 282.00	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	070	Store	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.15	Fixed Shelving/Storage	B	6	Nr	6	15.00	Replace		450.00	Spur shelving	Repair	2	2	4	Low	£ 2,700.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 2,700.00	£ -	£ -	£ -
Block C	MAC-01	00	070	Store	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B	25.9	m2	6	5.00	Replace		18.33	Painted plaster	Life expired	2	1	2	Low	£ 474.75	£ -	£ -	£ -	£ -	£ -	£ -	£ 474.75	£ -	£ -	£ -
Block C	MAC-01	00	071	Toilet	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	20	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	071	Toilet	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B(C)	0.5	m2	5	35.00	Replace		77.55		Repair	3	1	3	Low	£ 38.78	£ -	£ -	£ -	£ -	£ -	£ 38.78	£ -	£ -	£ -	£ -
Block C	MAC-01	00	071	Toilet	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	2	m2	10	35.00	Replace		77.55	Quarry tile skirting	Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	071	Toilet	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.6	Internal Ceiling Finishes - Plaster	B	3.79	m2	20	30.00	Replace		8.46		Life expired	1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	071	Toilet	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	3.79	m2	5	15.00	Replace		59.22	Non slip vinyl	Repair	3	2	6	Low	£ 224.44	£ -	£ -	£ -	£ -	£ -	£ 224.44	£ -	£ -	£ -	£ -
Block C	MAC-01	00	071	Toilet	4. Internal Fabric & Fixtures	4.4. Doors	4.4.10	Internal Door - Paint to Timber	B(C)	2	m2	5	6.00	Replace		141.00		Repair	3	2	6	Low	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ 282.00	£ -	£ -	£ -	£ -
Block C	MAC-01	00	071	Toilet	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B(C)	2	Nr	5	15.00	Replace		282.00	Small levers	Repair	3	2	6	Low	£ 564.00	£ -	£ -	£ -	£ -	£ -	£ 564.00	£ -	£ -	£ -	£ -
Block C	MAC-01	00	071	Toilet	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B(C)	1	Nr	5	25.00	Replace		613.35	Ceramic basin with lever taps	Repair	3	2	6	Low	£ 613.35	£ -	£ -	£ -	£ -	£ -	£ 613.35	£ -	£ -	£ -	£ -
Block C	MAC-01	00	071	Toilet	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.13	WC Suite	B(C)	1	Nr	5	25.00	Replace		493.50	Ceramic bowl and cistern	Repair	3	2	6	Low	£ 493.50	£ -	£ -	£ -	£ -	£ -	£ 493.50	£ -	£ -	£ -	£ -
Block C	MAC-01	00	071	Toilet	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	23.36	m2	5	5.00	Replace		18.33	Painted plaster	Life expired	3	1	3	Low	£ 428.19	£ -	£ -	£ -	£ -	£ -	£ 428.19	£ -	£ -	£ -	£ -
Block C	MAC-01	00	071	Toilet	8. Hot & Cold Water Systems		8.10.	Ancillary Equipment - Valves / Controls	B	1	Nr	12	15.00	Maintain	None	200.00	None	Lifecycle Replacement	1	4	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	072	Toilet	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	20	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	072	Toilet	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B(C)	0.5	m2	5	35.00	Replace		77.55		Repair	3	1	3	Low	£ 38.78	£ -	£ -	£ -	£ -	£ -	£ 38.78	£ -	£ -	£ -	£ -
Block C	MAC-01	00	072	Toilet	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	2	m2	10	35.00	Replace		77.55	Quarry tile skirting	Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	072	Toilet	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.6	Internal Ceiling Finishes - Plaster	B	3.79	m2	20	30.00	Replace		8.46		Life expired	1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	072	Toilet	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	3.72	m2	5	15.00	Replace		59.22	Non slip vinyl	Repair	3	2	6	Low	£ 220.30	£ -	£ -	£ -	£ -	£ -	£ 220.30	£ -	£ -	£ -	£ -
Block C	MAC-01	00	072	Toilet	4. Internal Fabric & Fixtures	4.4. Doors	4.4.10	Internal Door - Paint to Timber	B(C)	2	m2	5	6.00	Replace		141.00		Repair	3	2	6	Low	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ 282.00	£ -	£ -	£ -	£ -
Block C	MAC-01	00	072	Toilet	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B(C)	2	Nr	5	15.00	Replace		282.00	Small levers	Repair	3	2	6	Low	£ 564.00	£ -	£ -	£ -	£ -	£ -	£ 564.00	£ -	£ -	£ -	£ -
Block C	MAC-01	00	072	Toilet	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B(C)	1	Nr	5	25.00	Replace		613.35	Ceramic basin with cross headed taps	Repair	3	2	6	Low	£ 613.35	£ -	£ -	£ -	£ -	£ -	£ 613.35	£ -	£ -	£ -	£ -
Block C	MAC-01	00	072	Toilet	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.13	WC Suite	B(C)	1	Nr	5	25.00	Replace		493.50	Ceramic bowl and cistern	Repair	3	2	6	Low	£ 493.50	£ -	£ -	£ -	£ -	£ -	£ 493.50	£ -	£ -	£ -	£ -
Block C	MAC-01	00	072	Toilet	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	23.14	m2	5	5.00	Replace		18.33	Painted plaster	Life expired	3	1	3	Low	£ 424.16	£ -	£ -	£ -	£ -	£ -	£ 424.16	£ -	£ -	£ -	£ -
Block C	MAC-01	00	072	Toilet	8. Hot & Cold Water Systems		8.10.	Ancillary Equipment - Valves / Controls	B	1	Nr	12	15.00	Maintain	None	0.00	None	Lifecycle Replacement	1	4	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	073	Circulation (Corridor)	13. Electrical Systems	13.2. Distribution Boards	13.2.1	Distribution Boards	B(C)	2	Nr	2	25.00	Replace	Replace	1000.00	None	Exceeded lifecycle	3	4	12	Significant	£ 2,000.00	£ -	£ -	£ 2,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -

Patterson, Liz
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Drawing Block	Site Block	Level	Room No.	Room Title	Group	Group (2)	Code	Description	Grade	Quantity	Unit	Residual Life	Activity Cycle	Action	Recommendations	Cost	Observations	Defects	Likelihood	Severity	Score	Rank	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Block C	MAC-01	00	073	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	10	m2	6	80.00	Replace		32.43		Repair	2	1	2	Low	£ 324.30	£ -	£ -	£ -	£ -	£ -	£ -	£ 324.30	£ -	£ -
Block C	MAC-01	00	073	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B(C)	6	m2	1	80.00	Repair		32.43		Repair	4	1	4	Low	£ 194.58	£ -	£ 194.58	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	073	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.26	Timber Cladding	CX	4	m2	0	80.00	Replace	Replace	56.40		Timber cladding damp and distorted	5	1	5	Low	£ 225.60	£ 225.60	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	073	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.9	Further Investigation	C	1	Item	0	80.00	Replace	Further investigation	1000.00		Significant cracking in solid internal walls of circulation and rooms in the old X-ray area to be investigated prior to any refurbishment work	5	1	5	Low	£ 1,000.00	£ 1,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	073	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B(C)	6.95	m2	1	25.00	Replace		70.50		Repair	4	2	8	Moderate	£ 489.98	£ -	£ 489.98	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	073	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.14	PVC Skirting	B(C)	6.95	lm	5	15.00	Replace		40.00		Repair	3	2	6	Low	£ 278.00	£ -	£ -	£ -	£ -	£ -	£ 278.00	£ -	£ -	£ -
Block C	MAC-01	00	073	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	6.95	m2	5	15.00	Replace		59.22		Repair	3	2	6	Low	£ 411.58	£ -	£ -	£ -	£ -	£ -	£ 411.58	£ -	£ -	£ -
Block C	MAC-01	00	073	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	C	1	Nr	0	35.00	Replace	Replace	705.00	Fully glazed door to area now used for storage not impact or fire resistant	Repair	5	2	10	Moderate	£ 705.00	£ 705.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	073	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	B(C)	1	Nr	5	15.00	Replace		282.00		Repair	3	2	6	Low	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ 282.00	£ -	£ -	£ -
Block C	MAC-01	00	073	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.1	Kitchen units	C	1	Nr	0	15.00	Replace		1410.00		Repair	5	2	10	Moderate	£ 1,410.00	£ 1,410.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	073	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	C	31.66	m2	0	5.00	Replace		18.33		Life expired	5	1	5	Low	£ 1,160.66	£ 580.33	£ -	£ -	£ -	£ -	£ 580.33	£ -	£ -	£ -
Block C	MAC-01	00	074	Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	10	80.00	Replace		32.43		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	074	Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	C	2	m2	0	80.00	Repair		32.43	Significant cracking in walls to be investigated prior to repair	Repair	5	1	5	Low	£ 64.86	£ 64.86	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	074	Store	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B(C)	4.03	m2	5	50.00	Repair		8.46		Repair	3	2	6	Low	£ 34.09	£ -	£ -	£ -	£ -	£ -	£ 34.09	£ -	£ -	£ -
Block C	MAC-01	00	074	Store	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.14	PVC Skirting	B(C)	4.03	lm	5	15.00	Replace		40.00		Repair	3	2	6	Low	£ 161.20	£ -	£ -	£ -	£ -	£ -	£ 161.20	£ -	£ -	£ -
Block C	MAC-01	00	074	Store	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	4.03	m2	5	15.00	Replace		59.22		Repair	3	2	6	Low	£ 238.66	£ -	£ -	£ -	£ -	£ -	£ 238.66	£ -	£ -	£ -
Block C	MAC-01	00	074	Store	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	1	Nr	10	35.00	Replace		564.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	074	Store	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	1	Nr	6	15.00	Replace		282.00	5x round bar levers	Repair	2	2	4	Low	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 282.00	£ -	£ -
Block C	MAC-01	00	074	Store	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	C	24.06	m2	0	5.00	Replace		18.33	Painted plaster	Life expired	5	1	5	Low	£ 441.02	£ -	£ -	£ -	£ -	£ -	£ 441.02	£ -	£ -	£ -
Block C	MAC-01	00	075	Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	10	80.00	Replace		32.43		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	075	Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	C	2	m2	0	80.00	Replace		32.43		Repair	5	1	5	Low	£ 64.86	£ 64.86	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	075	Store	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B(C)	2.56	m2	5	50.00	Repair		8.46		Repair	3	2	6	Low	£ 21.66	£ -	£ -	£ -	£ -	£ -	£ 21.66	£ -	£ -	£ -
Block C	MAC-01	00	075	Store	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.14	PVC Skirting	B(C)	2.56	lm	5	15.00	Replace		40.00		Repair	3	2	6	Low	£ 102.40	£ -	£ -	£ -	£ -	£ -	£ 102.40	£ -	£ -	£ -
Block C	MAC-01	00	075	Store	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	2.56	m2	5	15.00	Replace		59.22		Repair	3	2	6	Low	£ 151.60	£ -	£ -	£ -	£ -	£ -	£ 151.60	£ -	£ -	£ -
Block C	MAC-01	00	075	Store	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	1	Nr	10	35.00	Replace		564.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	075	Store	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	1	Nr	6	15.00	Replace		282.00	5x round bar levers	Repair	2	2	4	Low	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 282.00	£ -	£ -
Block C	MAC-01	00	075	Store	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	C	19.2	m2	0	5.00	Replace		18.33	Painted plaster	Life expired	5	1	5	Low	£ 703.87	£ 351.94	£ -	£ -	£ -	£ -	£ 351.94	£ -	£ -	£ -
Block C	MAC-01	00	076	Store	13. Electrical Systems	13.2. Distribution Boards	13.2.1	Distribution Boards	B	1	Nr	5	25.00	Replace	Replace	2000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 2,000.00	£ -	£ -	£ -	£ -	£ -	£ 2,000.00	£ -	£ -	£ -
Block C	MAC-01	00	076	Store	13. Electrical Systems	13.3. Switchgear	13.3.1	Switchgear	B	1	Nr	5	25.00	Replace	Replace	1000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 1,000.00	£ -	£ -	£ -	£ -	£ -	£ 1,000.00	£ -	£ -	£ -
Block C	MAC-01	00	076	Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	C	46	m2	0	80.00	Replace		32.43	Significant cracking to be further investigated prior to replastering	Repair	5	1	5	Low	£ 1,491.78	£ 1,491.78	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	076	Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	C	18	lm	0	80.00	Replace		49.35		Repair	5	1	5	Low	£ 888.30	£ 888.30	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	076	Store	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.6	Internal Ceiling Finishes - Plaster	B(C)	18.89	m2	5	30.00	Replace		8.46		Repair	3	2	6	Low	£ 159.81	£ -	£ -	£ -	£ -	£ -	£ 159.81	£ -	£ -	£ -
Block C	MAC-01	00	076	Store	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.18	Floor Coverings - Other	CX	18.89		0	80.00	Replace	Lift and relay	85.00		Uneven woodblock floor	5	2	10	Moderate	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	076	Store	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	1	Nr	6	35.00	Replace		564.00		Repair	2	2	4	Low	£ 564.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 564.00	£ -	£ -
Block C	MAC-01	00	076	Store	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	1	Nr	6	15.00	Replace		282.00	5x round bar levers	Repair	2	2	4	Low	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 282.00	£ -	£ -
Block C	MAC-01	00	076	Store	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	C	52.31	m2	0	5.00	Replace		18.33		Life expired	5	1	5	Low	£ 1,917.68	£ 958.84	£ -	£ -	£ -	£ -	£ 958.84	£ -	£ -	£ -
Block C	MAC-01	00	077	Store	13. Electrical Systems	13.2. Distribution Boards	13.2.1	Distribution Boards	B	1	Nr	5	25.00	Replace	Replace	1000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 1,000.00	£ -	£ -	£ -	£ -	£ -	£ 1,000.00	£ -	£ -	£ -
Block C	MAC-01	00	077	Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	CX	40	m2	0	80.00	Replace	Hack off and renew once external work to roof, gutters and render is complete	32.43	Plaster badly affected by damp and mould	Replace	5	1	5	Low	£ 1,297.20	£ 1,297.20	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	077	Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	CX	14	lm	0	80.00	Replace		49.35		Affected by damp	5	1	5	Low	£ 690.90	£ 690.90	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	077	Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	C	0.5	m2	0	35.00	Replace		77.55		Repair	5	1	5	Low	£ 38.78	£ 38.78	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	077	Store	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.8	Internal Suspended Ceiling Finishes - further Investigation	CX	9.32	Item	0	1000.00	Replace		1000.00	Fibre board may conceal damaged plaster	Repair	5	2	10	Moderate	£ 9,320.00	£ 9,320.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	077	Store	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	DX	9.32	m2	0	15.00	Replace		59.22		Repair	5	2	10	Moderate	£ 551.93	£ 551.93	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	077	Store	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	CX	1	Nr	0	35.00	Replace		564.00		Repair	5	2	10	Moderate	£ 564.00	£ 564.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	077	Store	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.3	Ironmongery - Further Investigation	DX	1	Item	0	80.00	Replace		1000.00	Door furniture missing	Repair	5	2	10	Moderate	£ 1,000.00	£ 1,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	077	Store	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.1	Kitchen units	C	1	Nr	0	15.00	Replace		1410.00		Repair	5	2	10	Moderate	£ 1,410.00	£ 1,410.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	077	Store	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.10	Sink	CX	1	Nr	0	25.00	Replace		1013.79	Ceramic sink with steel drainer	Repair	5	2	10	Moderate	£ 1,013.79	£ 1,013.79	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	077	Store	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	C	1	Nr	0	25.00	Replace		613.35	Ceramic basin	Repair	5	2	10	Moderate	£ 613.35	£ 613.35	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	077	Store	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	CX	36.63	m2	0	5.00	Replace		18.33		Life expired	5	1	5	Low	£ 1,342.86	£ 671.43	£ -	£ -	£ -	£ -	£ 671.43	£ -	£ -	£ -
Block C	MAC-01	00	077	Store	9. Ventilation Systems	9.1.6.	Wall/window small extract fans	B(C)	1	Nr	4	15.00	Replace	Replace	900.00	None	Lifecycle Replacement	3	4	12	Significant	£ 900.00	£ -	£ -	£ -	£ -	£ 900.00	£ -	£ -	£ -	£ -
Block C	MAC-01	00	078	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	078	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	10	80.00	Replace		49.35		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	078	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.33	Wall finishes - Handrails	B(C)	10	lm	5	30.00	Replace	Replace	100.00	Timber handrails	Repair	3	1	3	Low	£ 1,000.00	£ -	£ -	£ -	£ -	£ -	£ 1,000.00	£ -	£ -	£ -
Block C	MAC-01	00	078	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B	25.16	m2	20	25.00	Replace		70.50		Life expired	1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block C	MAC-01	00	078	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	25.16	m2	6	15.00	Replace		59.22	Loose rubber backed door mats	Repair	2	2	4	Low	£ 1,489.98	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,489.98	£ -	£ -
Block C	MAC-01	00	078	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	60.19	m2	5	5.00	Replace	Redecorate	18.33	Painted plaster	Life expired	3	1	3	Low	£ 1,103.28	£ -	£ -	£ -	£ -	£ -	£ 1,103.28	£ -	£ -	£ -
Block F	MAC-01	00	079	Plant/Equipment	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.1	Block/Block Cavity Wall	B	0	m2	20	80.00	Replace		101.52		Does not extend to steel roof deck over room	Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	079	Plant/Equipment	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	CX	3.8	m2	0	25.00	Replace		70.50		Repair	5	2	10	Moderate	£ 267.90	£ 267.90	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	079	Plant/Equipment	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.18	Floor Coverings - Other	B(C)	3.8		0	80.00	Replace	Make good and seal	50.00	Trip hazard	Uneven concrete slab	5	2	10	Moderate	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	079	Plant/Equipment	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B(C)	2	Nr	5	35.00	Replace		564.00	Stained timber door and fixed side panel - surface deterioration	Repair	3	2	6	Low	£ 1,128.00	£ -	£ -	£ -	£ -	£ -	£ 1,128.00	£ -	£ -	£ -
Block F	MAC-01	00	079	Plant/Equipment	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B(C)	1	Nr	5	15.00	Replace		282.00	Small levers	Repair	3	2	6	Low	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ 282.00	£ -	£ -	£ -
Block F	MAC-01	00	079	Plant/Equipment	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	23.39	m2	5	5.00	Replace		18.33	Painted blocks	Life expired	3	1	3	Low	£ 428.74	£ -	£ -	£ -	£ -	£ -	£ 428.74	£ -	£ -	£ -
Block F	MAC-01	00	079	Plant/Equipment	7. Heating & Chilled Systems	7.1.1.	Heating Pumps - medium 30 litres/s	B(C)	2	Nr	2	15.00	Replace	Replace	3000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 6,000.00	£ -	£ -	£ -	£ 6,000.00	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	080	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	080	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	080	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.33	Wall finishes - Handrails	B(C)	16	lm	3	30.00	Replace	Replace	100.00		Nearing end of useful life	3	1	3	Low	£ 1,600.00	£ -	£ -	£ -	£ 1,600.00	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	080	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	C	82.44	m2	2	25.00	Replace	replace	70.50		Repair	3	2	6	Low	£ 5,812.02	£ -	£ -	£ -	£ -	£ -	£ -	£ 5,812.02	£ -	£ -
Block F	MAC-01	00	080	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	82.44	m2	6	15.00	Replace		59.22		Repair	2	2	4	Low	£ 4,882.10	£ -	£ -	£ -	£ -	£ -	£ -	£ 4,882.10	£ -	£ -
Block F	MAC-01	00	080	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B(C)	2	Nr	5	35.00	Replace		705.00	Double doors to corridor from entrance lobby	Repair	3	2	6	Low	£ 1,410.00	£ -	£ -	£ -	£ -	£ -	£ 1,410.00	£ -	£ -	£ -

Peterson, Liz
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Drawing Block	Site Block	Level	Room No.	Room Title	Group	Group (2)	Code	Description	Grade	Quantity	Unit	Residual Life	Activity Cycle	Action	Recommendations	Cost	Observations	Defects	Likelihood	Severity	Score	Rank	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Block F	MAC-01	00	080	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	B(C)	2	Nr	5	15.00	Replace	Replace	282.00		Repair	3	2	6	Low	£ 564.00	£ -	£ -	£ -	£ -	£ -	£ 564.00	£ -	£ -	£ -	£ -
Block F	MAC-01	00	080	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	108.96	m2	3	5.00	Replace	Redecorate	18.33	Painted plaster	Life expired	3	1	3	Low	£ 3,994.47	£ -	£ -	£ -	£ 1,997.24	£ -	£ -	£ -	£ -	£ 1,997.24	£ -
Block F	MAC-01	00	081	Opthalmic Consultant	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	081	Opthalmic Consultant	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	081	Opthalmic Consultant	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B(C)	9.91	m2	6	25.00	Replace	Replace	70.50		Repair	2	2	4	Low	£ 698.66	£ -	£ -	£ -	£ -	£ -	£ -	£ 698.66	£ -	£ -	£ -
Block F	MAC-01	00	081	Opthalmic Consultant	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	9.91	m2	6	15.00	Replace		59.22	Non slip vinyl	Repair	2	2	4	Low	£ 586.87	£ -	£ -	£ -	£ -	£ -	£ -	£ 586.87	£ -	£ -	£ -
Block F	MAC-01	00	081	Opthalmic Consultant	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	1	Nr	10	35.00	Replace		564.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	081	Opthalmic Consultant	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	B(C)	1	Nr	5	15.00	Replace		282.00	Small levers	Repair	3	2	6	Low	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ 282.00	£ -	£ -	£ -	£ -
Block F	MAC-01	00	081	Opthalmic Consultant	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.14	Unit Furniture - Other	B(C)	1	Nr	5	80.00	Replace	Replace	250.00	Timber fitted unit	Repair	3	2	6	Low	£ 250.00	£ -	£ -	£ -	£ -	£ -	£ 250.00	£ -	£ -	£ -	£ -
Block F	MAC-01	00	081	Opthalmic Consultant	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	37.78	m2	5	5.00	Replace	Redecorate	18.33	Painted plaster	Life expired	3	1	3	Low	£ 692.51	£ -	£ -	£ -	£ -	£ -	£ 692.51	£ -	£ -	£ -	£ -
Block F	MAC-01	00	082	Reception	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.10	Wall vision panels	B(C)	1	Item	5	30.00	Replace		450.00	Check fire rating of panel	Repair	3	1	3	Low	£ 450.00	£ -	£ -	£ -	£ -	£ -	£ 450.00	£ -	£ -	£ -	£ -
Block F	MAC-01	00	082	Reception	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	082	Reception	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	082	Reception	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B(C)	13.85	m2	5	25.00	Replace	Replace	70.50		Repair	3	2	6	Low	£ 976.43	£ -	£ -	£ -	£ -	£ -	£ 976.43	£ -	£ -	£ -	£ -
Block F	MAC-01	00	082	Reception	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.2	Carpet	B(C)	13.85	m2	5	15.00	Replace	Replace	58.00		Wearing	3	2	6	Low	£ 803.30	£ -	£ -	£ -	£ -	£ -	£ 803.30	£ -	£ -	£ -	£ -
Block F	MAC-01	00	082	Reception	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B(C)	1	Nr	2	35.00	Replace		564.00	Stable type door	Repair	3	2	6	Low	£ 564.00	£ -	£ -	£ 564.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	082	Reception	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	B(C)	1	Nr	5	15.00	Replace	Replace	282.00	Small levers	Repair	3	2	6	Low	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ 282.00	£ -	£ -	£ -	£ -
Block F	MAC-01	00	082	Reception	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	44.66	m2	2	5.00	Replace	Redecorate	18.33	Painted plaster	Life expired	3	1	3	Low	£ 1,637.24	£ -	£ -	£ 818.62	£ -	£ -	£ -	£ -	£ 818.62	£ -	£ -
Block F	MAC-01	00	083	Office (4P)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	10	30.00	Replace		32.43		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	083	Office (4P)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	10	30.00	Replace		49.35		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	083	Office (4P)	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B	33.71	m2	10	30.00	Replace		8.46		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	083	Office (4P)	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.2	Carpet	B(C)	33.71	m2	5	15.00	Replace		58.00		Repair	3	2	6	Low	£ 1,955.18	£ -	£ -	£ -	£ -	£ -	£ 1,955.18	£ -	£ -	£ -	£ -
Block F	MAC-01	00	083	Office (4P)	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	3	Nr	10	35.00	Replace		705.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	083	Office (4P)	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	B	3	Nr	10	15.00	Replace	Replace	282.00	Small levers	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	083	Office (4P)	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	69.67	m2	5	5.00	Replace		18.33	Painted plaster board	Life expired	3	1	3	Low	£ 1,277.05	£ -	£ -	£ -	£ -	£ -	£ 1,277.05	£ -	£ -	£ -	£ -
Block F	MAC-01	00	084	Medical Record	13. Electrical Systems	13.2. Distribution Boards	13.2.1	Distribution Boards	B	1	Nr	10	25.00	Maintain	None	0.00	None	Lifecycle Replacement	2	4	8	Moderate	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	084	Medical Record	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	10	30.00	Replace		32.43		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	084	Medical Record	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	10	30.00	Replace		49.35		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	084	Medical Record	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B	33.71	m2	10	30.00	Replace		8.46	Taped edges	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	084	Medical Record	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.2	Carpet	B(C)	26.57	m2	5	15.00	Replace		58.00		Repair	3	2	6	Low	£ 1,541.06	£ -	£ -	£ -	£ -	£ -	£ 1,541.06	£ -	£ -	£ -	£ -
Block F	MAC-01	00	084	Medical Record	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	61.86	m2	5	5.00	Replace		18.33	Painted plaster board	Life expired	3	1	3	Low	£ 1,133.89	£ -	£ -	£ -	£ -	£ -	£ 1,133.89	£ -	£ -	£ -	£ -
Block F	MAC-01	00	086	Kitchen	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.10	Wall vision panels	C	1	Item	0	30.00	Replace	Replace	450.00	Not fire rated	Repair	5	1	5	Low	£ 450.00	£ 450.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	086	Kitchen	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	086	Kitchen	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	C	2	m2	0	35.00	Replace	Replace	77.55		Repair	5	1	5	Low	£ 155.10	£ 155.10	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	086	Kitchen	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B(C)	6.02	m2	5	25.00	Replace	Replace	70.50		Repair	3	2	6	Low	£ 424.41	£ -	£ -	£ -	£ -	£ -	£ 424.41	£ -	£ -	£ -	£ -
Block F	MAC-01	00	086	Kitchen	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	6.02	m2	6	15.00	Replace		59.22		Repair	2	2	4	Low	£ 356.50	£ -	£ -	£ -	£ -	£ -	£ -	£ 356.50	£ -	£ -	£ -
Block F	MAC-01	00	086	Kitchen	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	1	Nr	10	35.00	Replace		564.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	086	Kitchen	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	B(C)	1	Nr	5	15.00	Replace	Replace	282.00	No door closer fitted	Repair	3	2	6	Low	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ 282.00	£ -	£ -	£ -	£ -
Block F	MAC-01	00	086	Kitchen	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.1	Kitchen units	C	1	Nr	0	15.00	Replace	Replace	1410.00		Repair	5	2	10	Moderate	£ 1,410.00	£ 1,410.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	086	Kitchen	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.10	Sink	B(C)	1	Nr	2	25.00	Replace		1013.79	Ss sink and drainer	Repair	3	2	6	Low	£ 1,013.79	£ -	£ -	£ 1,013.79	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	086	Kitchen	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.14	Unit Furniture - Other	C	4	Nr	0	80.00	Replace	Replace	150.00		Laminate worktop on timber frame at end of useful life	5	2	10	Moderate	£ 600.00	£ 600.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	086	Kitchen	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	29.44	m2	5	5.00	Replace	Redecorate	18.33	Painted plaster	Life expired	3	1	3	Low	£ 539.64	£ -	£ -	£ -	£ -	£ -	£ 539.64	£ -	£ -	£ -	£ -
Block F	MAC-01	00	087	Lobby	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	087	Lobby	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	087	Lobby	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B(C)	3.03	m2	5	25.00	Replace	Replace	70.50		Repair	3	2	6	Low	£ 213.62	£ -	£ -	£ -	£ -	£ -	£ 213.62	£ -	£ -	£ -	£ -
Block F	MAC-01	00	087	Lobby	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	3.03	m2	6	15.00	Replace		59.22	Non slip vinyl	Repair	2	2	4	Low	£ 179.44	£ -	£ -	£ -	£ -	£ -	£ -	£ 179.44	£ -	£ -	£ -
Block F	MAC-01	00	087	Lobby	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	1	Nr	10	35.00	Replace		564.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	087	Lobby	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	B(C)	1	Nr	5	15.00	Replace		282.00		Repair	3	2	6	Low	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ 282.00	£ -	£ -	£ -	£ -
Block F	MAC-01	00	087	Lobby	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	20.89	m2	3	5.00	Replace	Redecorate	18.33	Painted plaster	Life expired	3	1	3	Low	£ 765.83	£ -	£ -	£ -	£ 382.91	£ -	£ -	£ -	£ -	£ 382.91	£ -
Block F	MAC-01	00	088	Disabled WC	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Maintain		32.43	No work required	No visible defects	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	088	Disabled WC	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	20	80.00	Replace		49.35		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	088	Disabled WC	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B(C)	4.9	m2	5	25.00	Replace		70.50		Repair	3	2	6	Low	£ 345.45	£ -	£ -	£ -	£ -	£ -	£ 345.45	£ -	£ -	£ -	£ -
Block F	MAC-01	00	088	Disabled WC	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	4.9	m2	6	15.00	Replace		59.22	Non slip vinyl	Repair	2	2	4	Low	£ 290.18	£ -	£ -	£ -	£ -	£ -	£ -	£ 290.18	£ -	£ -	£ -
Block F	MAC-01	00	088	Disabled WC	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	1	Nr	10	35.00	Replace		564.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	088	Disabled WC	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	C	1	Nr	0	15.00	Replace	Replace	282.00	Small D handles and slide bolt	Repair	5	2	10	Moderate	£ 282.00	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	088	Disabled WC	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	C	1	Nr	0	25.00	Replace	Replace basin and install lever taps	613.35	Ceramic bowl with chrome taps. Not ADM layout	Repair	5	2	10	Moderate	£ 613.35	£ 613.35	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	088	Disabled WC	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.13	WC Suite	C	1	Nr	0	25.00	Replace		493.50	Ceramic bowl and cistern - not ADM compliant	Repair	5	2	10	Moderate	£ 493.50	£ 493.50	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	088	Disabled WC	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.14	Unit Furniture - Other	B	1	Nr	6	80.00	Replace		450.00	Magrini baby change table	Replace	2	2	4	Low	£ 450.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 450.00	£ -	£ -	£ -
Block F	MAC-01	00	088	Disabled WC	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	26.56	m2	3	5.00	Replace	Redecorate	18.33	Painted plaster	Life expired	3	1	3	Low	£ 973.69	£ -	£ -	£ -	£ 486.84	£ -	£ -	£ -	£ -	£ 486.84	£ -
Block F	MAC-01	00	088	Disabled WC	8. Hot & Cold Water Systems		8.10.	Ancillary Equipment - Valves / Controls	B	1	Nr	12	15.00	Maintain	None	0.00	None	Lifecycle Replacement	1	4	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	089	Female WC	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Maintain		32.43	No work required	No visible defects	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	089	Female WC	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	20	80.00	Replace		49.35		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	089	Female WC	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B(C)	12.48	m2	5	25.00	Replace		70.50		Repair	3	2	6	Low	£ 879.84	£ -	£ -	£ -	£ -	£ -	£ 879.84	£ -	£ -	£ -	£ -
Block F	MAC-01	00	089	Female WC	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	12.48	m2	6	15.00	Replace		59.22		Repair	2	2	4	Low	£ 739.07	£ -	£ -	£ -	£ -	£ -	£ -	£ 739.07	£ -	£ -	£ -
Block F	MAC-01	00	089	Female WC	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	1	Nr	10	35.00	Replace		564.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	089	Female WC	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	B(C)	1	Nr	5	15.00	Replace		282.00	Small D handle	Repair	3	2	6	Low	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ 282.00	£ -	£ -	£ -	£ -
Block F	MAC-01	00	089	Female WC	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B(C)	2	Nr	3	25.00	Replace	Replace with lever taps	613.35	Ceramic bowl with cross headed taps	Repair	3	2	6	Low	£ 1,226.70	£ -	£ -	£ -	£ 1,226.70	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	089	Female WC	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.13	WC Suite	B(C)	2	Nr	5	25.00	Replace		493.50	Ceramic bowl and cistern	Repair	3	2	6	Low	£ 987.00	£ -	£ -	£ -	£ -	£ -	£ 987.00	£ -	£ -	£ -	£ -
Block F	MAC-01	00	089	Female WC	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.2	Toilet Cubicles	B(C)	2	Nr	3	25.00	Replace		705.00		Repair	3	2	6	Low	£ 1,410.00	£ -	£ -	£ -	£ 1,410.00	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	089	Female WC	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.3	Vanity Units	B(C)	2	Nr	3	25.00	Replace		705.00		Repair	3	2	6	Low	£ 1,410.00	£ -	£ -	£ -	£ 1,410.00	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	089	Female WC	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	42.39	m2	3	5.00	Replace	Redecorate	18.33	Painted plaster	Life expired	3	1	3	Low	£ 1,554.02	£ -	£ -	£ -	£ 777.01	£ -	£ -	£ -	£ -	£ 777.01	£ -
Block F	MAC-01	00	089	Female WC	8. Hot & Cold Water Systems		8.10.	Ancillary Equipment - Valves / Controls	B(C)	1	Nr	4	15.00	Replace	Replace	200.00	None	Lifecycle replacement	3	4	12	Significant	£ 200.00	£ -	£ -	£ -	£ -	£ 200.00	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	090	Male WC	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Maintain		32.43	No work required	No visible defects	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	090	Male WC	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	20	80.00	Replace		49.35		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	090	Male WC	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B(C)	7.51	m2	5	25.00	Replace		70.50		Repair	3	2	6	Low	£ 529.46	£ -	£ -	£ -	£ -	£ -	£ 529.46	£ -	£ -	£ -	£ -
Block F	MAC-01	00	090	Male WC	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	7.51	m2	6	15.00	Replace		59.22		Repair	2	2	4	Low	£ 444.74	£ -	£ -	£ -	£ -	£ -	£ -	£ 444.74	£ -	£ -	£ -
Block F	MAC-01	00	090	Male WC	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	1	Nr	10	35.00	Replace		564.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	090	Male WC	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	B(C)	1	Nr	5	15.00	Replace		282.00		Repair	3	2	6	Low	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ 282.00	£ -	£ -	£ -	£ -
Block F	MAC-01	00	090	Male WC	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B(C)	1	Nr	3	25.00	Replace	Replace with lever taps	613.35	Ceramic bowl with cross headed taps	Repair	3	2	6	Low	£ 613.35	£ -	£ -	£ -	£ 613.35	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	090	Male WC	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.13	WC Suite	B(C)	1	Nr	3	25.00	Replace		493.50	Ceramic bowl and cistern	Repair	3	2	6	Low	£ 493.50	£ -	£ -	£ -	£ 493.50	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	090	Male WC	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.2	Toilet Cubicles	B(C)	1	Nr	3	25.00	Replace		705.00		Repair	3	2	6	Low	£ 705.00	£ -	£ -	£ -	£ 705.00	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	090	Male WC	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	32.89	m2	3	5.00	Replace	Redecorate	18.33	Painted plaster	Life expired	3	1	3	Low	£ 1,205.75	£ -	£ -	£ -	£ 602.87	£ -	£ -	£ -	£ -	£ 602.87	£ -
Block F	MAC-01	00	090	Male WC	8. Hot & Cold Water Systems		8.10.	Ancillary Equipment - Valves / Controls	B(C)	1	Nr	4	15.00	Replace	Replace	200.00	None	Lifecycle replacement	3	4	12	Significant	£ 200.00	£ -	£ -	£ -	£ -	£ 200.00	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	091	Physio Consultant	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	091	Physio Consultant	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	091	Physio Consultant	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B(C)	0.5	m2	5	35.00	Replace	Replace	77.55	Tile splash back to basin	Repair	3	1	3	Low	£ 38.78	£ -	£ -	£ -	£ -	£ -	£ 38.78	£ -	£ -	£ -	£ -
Block F	MAC-01	00	091	Physio Consultant	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B(C)	12.85	m2	5	25.00	Replace	Clean or replace	70.50		Discoloured tiles	3	2	6	Low	£ 905.93	£ -	£ -	£ -	£ -	£ -	£ 905.93	£ -	£ -	£ -	£ -

Patterson, Liz
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Drawing Block	Site Block	Level	Room No.	Room Title	Group	Group (2)	Code	Description	Grade	Quantity	Unit	Residual Life	Activity Cycle	Action	Recommendations	Cost	Observations	Defects	Likelihood	Severity	Score	Rank	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Block F	MAC-01	00	091	Physio Consultant	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	12.85	m2	5	15.00	Replace	Replace	59.22	Non slip vinyl	Repair	3	2	6	Low	£ 760.98	£ -	£ -	£ -	£ -	£ -	£ 760.98	£ -	£ -	£ -	£ -
Block F	MAC-01	00	091	Physio Consultant	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	2	Nr	10	35.00	Replace		564.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	091	Physio Consultant	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	2	Nr	10	15.00	Replace		282.00	Ss round bar levers	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	091	Physio Consultant	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B	1	Nr	6	25.00	Replace		613.35	Ceramic basin with lever taps	Repair	2	2	4	Low	£ 613.35	£ -	£ -	£ -	£ -	£ -	£ -	£ 613.35	£ -	£ -	£ -
Block F	MAC-01	00	091	Physio Consultant	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	43.02	m2	3	5.00	Replace	Redecorate	18.33	Painted plaster	Life expired	3	1	3	Low	£ 1,577.11	£ -	£ -	£ -	£ 788.56	£ -	£ -	£ -	£ -	£ 788.56	£ -
Block F	MAC-01	00	092	Physio Consultant	12.6. Miscellaneous Equipment		12.6.1	Miscellaneous Equipment	B	1	Nr	5	15.00	Replace	Replace	1000.00	None	Lifecycle Replacement	3	3	9	Moderate	£ 1,000.00	£ -	£ -	£ -	£ -	£ -	£ 1,000.00	£ -	£ -	£ -	£ -
Block F	MAC-01	00	092	Physio Consultant	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	092	Physio Consultant	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	092	Physio Consultant	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B	8.22	m2	6	25.00	Replace	Replace	70.50		Discoloured tiles	2	2	4	Low	£ 579.51	£ -	£ -	£ -	£ -	£ -	£ -	£ 579.51	£ -	£ -	£ -
Block F	MAC-01	00	092	Physio Consultant	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	8.22	m2	6	15.00	Replace	Replace	59.22	Non slip vinyl	Repair	2	2	4	Low	£ 486.79	£ -	£ -	£ -	£ -	£ -	£ -	£ 486.79	£ -	£ -	£ -
Block F	MAC-01	00	092	Physio Consultant	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	2	Nr	10	35.00	Replace		564.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	092	Physio Consultant	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	34.4	m2	3	5.00	Replace	Redecorate	18.33	Painted plaster	Life expired	3	1	3	Low	£ 1,261.10	£ -	£ -	£ -	£ 630.55	£ -	£ -	£ -	£ -	£ 630.55	£ -
Block F	MAC-01	00	093	Consult/Exam Room	12.6. Miscellaneous Equipment		12.6.1	Miscellaneous Equipment	B	1	Nr	5	15.00	Replace	Replace	1000.00	None	Lifecycle Replacement	3	3	9	Moderate	£ 1,000.00	£ -	£ -	£ -	£ -	£ -	£ 1,000.00	£ -	£ -	£ -	£ -
Block F	MAC-01	00	093	Consult/Exam Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	093	Consult/Exam Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	093	Consult/Exam Room	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B	8.28	m2	6	25.00	Replace	Replace	70.50		Discoloured tiles	2	2	4	Low	£ 583.74	£ -	£ -	£ -	£ -	£ -	£ -	£ 583.74	£ -	£ -	£ -
Block F	MAC-01	00	093	Consult/Exam Room	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	8.28	m2	6	15.00	Replace	Replace	59.22	Non slip vinyl	Repair	2	2	4	Low	£ 490.34	£ -	£ -	£ -	£ -	£ -	£ -	£ 490.34	£ -	£ -	£ -
Block F	MAC-01	00	093	Consult/Exam Room	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	2	Nr	10	35.00	Replace		564.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	093	Consult/Exam Room	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	2	Nr	10	15.00	Replace		282.00	Ss round bar levers	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	093	Consult/Exam Room	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	34.53	m2	3	5.00	Replace	Redecorate	18.33	Painted plaster	Life expired	3	1	3	Low	£ 1,265.87	£ -	£ -	£ -	£ 632.93	£ -	£ -	£ -	£ -	£ 632.93	£ -
Block F	MAC-01	00	094	Consult/Exam Room	12.6. Miscellaneous Equipment		12.6.1	Miscellaneous Equipment	B(C)	1	Nr	3	15.00	Replace	Replace	1500.00	None	Lifecycle Replacement	3	3	9	Moderate	£ 1,500.00	£ -	£ -	£ -	£ 1,500.00	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	094	Consult/Exam Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	094	Consult/Exam Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	094	Consult/Exam Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B(C)	0.5	m2	5	35.00	Replace	Replace	77.55	Tile splash back to basin	Repair	3	1	3	Low	£ 38.78	£ -	£ -	£ -	£ -	£ -	£ 38.78	£ -	£ -	£ -	£ -
Block F	MAC-01	00	094	Consult/Exam Room	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B(C)	7.09	m2	5	25.00	Replace	Replace	70.50		Discoloured tiles	3	2	6	Low	£ 499.85	£ -	£ -	£ -	£ -	£ -	£ 499.85	£ -	£ -	£ -	£ -
Block F	MAC-01	00	094	Consult/Exam Room	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	7.09	m2	6	15.00	Replace	Replace	59.22	Non slip vinyl	Repair	2	2	4	Low	£ 419.87	£ -	£ -	£ -	£ -	£ -	£ -	£ 419.87	£ -	£ -	£ -
Block F	MAC-01	00	094	Consult/Exam Room	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	2	Nr	10	35.00	Replace		564.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	094	Consult/Exam Room	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	2	Nr	10	15.00	Replace		282.00	Ss round bar levers	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	094	Consult/Exam Room	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B	1	Nr	6	25.00	Replace		613.35	Ceramic basin with lever taps	Replace	2	2	4	Low	£ 613.35	£ -	£ -	£ -	£ -	£ -	£ -	£ 613.35	£ -	£ -	£ -
Block F	MAC-01	00	094	Consult/Exam Room	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	38.87	m2	2	5.00	Replace	Redecorate	18.33	Painted plaster	Life expired	3	1	3	Low	£ 1,424.97	£ -	£ -	£ 712.49	£ -	£ -	£ -	£ -	£ 712.49	£ -	£ -
Block F	MAC-01	00	095	Examination Room	12.6. Miscellaneous Equipment		12.6.1	Miscellaneous Equipment	B	1	Nr	5	15.00	Replace	Replace	1000.00	None	Lifecycle Replacement	3	3	9	Moderate	£ 1,000.00	£ -	£ -	£ -	£ -	£ -	£ 1,000.00	£ -	£ -	£ -	£ -
Block F	MAC-01	00	095	Examination Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	095	Examination Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	095	Examination Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B(C)	0.5	m2	5	35.00	Replace	Replace	77.55	Tile splash back to basin	Repair	3	1	3	Low	£ 38.78	£ -	£ -	£ -	£ -	£ -	£ 38.78	£ -	£ -	£ -	£ -
Block F	MAC-01	00	095	Examination Room	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B(C)	7.09	m2	5	25.00	Replace	Clean or replace	70.50		Discoloured tiles	3	2	6	Low	£ 499.85	£ -	£ -	£ -	£ -	£ -	£ 499.85	£ -	£ -	£ -	£ -
Block F	MAC-01	00	095	Examination Room	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	7.09	m2	5	15.00	Replace	Replace	59.22	Non slip vinyl	Repair	3	2	6	Low	£ 419.87	£ -	£ -	£ -	£ -	£ -	£ 419.87	£ -	£ -	£ -	£ -
Block F	MAC-01	00	095	Examination Room	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	1	Nr	10	35.00	Replace		564.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	095	Examination Room	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	1	Nr	10	15.00	Replace		282.00	Ss round bar levers	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	095	Examination Room	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B	1	Nr	6	25.00	Replace		613.35	Ceramic basin with lever taps	Replace	2	2	4	Low	£ 613.35	£ -	£ -	£ -	£ -	£ -	£ -	£ 613.35	£ -	£ -	£ -
Block F	MAC-01	00	095	Examination Room	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	31.95	m2	2	5.00	Replace	Redecorate	18.33	Painted plaster	Life expired	3	1	3	Low	£ 1,171.29	£ -	£ -	£ 585.64	£ -	£ -	£ -	£ -	£ 585.64	£ -	£ -
Block F	MAC-01	00	096	Consulting Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	096	Consulting Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	096	Consulting Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	0.5	m2	6	35.00	Replace	Replace	77.55	Tile splash back to basin	Repair	2	1	2	Low	£ 38.78	£ -	£ -	£ -	£ -	£ -	£ -	£ 38.78	£ -	£ -	£ -
Block F	MAC-01	00	096	Consulting Room	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B	9.74	m2	6	25.00	Replace	Replace	70.50		Repair	2	2	4	Low	£ 686.67	£ -	£ -	£ -	£ -	£ -	£ -	£ 686.67	£ -	£ -	£ -
Block F	MAC-01	00	096	Consulting Room	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	9.74	m2	10	15.00	Replace	Replace	59.22	Non slip vinyl	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	096	Consulting Room	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B(C)	1	Nr	2	35.00	Replace	Replace	564.00	Veneer to corridor damaged	Repair	3	2	6	Low	£ 564.00	£ -	£ -	£ 564.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	096	Consulting Room	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	1	Nr	10	15.00	Replace		282.00	Ss round bar levers	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	096	Consulting Room	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B	1	Nr	10	25.00	Replace		613.35	Ceramic basin with lever taps	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	096	Consulting Room	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.15	Fixed Shelving/Storage	B	2	Nr	6	15.00	Replace		450.00	Spur shelving	Repair	2	2	4	Low	£ 900.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 900.00	£ -	£ -	£ -
Block F	MAC-01	00	096	Consulting Room	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	37.45	m2	5	5.00	Replace	Redecorate	18.33	Painted plaster	Life expired	3	1	3	Low	£ 686.46	£ -	£ -	£ -	£ -	£ -	£ 686.46	£ -	£ -	£ -	£ -
Block F	MAC-01	00	097	Consulting Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	097	Consulting Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	097	Consulting Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	0.5	m2	20	35.00	Replace	Replace	77.55	Tile splash back to basin	Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	097	Consulting Room	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B	13.4	m2	6	25.00	Replace	Replace	70.50		Repair	2	2	4	Low	£ 944.70	£ -	£ -	£ -	£ -	£ -	£ -	£ 944.70	£ -	£ -	£ -
Block F	MAC-01	00	097	Consulting Room	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	13.4	m2	6	15.00	Replace	Replace	59.22	Non slip vinyl	Repair	2	2	4	Low	£ 793.55	£ -	£ -	£ -	£ -	£ -	£ -	£ 793.55	£ -	£ -	£ -
Block F	MAC-01	00	097	Consulting Room	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	2	Nr	10	35.00	Replace		564.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	097	Consulting Room	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	B	2	Nr	6	15.00	Replace		282.00	Small levers	Repair	2	2	4	Low	£ 564.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 564.00	£ -	£ -	£ -
Block F	MAC-01	00	097	Consulting Room	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B	1	Nr	20	25.00	Replace		613.35	Ceramic basin with lever taps	Life expired	1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	097	Consulting Room	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	43.93	m2	5	5.00	Replace	Redecorate	18.33	Painted plaster	Life expired	3	1	3	Low	£ 805.24	£ -	£ -	£ -	£ -	£ -	£ 805.24	£ -	£ -	£ -	£ -
Block F	MAC-01	00	098	Treatment Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	098	Treatment Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	098	Treatment Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	0.5	m2	20	35.00	Replace	Replace	77.55	Tile splash back to basin	Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	098	Treatment Room	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B	11.8	m2	6	25.00	Replace	replace	70.50		Repair	2	2	4	Low	£ 831.90	£ -	£ -	£ -	£ -	£ -	£ -	£ 831.90	£ -	£ -	£ -
Block F	MAC-01	00	098	Treatment Room	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	11.8	m2	6	15.00	Replace	Replace	59.22	Non slip vinyl	Repair	2	2	4	Low	£ 698.80	£ -	£ -	£ -	£ -	£ -	£ -	£ 698.80	£ -	£ -	£ -
Block F	MAC-01	00	098	Treatment Room	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	2	Nr	10	35.00	Replace		564.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	098	Treatment Room	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	B	2	Nr	6	15.00	Replace		282.00	Small levers	Repair	2	2	4	Low	£ 564.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 564.00	£ -	£ -	£ -
Block F	MAC-01	00	098	Treatment Room	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.1	Kitchen units	B	2	Nr	10	15.00	Replace		1410.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	098	Treatment Room	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B	1	Nr	20	25.00	Replace		613.35	Ceramic basin with lever taps	Life expired	1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	098	Treatment Room	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	41.22	m2	5	5.00	Replace	Redecorate	18.33	Painted plaster	Life expired	3	1	3	Low	£ 755.56	£ -	£ -	£ -	£ -	£ -	£ 755.56	£ -	£ -	£ -	£ -
Block F	MAC-01	00	099	WC	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	099	WC	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	099	WC	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	0.5	m2	20	35.00	Replace	Replace	77.55	Tile splash back to basin	Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	099	WC	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B	4.03	m2	6	25.00	Replace	Clean or replace	70.50		Discoloured tiles	2	2	4	Low	£ 284.12	£ -	£ -	£ -	£ -	£ -	£ -	£ 284.12	£ -	£ -	£ -
Block F	MAC-01	00	099	WC	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	4.03	m2	4	15.00	Replace	Replace with non slip vinyl	59.22	Not Non slip vinyl	Repair	3	2	6	Low	£ 238.66	£ -	£ -	£ -	£ -	£ 238.66	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	099	WC	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	1	Nr	10	35.00	Replace		705.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	099	WC	4. Internal Fabric & Fixtures	4.4. Doors	4.4.7	Internal Door - Hardwood	C	1	Nr	0	35.00	Replace	Decorate or replace	705.00	Could be painted	Damage to veneer	5	2	10	Moderate	£ 705.00	£ 705.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	099	WC	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	B	2	Nr	6	15.00	Replace		282.00		Repair	2	2	4	Low	£ 564.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 564.00	£ -	£ -	£ -

Patterson,Liz
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Drawing Block	Site Block	Level	Room No.	Room Title	Group	Group (2)	Code	Description	Grade	Quantity	Unit	Residual Life	Activity Cycle	Action	Recommendations	Cost	Observations	Defects	Likelihood	Severity	Score	Rank	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Block F	MAC-01	00	099	WC	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B	1	Nr	20	25.00	Replace		613.35	Ceramic basin with lever taps	Life expired	1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	099	WC	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.13	WC Suite	B(C)	1	Nr	5	25.00	Replace		493.50	Ceramic bowl and cistern	Repair	3	2	6	Low	£ 493.50	£ -	£ -	£ -	£ -	£ -	£ 493.50	£ -	£ -	£ -	£ -
Block F	MAC-01	00	099	WC	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	C	24.09	m2	0	5.00	Replace	Redecorate	18.33	Painted plaster	Life expired	5	1	5	Low	£ 883.14	£ 441.57	£ -	£ -	£ -	£ -	£ 441.57	£ -	£ -	£ -	£ -
Block F	MAC-01	00	100	Store	13. Electrical Systems	13.3. Switchgear	13.3.1	Switchgear	B	1	Nr	5	25.00	Replace	Replace	1000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 1,000.00	£ -	£ -	£ -	£ -	£ -	£ 1,000.00	£ -	£ -	£ -	£ -
Block F	MAC-01	00	100	Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	100	Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	100	Store	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B	9.07	m2	6	25.00	Replace	Clean or replace	70.50		Discoloured tiles	2	2	4	Low	£ 639.44	£ -	£ -	£ -	£ -	£ -	£ -	£ 639.44	£ -	£ -	£ -
Block F	MAC-01	00	100	Store	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	9.07	m2	5	15.00	Replace	Replace	59.22	Non slip vinyl	Repair	3	2	6	Low	£ 537.13	£ -	£ -	£ -	£ -	£ -	£ 537.13	£ -	£ -	£ -	£ -
Block F	MAC-01	00	100	Store	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	1	Nr	10	35.00	Replace		564.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	100	Store	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	1	Nr	10	15.00	Replace		282.00	Ss round bar levers	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	100	Store	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.15	Fixed Shelving/Storage	B	4	Nr	6	15.00	Replace		450.00	Timber fitted shelving	Repair	2	2	4	Low	£ 1,800.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,800.00	£ -	£ -	£ -
Block F	MAC-01	00	100	Store	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	36.14	m2	5	5.00	Replace	Redecorate	18.33	Painted plaster	Life expired	3	1	3	Low	£ 662.45	£ -	£ -	£ -	£ -	£ -	£ 662.45	£ -	£ -	£ -	£ -
Block F	MAC-01	00	101	Physio	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	20	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	101	Physio	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B(C)	0.5	m2	5	35.00	Replace	Replace	77.55	Tile splash back to basin	Repair	3	1	3	Low	£ 38.78	£ -	£ -	£ -	£ -	£ -	£ 38.78	£ -	£ -	£ -	£ -
Block F	MAC-01	00	101	Physio	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B(C)	59.26	m2	5	25.00	Replace	Replace	70.50		Discoloured with limited water damage	3	2	6	Low	£ 4,177.83	£ -	£ -	£ -	£ -	£ -	£ 4,177.83	£ -	£ -	£ -	£ -
Block F	MAC-01	00	101	Physio	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.14	PVC Skirting	B	59.26	lm	6	15.00	Replace	Replace	40.00		Repair	2	2	4	Low	£ 2,370.40	£ -	£ -	£ -	£ -	£ -	£ -	£ 2,370.40	£ -	£ -	£ -
Block F	MAC-01	00	101	Physio	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	59.26	m2	6	15.00	Replace		59.22	Non slip vinyl	Repair	2	2	4	Low	£ 3,509.38	£ -	£ -	£ -	£ -	£ -	£ -	£ 3,509.38	£ -	£ -	£ -
Block F	MAC-01	00	101	Physio	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	2	Nr	10	35.00	Replace		705.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	101	Physio	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	3	Nr	10	15.00	Replace		282.00	D pull handles with push plates	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	101	Physio	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.1	Kitchen units	B(C)	1	Nr	5	15.00	Replace	Replace	1410.00	Timber edging and laminate	Repair	3	2	6	Low	£ 1,410.00	£ -	£ -	£ -	£ -	£ -	£ 1,410.00	£ -	£ -	£ -	£ -
Block F	MAC-01	00	101	Physio	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.10	Sink	B(C)	1	Nr	5	25.00	Replace	Replace	1013.79	Ss with lever taps	Repair	3	2	6	Low	£ 1,013.79	£ -	£ -	£ -	£ -	£ -	£ 1,013.79	£ -	£ -	£ -	£ -
Block F	MAC-01	00	101	Physio	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B(C)	1	Nr	5	25.00	Replace	Replace	613.35	Ceramic basin with lever taps	Repair	3	2	6	Low	£ 613.35	£ -	£ -	£ -	£ -	£ -	£ 613.35	£ -	£ -	£ -	£ -
Block F	MAC-01	00	101	Physio	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.15	Fixed Shelving/Storage	B	2	Nr	6	15.00	Replace		450.00	Spur shelving	Repair	2	2	4	Low	£ 900.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 900.00	£ -	£ -	£ -
Block F	MAC-01	00	101	Physio	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	92.38	m2	3	5.00	Replace	Redecorate	18.33	Painted plaster	Life expired	3	1	3	Low	£ 3,386.65	£ -	£ -	£ -	£ 1,693.33	£ -	£ -	£ -	£ -	£ 1,693.33	£ -
Block F	MAC-01	00	102	Curapulse	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	102	Curapulse	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B(C)	8.13	m2	5	25.00	Replace	Clean or replace	70.50		Repair	3	2	6	Low	£ 573.17	£ -	£ -	£ -	£ -	£ -	£ 573.17	£ -	£ -	£ -	£ -
Block F	MAC-01	00	102	Curapulse	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.14	PVC Skirting	B	8.13	lm	6	15.00	Replace		40.00		Repair	2	2	4	Low	£ 325.20	£ -	£ -	£ -	£ -	£ -	£ -	£ 325.20	£ -	£ -	£ -
Block F	MAC-01	00	102	Curapulse	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	8.13	m2	6	15.00	Replace		59.22		Repair	2	2	4	Low	£ 481.46	£ -	£ -	£ -	£ -	£ -	£ -	£ 481.46	£ -	£ -	£ -
Block F	MAC-01	00	102	Curapulse	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	1	Nr	10	35.00	Replace		564.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	102	Curapulse	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	1	Nr	10	15.00	Replace		282.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	102	Curapulse	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.15	Fixed Shelving/Storage	B	1	Nr	6	15.00	Replace		450.00	Spur shelving	Repair	2	2	4	Low	£ 450.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 450.00	£ -	£ -	£ -
Block F	MAC-01	00	102	Curapulse	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	34.22	m2	5	5.00	Replace	Redecorate	18.33	Painted plaster	Life expired	3	1	3	Low	£ 627.25	£ -	£ -	£ -	£ -	£ -	£ 627.25	£ -	£ -	£ -	£ -
Block F	MAC-01	00	103	Physio Reception	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B(C)	0	m2	30	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	103	Physio Reception	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B(C)	4.4	m2	5	25.00	Replace	Clean or replace	70.50		Repair	3	2	6	Low	£ 310.20	£ -	£ -	£ -	£ -	£ -	£ 310.20	£ -	£ -	£ -	£ -
Block F	MAC-01	00	103	Physio Reception	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.2	Carpet	B(C)	4.4	m2	3	15.00	Replace	Replace	58.00		Repair	3	2	6	Low	£ 255.20	£ -	£ -	£ -	£ 255.20	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	103	Physio Reception	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	1	Nr	10	35.00	Replace		705.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	103	Physio Reception	4. Internal Fabric & Fixtures	4.4. Doors	4.4.4	Internal Door - Steel	B	1	Nr	10	35.00	Replace		493.50	Grille to reception desk	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	103	Physio Reception	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	1	Nr	10	15.00	Replace		282.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	103	Physio Reception	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.14	Unit Furniture - Other	B	1	Nr	6	35.00	Replace		2500.00	Reception counter	Repair	2	2	4	Low	£ 2,500.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 2,500.00	£ -	£ -	£ -
Block F	MAC-01	00	103	Physio Reception	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	25.17	m2	2	5.00	Replace	Redecorate	18.33	Painted plaster	Life expired	3	1	3	Low	£ 922.73	£ -	£ -	£ 461.37	£ -	£ -	£ -	£ -	£ 461.37	£ -	£ -
Block F	MAC-01	00	104	Office	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.10	Wall vision panels	B	1	Item	10	30.00	Replace		450.00	Half glazed screen adjacent to door	Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	104	Office	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	104	Office	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B(C)	8.95	m2	5	25.00	Replace	Clean or replace	70.50		Discoloured and damaged tiles	3	2	6	Low	£ 630.98	£ -	£ -	£ -	£ -	£ -	£ 630.98	£ -	£ -	£ -	£ -
Block F	MAC-01	00	104	Office	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.2	Carpet	B(C)	8.95	m2	2	15.00	Replace	Replace	58.00		Worn	3	2	6	Low	£ 519.10	£ -	£ -	£ 519.10	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	104	Office	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	1	Nr	10	35.00	Replace		705.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	104	Office	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	1	Nr	10	15.00	Replace		282.00	Ss round bar levers	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	104	Office	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.15	Fixed Shelving/Storage	B	0	Nr	10	15.00	Replace		450.00	Spur shelving	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	104	Office	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	35.92	m2	5	5.00	Replace	Redecorate	18.33	Painted plaster	Life expired	3	1	3	Low	£ 658.41	£ -	£ -	£ -	£ -	£ -	£ 658.41	£ -	£ -	£ -	£ -
Block F	MAC-01	00	105	Physio	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	105	Physio	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B	25.74	m2	20	50.00	Replace		8.46		Life expired	1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	105	Physio	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.14	PVC Skirting	B	25.74	lm	6	15.00	Replace		40.00		Repair	2	2	4	Low	£ 1,029.60	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,029.60	£ -	£ -	£ -
Block F	MAC-01	00	105	Physio	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	25.74	m2	6	15.00	Replace		59.22	Non slip vinyl	Repair	2	2	4	Low	£ 1,524.32	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,524.32	£ -	£ -	£ -
Block F	MAC-01	00	105	Physio	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	4	Nr	10	35.00	Replace		705.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	105	Physio	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	4	Nr	10	15.00	Replace		282.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	105	Physio	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	60.88	m2	3	5.00	Replace	Redecorate	18.33	Dirt streaking above radiator. Painted plaster	Life expired	3	1	3	Low	£ 2,231.86	£ -	£ -	£ -	£ 1,115.93	£ -	£ -	£ -	£ -	£ 1,115.93	£ -
Block F	MAC-01	00	106	Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43	Vertical cracking in wall opposite door	Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	106	Store	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B	6.63	m2	10	25.00	Replace		70.50		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	106	Store	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.14	PVC Skirting	B(C)	6.63	lm	5	15.00	Replace		40.00		Repair	3	2	6	Low	£ 265.20	£ -	£ -	£ -	£ -	£ -	£ 265.20	£ -	£ -	£ -	£ -
Block F	MAC-01	00	106	Store	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.15	PVC Tiles	B(C)	6.63	m2	5	15.00	Replace		43.71		Repair	3	2	6	Low	£ 289.80	£ -	£ -	£ -	£ -	£ -	£ 289.80	£ -	£ -	£ -	£ -
Block F	MAC-01	00	106	Store	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	1	Nr	10	35.00	Replace		564.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	106	Store	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	1	Nr	10	15.00	Replace		282.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	106	Store	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.15	Fixed Shelving/Storage	B	6.63	Nr	10	15.00	Replace		450.00	Spur shelving	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	107	Plant/Equipment	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	107	Plant/Equipment	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	107	Plant/Equipment	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	0	m2	10	35.00	Replace		77.55		Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	107	Plant/Equipment	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B	16.44	m2	20	50.00	Replace		8.46		Life expired	1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	107	Plant/Equipment	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	16.44	m2	10	15.00	Replace		59.22		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	107	Plant/Equipment	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	3	Nr	10	35.00	Replace		564.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	107	Plant/Equipment	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	0	Nr	10	15.00	Replace		282.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	107	Plant/Equipment	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.1	Kitchen units	B	4.5	Nr	10	15.00	Replace		1410.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	107	Plant/Equipment	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.10	Sink	B	1	Nr	10	25.00	Replace		1013.79		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	107	Plant/Equipment	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.14	Unit Furniture - Other	B(C)	1	Nr	5	80.00	Replace	Replace	750.00	Timber and laminate worktop	Repair	3	2	6	Low	£ 750.00	£ -	£ -	£ -	£ -	£ -	£ 750.00	£ -	£ -	£ -	£ -
Block F	MAC-01	00	107	Plant/Equipment	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.15	Fixed Shelving/Storage	B	1	Nr	10	15.00	Replace		450.00	Spur shelving	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	107	Plant/Equipment	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	48.66	m2	5	5.00	Replace	Redecorate	18.33	Painted plaster	Life expired	3	1	3	Low	£ 891.94	£ -	£ -	£ -	£ -	£ -	£ 891.94	£ -	£ -	£ -	£ -
Block F	MAC-01	00	108	Staff Kitchen	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	108	Staff Kitchen	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B(C)	6	m2	5	35.00	Replace	Replace	77.55		Nearing end of useful life	3	1	3	Low	£ 465.30	£ -	£ -	£ -	£ -	£ -	£ 465.30	£ -	£ -	£ -	£ -
Block F	MAC-01	00	108	Staff Kitchen	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B(C)	18.05	m2	5	25.00	Replace	Clean or replace	70.50		Repair	3	2	6	Low	£ 1,272.53	£ -	£ -	£ -	£ -	£ -	£ 1,272.53	£ -	£ -	£ -	£ -
Block F	MAC-01	00	108	Staff Kitchen	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.14	PVC Skirting	B	18.05	lm	10	15.00	Replace		40.00			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	108	Staff Kitchen	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	16.44	m2	10	15.00	Replace		59.22			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	108	Staff Kitchen	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	1	Nr	10	35.00	Replace		705.00			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	108	Staff Kitchen	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	1	Nr	10	15.00	Replace		282.00			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	108	Staff Kitchen	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.1	Kitchen units	B(C)	5	Nr	5	15.00	Replace	Replace	1410.00	Timber edging and laminate	Repair	3	2	6	Low	£ 7,050.00	£ -	£ -	£ -	£ -	£ -	£ 7,050.00	£ -	£ -	£ -	£ -
Block F	MAC-01	00	108	Staff Kitchen	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.10	Sink	B(C)	1	Nr	5	25.00	Replace	Replace	1013.79	Adjustable height frame	Repair	3	2	6	Low	£ 1,013.79	£ -	£ -	£ -	£ -	£ -	£ 1,013.79	£ -	£ -	£ -	£ -
Block F	MAC-01	00	108	Staff Kitchen	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.14	Unit Furniture - Other	B(C)	2	Nr	5	80.00	Replace	Replace	0.00	Timber and laminate worktop	Repair	3	2	6	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	108	Staff Kitchen	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	16.44	m2	5	5.00	Replace	Redecorate	22.00	Painted plaster		3	1	3	Low	£ 361.68	£ -	£ -	£ -	£ -	£ -	£ 361.68	£ -	£ -	£ -	£ -
Block F	MAC-01	00	109	ADL Bathroom	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	109	ADL Bathroom	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	0	m2	10	35.00	Replace		77.55			2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	109	ADL Bathroom	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B	14.32	m2	20	50.00	Replace		8.46	Minor cracking		1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	109	ADL Bathroom	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.14	PVC Skirting	B	8.98	lm	10	15.00	Replace		40.00			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	109	ADL Bathroom	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	8.98	m2	10	15.00	Replace		59.22	Non slip vinyl		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	109	ADL Bathroom	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	2	Nr	10	35.00	Replace		564.00			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -

Patterson,Liz
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Drawing Block	Site Block	Level	Room No.	Room Title	Group	Group (2)	Code	Description	Grade	Quantity	Unit	Residual Life	Activity Cycle	Action	Recommendations	Cost	Observations	Defects	Likelihood	Severity	Score	Rank	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Block F	MAC-01	00	109	ADL Bathroom	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	0	Nr	10	15.00	Replace		282.00	Ss round bar levers and indicator bolt		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	109	ADL Bathroom	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B	1	Nr	10	25.00	Replace		613.35	Ceramic basin with lever taps		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	109	ADL Bathroom	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.13	WC Suite	B	1	Nr	10	25.00	Replace		493.50	Ceramic bowl and close coupled cistern with back rest and grab rails both sides		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	109	ADL Bathroom	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.4	Bath	B	1	Nr	10	25.00	Replace		920.73			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	109	ADL Bathroom	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	8.98	m2	5	5.00	Replace	Redecorate	22.00	Painted plaster above tiles to 1.5m		3	1	3	Low	£ 197.56	£ -	£ -	£ -	£ -	£ -	£ 197.56	£ -	£ -	£ -	£ -
Block F	MAC-01	00	109	ADL Bathroom	8. Hot & Cold Water Systems		8.10.	Ancillary Equipment - Valves / Controls	B(C)	1	Nr	4	15.00	Replace	Replace	200.00	None	Lifecycle replacement	3	4	12	Significant	£ 200.00	£ -	£ -	£ -	£ -	£ 200.00	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	110	Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	110	Store	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B	7.11	m2	20	50.00	Replace		8.46			1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	110	Store	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.14	PVC Skirting	B	7.11	lm	10	15.00	Replace		40.00			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	110	Store	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	7.11	m2	10	15.00	Replace		59.22	Non slip vinyl		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	110	Store	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	2	Nr	10	35.00	Replace		564.00			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	110	Store	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	1	Nr	10	15.00	Replace		282.00			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	110	Store	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.15	Fixed Shelving/Storage	B	6	Nr	6	15.00	Replace		450.00	Spur shelving	Repair	2	2	4	Low	£ 2,700.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 2,700.00	£ -	£ -	£ -
Block F	MAC-01	00	110	Store	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	7.11	m2	5	5.00	Replace	Redecorate	22.00	Painted plaster		3	1	3	Low	£ 156.42	£ -	£ -	£ -	£ -	£ -	£ 156.42	£ -	£ -	£ -	£ -
Block F	MAC-01	00	111	Office	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	111	Office	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	111	Office	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B(C)	9.73	m2	5	25.00	Replace	Clean or replace	70.50		Discoloured	3	2	6	Low	£ 685.97	£ -	£ -	£ -	£ -	£ -	£ 685.97	£ -	£ -	£ -	£ -
Block F	MAC-01	00	111	Office	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.2	Carpet	B(C)	9.73	m2	2	15.00	Replace	Replace	58.00		Worn	3	2	6	Low	£ 564.34	£ -	£ -	£ 564.34	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	111	Office	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	1	Nr	10	35.00	Replace		705.00			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	111	Office	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	1	Nr	10	15.00	Replace		282.00	Ss round bar levers		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	111	Office	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.14	Unit Furniture - Other	B	4	lm	10	80.00	Replace		0.00	Fitted worksurface		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	111	Office	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.15	Fixed Shelving/Storage	B	1	Nr	10	15.00	Replace		450.00	Spur shelving		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	111	Office	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	9.73	m2	2	5.00	Replace	Redecorate	22.00	Painted plaster		3	1	3	Low	£ 428.12	£ -	£ -	£ 214.06	£ -	£ -	£ -	£ -	£ 214.06	£ -	£ -
Block F	MAC-01	00	112	Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43	Minor cracking		1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	112	Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	112	Store	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B(C)	9.98	m2	5	25.00	Replace	Clean or replace	70.50		Discoloured	3	2	6	Low	£ 703.59	£ -	£ -	£ -	£ -	£ -	£ 703.59	£ -	£ -	£ -	£ -
Block F	MAC-01	00	112	Store	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.2	Carpet	B(C)	9.98	m2	2	15.00	Replace	Replace	58.00		Worn	3	2	6	Low	£ 578.84	£ -	£ -	£ 578.84	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	112	Store	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	1	Nr	10	35.00	Replace		564.00			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	112	Store	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	1	Nr	10	15.00	Replace		282.00	Ss round bar levers		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	112	Store	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.14	Unit Furniture - Other	B	3	Nr	10	80.00	Replace		0.00	Fitted work surface		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	112	Store	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	9.98	m2	2	5.00	Replace	Redecorate	22.00	Painted plaster		3	1	3	Low	£ 439.12	£ -	£ -	£ 219.56	£ -	£ -	£ -	£ -	£ 219.56	£ -	£ -
Block F	MAC-01	00	113	X-Ray	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	10	80.00	Replace		32.43			2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	113	X-Ray	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	1	m2	6	35.00	Replace		77.55	Tile splash back to basin	Repair	2	1	2	Low	£ 77.55	£ -	£ -	£ -	£ -	£ -	£ -	£ 77.55	£ -	£ -	£ -
Block F	MAC-01	00	113	X-Ray	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B	34.76	m2	20	25.00	Replace		70.50			1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	113	X-Ray	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.14	PVC Skirting	B	34.76	lm	10	15.00	Replace		40.00			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	113	X-Ray	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	34.76	m2	10	15.00	Replace		59.22			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	113	X-Ray	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	3	Nr	20	35.00	Replace		564.00			1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	113	X-Ray	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	3	Nr	10	15.00	Replace		282.00			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	113	X-Ray	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B	1	Nr	20	25.00	Replace		613.35	Ceramic basin with lever taps		1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	113	X-Ray	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.14	Unit Furniture - Other	B	1	Nr	10	80.00	Replace		0.00	Spur shelving		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	113	X-Ray	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.15	Fixed Shelving/Storage	B	2	Nr	10	15.00	Replace		450.00	Workstations		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	113	X-Ray	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	34.76	m2	5	5.00	Replace	Redecorate	22.00	Painted plaster		3	1	3	Low	£ 764.72	£ -	£ -	£ -	£ -	£ -	£ 764.72	£ -	£ -	£ -	£ -
Block F	MAC-01	00	114	Lobby	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	114	Lobby	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B	4.41	m2	20	25.00	Replace		70.50			1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	114	Lobby	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.14	PVC Skirting	B	4.41	lm	10	15.00	Replace		40.00			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	114	Lobby	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	4.41	m2	10	15.00	Replace		59.22			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	114	Lobby	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	1	Nr	20	35.00	Replace		564.00			1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	114	Lobby	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	1	Nr	10	15.00	Replace		282.00			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	114	Lobby	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	4.41	m2	5	5.00	Replace		22.00			3	1	3	Low	£ 97.02	£ -	£ -	£ -	£ -	£ -	£ 97.02	£ -	£ -	£ -	£ -
Block F	MAC-01	00	115	Waiting Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.10	Wall vision panels	B	1	Item	10	30.00	Replace		450.00			2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	115	Waiting Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	115	Waiting Room	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B	10.12	m2	20	25.00	Replace		70.50			1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	115	Waiting Room	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.14	PVC Skirting	B	10.12	lm	10	15.00	Replace		40.00			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	115	Waiting Room	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	10.12	m2	10	15.00	Replace		59.22			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	115	Waiting Room	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	1	Nr	20	35.00	Replace		564.00			1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	115	Waiting Room	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	1	Nr	10	15.00	Replace		282.00			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	115	Waiting Room	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.1	Kitchen units	B	1	Nr	10	15.00	Replace		1410.00			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	115	Waiting Room	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.14	Unit Furniture - Other	B	2	Nr	10	80.00	Replace		0.00	Timber fitted bench		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	115	Waiting Room	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	10.12	m2	5	5.00	Replace	Redecorate	22.00	Painted plaster		3	1	3	Low	£ 222.64	£ -	£ -	£ -	£ -	£ -	£ 222.64	£ -	£ -	£ -	£ -
Block F	MAC-01	00	116	Utility	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	116	Utility	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	2	m2	10	35.00	Replace		77.55			2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	116	Utility	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B	5.67	m2	20	25.00	Replace		70.50			1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	116	Utility	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.14	PVC Skirting	B	5.67	lm	10	15.00	Replace		40.00			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	116	Utility	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	5.67	m2	10	15.00	Replace		59.22			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	116	Utility	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	1	Nr	20	35.00	Replace		564.00			1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	116	Utility	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	1	Nr	10	15.00	Replace		282.00			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	116	Utility	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.1	Kitchen units	B	1	Nr	10	15.00	Replace		1410.00			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	116	Utility	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.10	Sink	B	1	Nr	20	25.00	Replace		1013.79			1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	116	Utility	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	5.67	m2	5	5.00	Replace	Redecorate	22.00	Painted plaster		3	1	3	Low	£ 124.74	£ -	£ -	£ -	£ -	£ -	£ 124.74	£ -	£ -	£ -	£ -
Block F	MAC-01	00	117	Changing Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	117	Changing Room	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B	1.87	m2	20	25.00	Replace		70.50			1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	117	Changing Room	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.14	PVC Skirting	B	1.87	lm	10	15.00	Replace		40.00			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	117	Changing Room	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	1.87	m2	10	15.00	Replace		59.22			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	117	Changing Room	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	2	Nr	20	35.00	Replace		564.00			1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	117	Changing Room	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	2	Nr	20	15.00	Replace		282.00			1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	117	Changing Room	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.14	Unit Furniture - Other	B	0	Nr	10	80.00	Replace		0.00	Timber fitted bench		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	117	Changing Room	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B	1.87	m2	6	5.00	Replace		22.00	Infrequent use		2	1	2	Low	£ 41.14	£ -	£ -	£ -	£ -	£ -	£ -	£ 41.14	£ -	£ -	£ -
Block F	MAC-01	00	118	Changing Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	118	Changing Room	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B	2.7	m2	20	25.00	Replace		70.50			1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	118	Changing Room	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.14	PVC Skirting	B	2.7	lm	10	15.00	Replace		40.00			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	118	Changing Room	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	2.7	m2	10	15.00	Replace		59.22			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	118	Changing Room	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	1	Nr	20	35.00	Replace		564.00			1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	118	Changing Room	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	1	Nr	10	15.00	Replace		282.00			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	118	Changing Room	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.14	Unit Furniture - Other	B	1	Nr	10	80.00	Replace		0.00	Timber fitted bench		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	118	Changing Room	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	2.7	m2	5	5.00	Replace		22.00			3	1	3	Low	£ 59.40	£ -	£ -	£ -	£ -	£ -	£ 59.40	£ -	£ -	£ -	£ -
Block F	MAC-01	00	120	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	120	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	120	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.32	Wall finishes - Buffer Guard Rails	B(C)	7	lm	5	25.00	Replace	Replace	100.00		Nearing end of useful life	3	1	3	Low	£ 700.00	£ -	£ -	£ -	£ -	£ -	£ 700.00	£ -	£ -	£ -	£ -
Block F	MAC-01	00	120	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B(C)	29.12	m2	5	25.00	Replace	Clean or replace	70.50		Discoloured tiles	3	2	6	Low	£ 2,052.96	£ -	£ -	£ -	£ -	£ -	£ 2,052.96	£ -	£ -	£ -	£ -
Block F	MAC-01	00	120	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	29.12	m2	5	15.00	Replace	Replace	59.22	Non slip vinyl	Repair	3	2	6	Low	£ 1,724.49	£ -	£ -	£ -	£ -	£ -	£ 1,724.49	£ -	£ -	£ -	£ -

Patterson, Liz
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Drawing Block	Site Block	Level	Room No.	Room Title	Group	Group (2)	Code	Description	Grade	Quantity	Unit	Residual Life	Activity Cycle	Action	Recommendations	Cost	Observations	Defects	Likelihood	Severity	Score	Rank	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Block F	MAC-01	00	120	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	29.12	m2	3	5.00	Replace	Redecorate	22.00	Painted plaster		3	1	3	Low	£ 1,281.28	£ -	£ -	£ -	£ 640.64	£ -	£ -	£ -	£ -	£ 640.64	£ -
Block F	MAC-01	00	121	Circulation (Corridor)	10. Medical Gas Pipeline Services		10.6.	AVSU's (Area Valve Service Units) c/w pressure switches and alarms	B	1	Nr	10	15.00	Maintain	None	1000.00	None	Lifecycle Replacement	2	4	8	Moderate	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	121	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	121	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	121	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.32	Wall finishes - Buffer Guard Rails	B(C)	13	lm	5	25.00	Replace	Replace	100.00		Nearing end of useful life	3	1	3	Low	£ 1,300.00	£ -	£ -	£ -	£ -	£ -	£ 1,300.00	£ -	£ -	£ -
Block F	MAC-01	00	121	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B(C)	33.9	m2	5	25.00	Replace	Clean or replace	70.50		Discoloured tiles	3	2	6	Low	£ 2,389.95	£ -	£ -	£ -	£ -	£ -	£ 2,389.95	£ -	£ -	£ -
Block F	MAC-01	00	121	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	33.9	m2	5	15.00	Replace		59.22		Repair	3	2	6	Low	£ 2,007.56	£ -	£ -	£ -	£ -	£ -	£ 2,007.56	£ -	£ -	£ -
Block F	MAC-01	00	121	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	2	Nr	10	35.00	Replace		705.00	Double doors to corridor	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	121	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	2	Nr	10	15.00	Replace		282.00	push plates	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	121	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	69.87	m2	3	5.00	Replace	Redecorate	18.33	Painted plaster	Life expired	3	1	3	Low	£ 2,561.43	£ -	£ -	£ -	£ -	£ 1,280.72	£ -	£ -	£ -	£ 1,280.72	£ -
Block F	MAC-01	00	121A	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	121A	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	121A	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.32	Wall finishes - Buffer Guard Rails	B(C)	14	lm	5	25.00	Replace	Replace	100.00		Nearing end of useful life	3	1	3	Low	£ 1,400.00	£ -	£ -	£ -	£ -	£ -	£ 1,400.00	£ -	£ -	£ -
Block F	MAC-01	00	121A	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	C	45.53	m2	0	25.00	Replace	replace	70.50		Damaged and missing tiles	5	2	10	Moderate	£ 3,209.87	£ 3,209.87	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	121A	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	45.53	m2	5	15.00	Replace	Replace	59.22		Repair	3	2	6	Low	£ 2,696.29	£ -	£ -	£ -	£ -	£ -	£ 2,696.29	£ -	£ -	£ -
Block F	MAC-01	00	121A	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	4	Nr	10	35.00	Replace		705.00	Double doors to corridor		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	121A	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	4	Nr	10	15.00	Replace		282.00	push plates		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	121A	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.15	Fixed Shelving/Storage	B	2.5	Nr	10	15.00	Replace		450.00	fitted cupboards for Physiotherapy store		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	121A	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	45.53	m2	3	5.00	Replace	Redecorate	22.00	Painted plaster		3	1	3	Low	£ 2,003.32	£ -	£ -	£ -	£ -	£ 1,001.66	£ -	£ -	£ -	£ 1,001.66	£ -
Block F	MAC-01	00	122		4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	122		4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B	7.29	m2	20	50.00	Replace		8.46	Water stains	Life expired	1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	122		4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.14	PVC Skirting	B	7.29	lm	6	15.00	Replace		40.00		Repair	2	2	4	Low	£ 291.60	£ -	£ -	£ -	£ -	£ -	£ 291.60	£ -	£ -	£ -
Block F	MAC-01	00	122		4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	7.29	m2	5	15.00	Replace	Replace	59.22	Patch repair previously carried out	Repair	3	2	6	Low	£ 431.71	£ -	£ -	£ -	£ -	£ -	£ 431.71	£ -	£ -	£ -
Block F	MAC-01	00	122		4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	1	Nr	10	35.00	Replace		564.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	122		4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	1	Nr	10	15.00	Replace		282.00	D pull handles with push plates	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	122		4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.15	Fixed Shelving/Storage	B	5	Nr	10	15.00	Replace		450.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	122		4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	32.4	m2	5	5.00	Replace	Redecorate	18.33	Painted plaster	Life expired	3	1	3	Low	£ 593.89	£ -	£ -	£ -	£ -	£ -	£ 593.89	£ -	£ -	£ -
Block F	MAC-01	00	123	Staff WC	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	123	Staff WC	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B(C)	0.5	m2	5	35.00	Replace	Replace	77.55	Tile splash back	Repair	3	1	3	Low	£ 38.78	£ -	£ -	£ -	£ -	£ -	£ 38.78	£ -	£ -	£ -
Block F	MAC-01	00	123	Staff WC	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B	7.16	m2	30	50.00	Replace		8.46		Life expired	1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	123	Staff WC	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.14	PVC Skirting	B(C)	7.16	lm	5	15.00	Replace	Replace	40.00		Repair	3	2	6	Low	£ 286.40	£ -	£ -	£ -	£ -	£ -	£ 286.40	£ -	£ -	£ -
Block F	MAC-01	00	123	Staff WC	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	7.16	m2	5	15.00	Replace	Replace	59.22	Non slip vinyl	Repair	3	2	6	Low	£ 424.02	£ -	£ -	£ -	£ -	£ -	£ 424.02	£ -	£ -	£ -
Block F	MAC-01	00	123	Staff WC	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	2	Nr	10	35.00	Replace		564.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	123	Staff WC	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	2	Nr	10	15.00	Replace		282.00	D handles and push plates	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	123	Staff WC	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B(C)	1	Nr	5	25.00	Replace	Replace	613.35	Ceramic basin with lever taps	Repair	3	2	6	Low	£ 613.35	£ -	£ -	£ -	£ -	£ -	£ 613.35	£ -	£ -	£ -
Block F	MAC-01	00	123	Staff WC	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.13	WC Suite	B	1	Nr	10	25.00	Replace		493.50		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	123	Staff WC	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.2	Toilet Cubicles	B	1	Nr	20	25.00	Replace		705.00		Life expired	1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	123	Staff WC	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	32.11	m2	2	5.00	Replace	Redecorate	18.33	Painted plaster	Life expired	3	1	3	Low	£ 1,177.15	£ -	£ -	£ -	588.58	£ -	£ -	£ -	£ 588.58	£ -	£ -
Block F	MAC-01	00	124	2 Bed Ward	12.4. Catering Equipment		12.4.1	Catering Equipment	B	1	Nr	5	15.00	Replace	Replace	3000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 3,000.00	£ -	£ -	£ -	£ -	£ -	£ 3,000.00	£ -	£ -	£ -
Block F	MAC-01	00	124	2 Bed Ward	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43	Minor cracking	Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	124	2 Bed Ward	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	124	2 Bed Ward	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B(C)	0.5	m2	5	35.00	Replace	Replace	77.55	Tile splash back - replace with basin	Repair	3	1	3	Low	£ 38.78	£ -	£ -	£ -	£ -	£ -	£ 38.78	£ -	£ -	£ -
Block F	MAC-01	00	124	2 Bed Ward	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B	22.99	m2	30	50.00	Replace		8.46	Plasterboard with artex type finish	Life expired	1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	124	2 Bed Ward	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	22.99	m2	10	15.00	Replace	Replace	59.22	Non slip vinyl	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	124	2 Bed Ward	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	2	Nr	10	35.00	Replace		705.00	Door and side leaf with high vision panel. Minor impact damage to veneer	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	124	2 Bed Ward	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	2	Nr	10	15.00	Replace		282.00	Ss round bar levers	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	124	2 Bed Ward	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B(C)	1	Nr	5	25.00	Replace	Replace	613.35	Ceramic basin with lever taps	Repair	3	2	6	Low	£ 613.35	£ -	£ -	£ -	£ -	£ -	£ 613.35	£ -	£ -	£ -
Block F	MAC-01	00	124	2 Bed Ward	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	57.54	m2	3	5.00	Maintain	Redecorate	18.33	Painted plaster	No visible defects	3	1	3	Low	£ 2,109.42	£ -	£ -	£ -	£ -	£ 1,054.71	£ -	£ -	£ -	£ 1,054.71	£ -
Block F	MAC-01	00	124	2 Bed Ward	8. Hot & Cold Water Systems		8.10.	Ancillary Equipment - Valves / Controls	B	1	Nr	12	15.00	Maintain	None	0.00	None	Lifecycle Replacement	1	4	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	125	Cleaner	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	125	Cleaner	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B(C)	0.5	m2	5	35.00	Replace		77.55	Replace with kitchen unit	Repair	3	1	3	Low	£ 38.78	£ -	£ -	£ -	£ -	£ -	£ 38.78	£ -	£ -	£ -
Block F	MAC-01	00	125	Cleaner	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B	6.22	m2	30	50.00	Replace		8.46		Life expired	1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	125	Cleaner	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	6.22	m2	10	15.00	Replace		59.22	Coved skirting	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	125	Cleaner	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	1	Nr	10	35.00	Replace		564.00		Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	125	Cleaner	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	1	Nr	10	15.00	Replace		282.00	Ss round bar levers	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	125	Cleaner	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.1	Kitchen units	B(C)	1	Nr	4	15.00	Replace	Replace	1410.00		Repair	3	2	6	Low	£ 1,410.00	£ -	£ -	£ -	£ -	£ 1,410.00	£ -	£ -	£ -	£ -
Block F	MAC-01	00	125	Cleaner	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B(C)	1	Nr	4	25.00	Replace	Replace	613.35	Replace with kitchen unit	Repair	3	2	6	Low	£ 613.35	£ -	£ -	£ -	£ -	£ 613.35	£ -	£ -	£ -	£ -
Block F	MAC-01	00	125	Cleaner	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.15	Fixed Shelving/Storage	B	1	Nr	6	15.00	Replace		450.00	Timber storage shelving	Repair	2	2	4	Low	£ 450.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 450.00	£ -	£ -
Block F	MAC-01	00	125	Cleaner	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.7	Cleaners Sink	B(C)	1	Nr	2	40.00	Replace	Replace	1008.15	Rusted on outside	Repair	3	2	6	Low	£ 1,008.15	£ -	£ -	£ -	£ 1,008.15	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	125	Cleaner	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	29.93	m2	4	5.00	Replace	Redecorate	18.33	Painted plaster	Life expired	3	1	3	Low	£ 1,097.23	£ -	£ -	£ -	£ -	£ 548.62	£ -	£ -	£ -	£ 548.62
Block F	MAC-01	00	126	Office (1P)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43	Horizontal cracking in wall above door	Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	126	Office (1P)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.25	Timber	B	0	m2	10	30.00	Replace		56.40	Timber chair rails	Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	126	Office (1P)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	126	Office (1P)	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B	8.96	m2	20	50.00	Replace		8.46	Plasterboard with artex type finish	Life expired	1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	126	Office (1P)	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	9	m2	5	15.00	Replace		59.22	Non slip vinyl	Repair	3	2	6	Low	£ 532.98	£ -	£ -	£ -	£ -	£ -	£ 532.98	£ -	£ -	£ -
Block F	MAC-01	00	126	Office (1P)	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	1	Nr	10	35.00	Replace		564.00	Minor impact damage to veneer	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	126	Office (1P)	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	1	Nr	10	15.00	Replace		282.00	Ss round bar levers	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	126	Office (1P)	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.15	Fixed Shelving/Storage	B	2	Nr	6	15.00	Replace		450.00	Spur shelving	Repair	2	2	4	Low	£ 900.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 900.00	£ -	£ -
Block F	MAC-01	00	126	Office (1P)	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	33.94	m2	3	5.00	Maintain	Redecorate	18.33	Painted plaster	No visible defects	3	1	3	Low	£ 1,244.24	£ -	£ -	£ -	£ -	£ 622.12	£ -	£ -	£ -	£ 622.12
Block F	MAC-01	00	127	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	127	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	127	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	0.5	m2	5	35.00	Replace		77.55	Tile splash back replaced with basin	Repair	3	1	3	Low	£ 38.78	£ -	£ -	£ -	£ -	£ -	£ 38.78	£ -	£ -	£ -
Block F	MAC-01	00	127	Bed Area	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B(C)	13.92	m2	5	25.00	Maintain	Clean or replace	70.50	One damaged tile	Surface discoloured	3	2	6	Low	£ 981.36	£ -	£ -	£ -	£ -	£ -	£ 981.36	£ -	£ -	£ -

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Drawing Block	Site Block	Level	Room No.	Room Title	Group	Group (2)	Code	Description	Grade	Quantity	Unit	Residual Life	Activity Cycle	Action	Recommendations	Cost	Observations	Defects	Likelihood	Severity	Score	Rank	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Block F	MAC-01	00	127	Bed Area	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	13.92	m2	5	15.00	Replace	Replace	59.22		Repair	3	2	6	Low	£ 824.34	£ -	£ -	£ -	£ -	£ -	£ 824.34	£ -	£ -	£ -
Block F	MAC-01	00	127	Bed Area	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	2	Nr	10	35.00	Replace		705.00	Door and side leaf with high vision panel. Minor impact damage to veneer	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	127	Bed Area	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	2	Nr	10	15.00	Replace		282.00	5x round bar levers	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	127	Bed Area	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B(C)	1	Nr	5	25.00	Replace		613.35	Ceramic basin with lever taps	Repair	3	2	6	Low	£ 613.35	£ -	£ -	£ -	£ -	£ -	£ 613.35	£ -	£ -	£ -
Block F	MAC-01	00	127	Bed Area	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	44.9	m2	2	5.00	Maintain	Redecorate	18.33	Painted plaster	No visible defects	3	1	3	Low	£ 1,646.03	£ -	£ -	£ -	£ 823.02	£ -	£ -	£ 823.02	£ -	£ -
Block F	MAC-01	00	127	Bed Area	8. Hot & Cold Water Systems		8.10.	Ancillary Equipment - Valves / Controls	B(C)	1	Nr	4	15.00	Replace	Replace	200.00	None	Lifecycle replacement	3	4	12	Significant	£ 200.00	£ -	£ -	£ -	£ -	£ 200.00	£ -	£ -	£ -	£ -
Block F	MAC-01	00	128	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	128	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	128	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	0.5	m2	10	35.00	Replace		77.55	Tile splash back replaced with basin	Life expired	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	128	Bed Area	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B(C)	13.75	m2	5	25.00	Maintain	Clean or replace	70.50	One damaged tile	Surface discoloured	3	2	6	Low	£ 969.38	£ -	£ -	£ -	£ -	£ -	£ 969.38	£ -	£ -	£ -
Block F	MAC-01	00	128	Bed Area	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	13.75	m2	5	15.00	Replace	Replace	59.22	Surface damage to vinyl	Repair	3	2	6	Low	£ 814.28	£ -	£ -	£ -	£ -	£ -	£ 814.28	£ -	£ -	£ -
Block F	MAC-01	00	128	Bed Area	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	2	Nr	10	35.00	Replace		705.00	Door and side leaf with high vision panel. Minor impact damage to veneer	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	128	Bed Area	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	2	Nr	10	15.00	Replace		282.00	5x round bar levers	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	128	Bed Area	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B	1	Nr	5	25.00	Replace		613.35	Ceramic basin with lever mixer tap	Repair	3	2	6	Low	£ 613.35	£ -	£ -	£ -	£ -	£ -	£ 613.35	£ -	£ -	£ -
Block F	MAC-01	00	128	Bed Area	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	44.9	m2	2	5.00	Maintain	Redecorate	18.33	Painted plaster	No visible defects	3	1	3	Low	£ 1,646.03	£ -	£ -	£ -	£ 823.02	£ -	£ -	£ 823.02	£ -	£ -
Block F	MAC-01	00	129	Circulation (Entrance)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	129	Circulation (Entrance)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	129	Circulation (Entrance)	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B(C)	10.91	m2	5	25.00	Replace	Clean or replace	70.50		Discoloured tiles	3	2	6	Low	£ 769.16	£ -	£ -	£ -	£ -	£ -	£ 769.16	£ -	£ -	£ -
Block F	MAC-01	00	129	Circulation (Entrance)	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	10.91	m2	6	15.00	Replace		59.22		Repair	2	2	4	Low	£ 646.09	£ -	£ -	£ -	£ -	£ -	£ -	£ 646.09	£ -	£ -
Block F	MAC-01	00	129	Circulation (Entrance)	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	2	Nr	10	35.00	Replace		705.00	Glazed inner lobby doors	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	129	Circulation (Entrance)	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	2	Nr	10	15.00	Replace		282.00	D handles and push plates	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	129	Circulation (Entrance)	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	39.8	m2	2	5.00	Replace	Redecorate	18.33	Painted plaster	Life expired	3	1	3	Low	£ 1,459.07	£ -	£ -	£ -	£ 729.53	£ -	£ -	£ 729.53	£ -	£ -
Block F	MAC-01	00	130	lounge and conservatory	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	130	lounge and conservatory	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35		Life expired	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	130	lounge and conservatory	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B(C)	12	m2	5	25.00	Replace	Clean or replace	70.50		Discoloured tiles	3	2	6	Low	£ 846.00	£ -	£ -	£ -	£ -	£ -	£ 846.00	£ -	£ -	£ -
Block F	MAC-01	00	130	lounge and conservatory	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.12	Ceilings - Other	B	14.58	m2	10	80.00	Replace		0.00	Conservatory ceiling - twin wall plastic	Life expired	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	130	lounge and conservatory	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	12	m2	6	15.00	Replace		59.22		Repair	2	2	4	Low	£ 710.64	£ -	£ -	£ -	£ -	£ -	£ -	£ 710.64	£ -	£ -
Block F	MAC-01	00	130	lounge and conservatory	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.18	Floor Coverings - Other	C	14.58		0	80.00	Replace	Replace	0.00	Uneven stone floor - trip hazard	Repair	5	2	10	Moderate	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	130	lounge and conservatory	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	2	Nr	10	35.00	Replace		705.00	Door and side leaf		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	130	lounge and conservatory	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	2	Nr	10	15.00	Replace		282.00	5x round bar levers		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	130	lounge and conservatory	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	26.58	m2	2	5.00	Replace	Redecorate	22.00	Painted plaster		3	1	3	Low	£ 1,169.52	£ -	£ -	£ -	£ 584.76	£ -	£ -	£ -	£ 584.76	£ -
Block F	MAC-01	00	131	Clean Sluice	12.6. Miscellaneous Equipment		12.6.1	Miscellaneous Equipment	B(C)	1	Nr	3	15.00	Replace	Replace	2000.00	None	Lifecycle replacement	3	3	9	Moderate	£ 2,000.00	£ -	£ -	£ -	£ -	£ 2,000.00	£ -	£ -	£ -	£ -
Block F	MAC-01	00	131	Clean Sluice	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	131	Clean Sluice	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B(C)	4	m2	3	35.00	Replace	Replace	77.55	Replace with work top and fittings	Repair	3	1	3	Low	£ 310.20	£ -	£ -	£ -	£ -	£ 310.20	£ -	£ -	£ -	£ -
Block F	MAC-01	00	131	Clean Sluice	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B	15.2	m2	30	50.00	Replace		8.46	Painted plaster board		1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	131	Clean Sluice	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.14	PVC Skirting	B	15.2	lm	10	15.00	Replace	Replace	40.00			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	131	Clean Sluice	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	15.2	m2	10	15.00	Replace		59.22			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	131	Clean Sluice	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	2	Nr	10	35.00	Replace		705.00	Door and side leaf with high vision panel. Minor impact damage to veneer		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	131	Clean Sluice	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	2	Nr	10	15.00	Replace		282.00	5x round bar levers and closer. Digital lock fitted		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	131	Clean Sluice	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.1	Kitchen units	B(C)	3	Nr	2	15.00	Replace	Replace	1410.00	Timber edging and laminate tops and door fronts - reaching the end of useful life	Repair	3	2	6	Low	£ 4,230.00	£ -	£ -	£ -	£ 4,230.00	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	131	Clean Sluice	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B(C)	1	Nr	5	25.00	Replace	Replace	613.35	Ceramic basin with lever taps	Repair	3	2	6	Low	£ 613.35	£ -	£ -	£ -	£ -	£ -	£ 613.35	£ -	£ -	£ -
Block F	MAC-01	00	131	Clean Sluice	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	15.2	m2	5	5.00	Replace	Redecorate with renewal of units	22.00			3	1	3	Low	£ 334.40	£ -	£ -	£ -	£ -	£ -	£ 334.40	£ -	£ -	£ -
Block F	MAC-01	00	131	Clean Sluice	8. Hot & Cold Water Systems		8.10.	Ancillary Equipment - Valves / Controls	B	1	Nr	12	15.00	Maintain	None	200.00	None	Lifecycle Replacement	1	4	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	132	Sluice	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43	Plaster above tiles		1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	132	Sluice	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	0	m2	10	35.00	Replace		77.55			2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	132	Sluice	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B	9.57	m2	30	50.00	Replace		8.46			1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	132	Sluice	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.14	PVC Skirting	B	9.57	lm	6	15.00	Replace		40.00		Repair	2	2	4	Low	£ 382.80	£ -	£ -	£ -	£ -	£ -	£ -	£ 382.80	£ -	£ -
Block F	MAC-01	00	132	Sluice	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	9.57	m2	6	15.00	Replace		59.22	Repair welded seam lhs of door	Repair	2	2	4	Low	£ 566.74	£ -	£ -	£ -	£ -	£ -	£ -	£ 566.74	£ -	£ -
Block F	MAC-01	00	132	Sluice	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	1	Nr	10	35.00	Replace		705.00			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	132	Sluice	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	1	Nr	10	15.00	Replace		282.00	5x D handle		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	132	Sluice	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.1	Kitchen units	B(C)	2	Nr	5	15.00	Replace	R	1410.00	Timber edging with laminate surface - at end of useful life		3	2	6	Low	£ 2,820.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 2,820.00	£ -	£ -
Block F	MAC-01	00	132	Sluice	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.10	Sink	B(C)	1	Nr	5	25.00	Replace	Replace	1013.79	5x sink with chrome hand wheels to taps	Repair	3	2	6	Low	£ 1,013.79	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,013.79	£ -	£ -
Block F	MAC-01	00	132	Sluice	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B	1	Nr	20	25.00	Replace		613.35	Ceramic basin with lever tap		1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	132	Sluice	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.13	WC Suite	B(C)	1	Nr	5	25.00	Replace	Replace	493.50	Ceramic bowl and cistern used as sluice	Repair	3	2	6	Low	£ 493.50	£ -	£ -	£ -	£ -	£ -	£ 493.50	£ -	£ -	£ -
Block F	MAC-01	00	132	Sluice	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	9.57	m2	5	5.00	Replace	Redecorate	22.00	Painted plaster above tiles		3	1	3	Low	£ 210.54	£ -	£ -	£ -	£ -	£ -	£ 210.54	£ -	£ -	£ -
Block F	MAC-01	00	133	Office (1P)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	133	Office (1P)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	133	Office (1P)	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B	7.7	m2	20	50.00	Replace		8.46	Painted plaster board		1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	133	Office (1P)	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.14	PVC Skirting	B	7.7	lm	10	15.00	Replace		40.00			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	133	Office (1P)	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	7.7	m2	10	15.00	Replace		59.22	Non slip vinyl		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	133	Office (1P)	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	1	Nr	10	35.00	Replace		564.00	Minor impact damage to veneer		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	133	Office (1P)	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	1	Nr	10	15.00	Replace		282.00	5x round bar levers		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	133	Office (1P)	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	8	m2	3	5.00	Maintain	Redecorate	22.00	Painted plaster		3	1	3	Low	£ 352.00	£ -	£ -	£ -	£ -	£ 176.00	£ -	£ -	£ -	£ 176.00
Block F	MAC-01	00	134	Plant/Equipment	13. Electrical Systems	13.2. Distribution Boards	13.2.1	Distribution Boards	B	2	Nr	5	25.00	Replace	Replace	1000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 2,000.00	£ -	£ -	£ -	£ -	£ -	£ 2,000.00	£ -	£ -	£ -
Block F	MAC-01	00	134	Plant/Equipment	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	134	Plant/Equipment	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B	3.12	m2	20	50.00	Replace		8.46			1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -

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Drawing Block	Site Block	Level	Room No.	Room Title	Group	Group (2)	Code	Description	Grade	Quantity	Unit	Residual Life	Activity Cycle	Action	Recommendations	Cost	Observations	Defects	Likelihood	Severity	Score	Rank	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Block F	MAC-01	00	134	Plant/Equipment	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	D	2	m2	0	50.00	Repair		8.46	Perforated ceiling from switch room to roof space	Repair	5	2	10	Moderate	£ 16.92	£ 16.92	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	134	Plant/Equipment	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.14	PVC Skirting	B(C)	3.12	lm	5	15.00	Replace		40.00		Repair	3	2	6	Low	£ 124.80	£ -	£ -	£ -	£ -	£ -	£ 124.80	£ -	£ -	£ -	£ -
Block F	MAC-01	00	134	Plant/Equipment	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.15	PVC Tiles	B(C)	3.12	m2	5	15.00	Replace		43.71		Repair	3	2	6	Low	£ 136.38	£ -	£ -	£ -	£ -	£ -	£ 136.38	£ -	£ -	£ -	£ -
Block F	MAC-01	00	134	Plant/Equipment	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	1	Nr	6	35.00	Replace		564.00		Repair	2	2	4	Low	£ 564.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 564.00	£ -	£ -	£ -
Block F	MAC-01	00	134	Plant/Equipment	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	1	Nr	6	15.00	Replace		282.00	Ss round bar levers	Repair	2	2	4	Low	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 282.00	£ -	£ -	£ -
Block F	MAC-01	00	134	Plant/Equipment	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.15	Fixed Shelving/Storage	B	2	Nr	6	15.00	Replace		450.00	Fitted shelving	Repair	2	2	4	Low	£ 900.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 900.00	£ -	£ -	£ -
Block F	MAC-01	00	134	Plant/Equipment	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	3.12	m2	5	5.00	Replace		22.00	Painted plaster		3	1	3	Low	£ 68.64	£ -	£ -	£ -	£ -	£ -	£ 68.64	£ -	£ -	£ -	£ -
Block F	MAC-01	00	135	Toilet (Disabled)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Repair		32.43			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	135	Toilet (Disabled)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	0.5	m2	10	35.00	Replace		77.55			2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	135	Toilet (Disabled)	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B	10.29	m2	20	50.00	Replace		8.46	Plasterboard with painted finish		1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	135	Toilet (Disabled)	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.14	PVC Skirting	B	10.29	lm	10	15.00	Replace		40.00			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	135	Toilet (Disabled)	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	10.29	m2	10	15.00	Replace		59.22	Non slip vinyl		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	135	Toilet (Disabled)	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	2	Nr	10	35.00	Replace		564.00	Door and side leaf		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	135	Toilet (Disabled)	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	2	Nr	10	15.00	Replace		282.00	Round bar levers and slide bolt		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	135	Toilet (Disabled)	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B	1	Nr	10	25.00	Replace		613.35	Ceramic basin with taps with chrome hand wheels		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	135	Toilet (Disabled)	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.13	WC Suite	B	1	Nr	10	25.00	Replace	Ceramic bowl and cistern with back rest and drop down grab handles both sides	493.50			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	135	Toilet (Disabled)	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	11	m2	5	5.00	Maintain	Redecorate	22.00	Painted plaster with minor impact damage		3	1	3	Low	£ 242.00	£ -	£ -	£ -	£ -	£ -	£ 242.00	£ -	£ -	£ -	£ -
Block F	MAC-01	00	135	Toilet (Disabled)	8. Hot & Cold Water Systems		8.10.	Ancillary Equipment - Valves / Controls	B(C)	1	Nr	4	15.00	Replace	Replace	200.00	None	Lifecycle replacement	3	4	12	Significant	£ 200.00	£ -	£ -	£ -	£ -	£ 200.00	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	136	Toilet (Disabled)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B(C)	1	m2	3	80.00	Repair	Repair before redecoration	32.43	Minor cracking behind mirror	Repair	3	1	3	Low	£ 32.43	£ -	£ -	£ -	£ 32.43	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	136	Toilet (Disabled)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Repair		32.43			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	136	Toilet (Disabled)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B(C)	0.5	m2	3	35.00	Replace	Replace before next redecoration	77.55	Hollow below mirror	Repair	3	1	3	Low	£ 38.78	£ -	£ -	£ -	£ 38.78	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	136	Toilet (Disabled)	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B	10.29	m2	20	50.00	Replace		8.46	Plasterboard with painted finish		1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	136	Toilet (Disabled)	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.14	PVC Skirting	B	10.29	lm	10	15.00	Replace		40.00			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	136	Toilet (Disabled)	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	10.29	m2	10	15.00	Replace		59.22	Non slip vinyl		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	136	Toilet (Disabled)	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	2	Nr	10	35.00	Replace		564.00	Door and side leaf		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	136	Toilet (Disabled)	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	2	Nr	10	15.00	Replace		282.00	Round bar levers and slide bolt		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	136	Toilet (Disabled)	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B	1	Nr	10	25.00	Replace		613.35	Ceramic basin with lever taps		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	136	Toilet (Disabled)	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.13	WC Suite	B	1	Nr	10	25.00	Replace	Ceramic bowl and cistern with back rest and drop down grab handles both sides	493.50			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	136	Toilet (Disabled)	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	11	m2	3	5.00	Maintain	Redecorate	22.00	Painted plaster with minor impact damage		3	1	3	Low	£ 484.00	£ -	£ -	£ -	£ 242.00	£ -	£ -	£ -	£ -	£ 242.00	£ -
Block F	MAC-01	00	136	Toilet (Disabled)	8. Hot & Cold Water Systems		8.10.	Ancillary Equipment - Valves / Controls	B(C)	1	Nr	4	15.00	Replace	Replace HWS mixing valve	200.00	None	Lifecycle replacement	3	4	12	Significant	£ 200.00	£ -	£ -	£ -	£ -	£ 200.00	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	137	Bathroom	12.6. Miscellaneous Equipment		12.6.1	Miscellaneous Equipment	B	1	Nr	5	15.00	Replace	Replace	10000.00	None	Lifecycle Replacement	3	3	9	Moderate	£ 10,000.00	£ -	£ -	£ -	£ -	£ -	£ 10,000.00	£ -	£ -	£ -	£ -
Block F	MAC-01	00	137	Bathroom	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	137	Bathroom	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	0	m2	10	35.00	Replace		77.55			2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	137	Bathroom	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B	14.32	m2	20	50.00	Replace		8.46	Minor cracking		1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	137	Bathroom	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.14	PVC Skirting	B	14.32	lm	10	15.00	Replace		40.00			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	137	Bathroom	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	14.32	m2	10	15.00	Replace		59.22	Non slip vinyl . Minor damage at door repaired previously		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	137	Bathroom	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	2	Nr	10	35.00	Replace		564.00			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	137	Bathroom	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	0	Nr	10	15.00	Replace		282.00	Ss round bar levers and indicator bolt		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	137	Bathroom	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B	1	Nr	10	25.00	Replace		613.35	Ceramic basin with lever taps		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	137	Bathroom	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.13	WC Suite	B	1	Nr	10	25.00	Replace		493.50	Ceramic bowl and close coupled cistern with back rest and grab rails both sides		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	137	Bathroom	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.4	Bath	B	1	Nr	10	25.00	Replace		920.73			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	137	Bathroom	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	15	m2	5	5.00	Replace	Redecorate	22.00	Painted plaster above tiles to 1.5m		3	1	3	Low	£ 330.00	£ -	£ -	£ -	£ -	£ -	£ 330.00	£ -	£ -	£ -	£ -
Block F	MAC-01	00	137	Bathroom	8. Hot & Cold Water Systems		8.10.	Ancillary Equipment - Valves / Controls	B	1	Nr	12	15.00	Maintain	None	0.00	None	Lifecycle Replacement	1	4	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	138	Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	138	Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	138	Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B(C)	2	m2	2	35.00	Replace		77.55	Replace with kitchen units	Repair	3	1	3	Low	£ 155.10	£ -	£ -	£ 155.10	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	138	Store	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B	13.16	m2	20	50.00	Replace		8.46	Plasterboard with artex type finish		1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	138	Store	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.14	PVC Skirting	B	13.16	lm	10	15.00	Replace		40.00	Window wall only		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	138	Store	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	13.16	m2	10	15.00	Replace		59.22	Non slip vinyl		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	138	Store	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	2	Nr	10	35.00	Replace		564.00			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	138	Store	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	2	Nr	10	15.00	Replace		282.00	Ss round bar		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	138	Store	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.1	Kitchen units	B(C)	4	Nr	5	15.00	Replace	Replace kitchen units	1410.00	Wall and base units	Becoming worn	3	2	6	Low	£ 5,640.00	£ -	£ -	£ -	£ -	£ -	£ 5,640.00	£ -	£ -	£ -	£ -
Block F	MAC-01	00	138	Store	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.10	Sink	B(C)	1	Nr	5	25.00	Replace		1013.79	Replace ss sink and taps with kitchen units	Repair	3	2	6	Low	£ 1,013.79	£ -	£ -	£ -	£ -	£ -	£ 1,013.79	£ -	£ -	£ -	£ -
Block F	MAC-01	00	138	Store	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B	1	Nr	10	25.00	Replace		613.35	Ceramic basin with lever taps		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	138	Store	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	14	m2	5	5.00	Maintain	Redecorate	22.00	Painted plaster		3	1	3	Low	£ 308.00	£ -	£ -	£ -	£ -	£ -	£ 308.00	£ -	£ -	£ -	£ -
Block F	MAC-01	00	139	Plant/Equipment	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	139	Plant/Equipment	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	139	Plant/Equipment	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B	8.57	m2	20	50.00	Replace		8.46	Plasterboard with artex type finish Access hatch to roof space		1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	139	Plant/Equipment	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	8.57	m2	10	15.00	Replace		59.22			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	139	Plant/Equipment	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	1	Nr	10	35.00	Replace		564.00			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	139	Plant/Equipment	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	1	Nr	10	15.00	Replace		282.00	Ss roundbar levers.		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	139	Plant/Equipment	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	9	m2	2	5.00	Replace		22.00	Painted plaster		3	1	3	Low	£ 396.00	£ -	£ -	£ 198.00	£ -	£ -	£ -	£ -	£ 198.00	£ -	£ -
Block F	MAC-01	00	140	Plant/Equipment	13. Electrical Systems	13.2. Distribution Boards	13.2.1	Distribution Boards	B	1	Nr	5	25.00	Replace	Replace	1000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 1,000.00	£ -	£ -	£ -	£ -	£ -	£ 1,000.00	£ -	£ -	£ -	£ -
Block F	MAC-01	00	140	Plant/Equipment	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.1	Block/Block Cavity Wall	B(C)	8	lm	5	80.00	Replace	Repair after monitoring	101.52	Vertical cracking in blocks to walls	Repair	3	1	3	Low	£ 812.16	£ -	£ -	£ -	£ -	£ -	£ 812.16	£ -	£ -	£ -	£ -
Block F	MAC-01	00	140	Plant/Equipment	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.1	Block/Block Cavity Wall	B	0	m2	30	80.00	Replace		101.52			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	140	Plant/Equipment	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B	16.2	m2	30	50.00	Replace		8.46			1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	140	Plant/Equipment	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.18	Floor Coverings - Other	B	16.2		30	80.00	Replace		0.00	Concrete floor slab - not painted		1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	140	Plant/Equipment	4. Internal Fabric & Fixtures	4.4. Doors	4.4.9	Internal Door - Hardwood Louvre	B	2	Nr	20	35.00	Replace		324.30			1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	140	Plant/Equipment	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	2	Nr	10	15.00	Replace		282.00	Ss round bar levers		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	140	Plant/Equipment	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	16.2	m2	5	5.00	Replace		22.00			3	1	3	Low	£ 356.40	£ -	£ -	£ -	£ -	£ -	£ 356.40	£ -	£ -	£ -	£ -
Block F	MAC-01	00	140	Plant/Equipment	6. Energy Centre Systems		6.1.	Fuel Supply / Storage (Gas)	B(C)	1	Nr	4	20.00	Replace	Replace	1000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 1,000.00	£ -	£ -	£ -	£ -	£ 1,000.00	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	140	Plant/Equipment	6. Energy Centre Systems		6.13.	Domestic Hot Water - Direct Fired Water Heaters	B	2	Nr	13	20.00	Maintain	None	0.00	None	Lifecycle Replacement	1	4	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	140	Plant/Equipment	6. Energy Centre Systems		6.15.	Flues	B	1	Nr	5	20.00	Replace	Replace	3000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 3,000.00	£ -	£ -	£ -	£ -	£ -	£ 3,000.00	£ -	£ -	£ -	£ -
Block F	MAC-01	00	140	Plant/Equipment	6. Energy Centre Systems		6.15.	Flues	B	2	Nr	13	20.00	Maintain	None	0.00	None	Lifecycle Replacement	1	4	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	140	Plant/Equipment	6. Energy Centre Systems		6.16.	Controls inc. meters	B(C)	1	Nr	3	15.00	Replace	Replace	10000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 10,000.00	£ -	£ -	£ -	£ 10,000.00	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	140	Plant/Equipment	6. Energy Centre Systems		6.16.	Controls inc. meters	B(C)	1	Nr	1	15.00	Replace	Replace	10000.00	None	Not working correctly	4	4	16	Significant	£ 10,000.00	£ -	£ 10,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	140	Plant/Equipment	6. Energy Centre Systems		6.6.	Boiler Plant - Up to 100kw	B(C)	3	Nr	2	25.00	Replace	Replace	6000.00	None	Exceeded lifecycle	3	4	12	Significant	£ 18,000.00	£ -		£ 18,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	140	Plant/Equipment	6. Energy Centre Systems		6.9.	Pressurisation Plant	B(C)	1	Nr	3	25.00	Replace	Replace	7000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 7,000.00	£ -	£ -	£ -	£ 7,000.00	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	140	Plant/Equipment	8. Hot & Cold Water Systems		8.6.	Pumps	B(C)	1	Nr	4	20.00	Replace	Replace	900.00	None	Lifecycle Replacement	3	4	12	Significant	£ 900.00	£ -	£ -	£ -	£ -	£ 900.00	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	141	Bedroom	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	141	Bedroom	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	141	Bedroom	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	0.5	m2	10	35.00	Replace		77.55			2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	141	Bedroom	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B	11.41	m2	20	50.00	Replace		8.46	Plasterboard with artex type finish		1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	141	Bedroom	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	11.41	m2	10	15.00	Replace		59.22			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -

Patterson, Liz
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Drawing Block	Site Block	Level	Room No.	Room Title	Group	Group (2)	Code	Description	Grade	Quantity	Unit	Residual Life	Activity Cycle	Action	Recommendations	Cost	Observations	Defects	Likelihood	Severity	Score	Rank	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Block F	MAC-01	00	141	Bedroom	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	2	Nr	10	35.00	Replace		705.00	Door and side leaf with high vision panel		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	141	Bedroom	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	2	Nr	10	15.00	Replace		282.00	Small lever handle		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	141	Bedroom	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B	1	Nr	10	25.00	Replace		613.35	Ceramic basin with lever taps		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	141	Bedroom	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	12	m2	5	5.00	Maintain		22.00	Redecorate		3	1	3	Low	£ 264.00	£ -	£ -	£ -	£ -	£ -	£ 264.00	£ -	£ -	£ -	£ -
Block F	MAC-01	00	141	Bedroom	8. Hot & Cold Water Systems		8.10.	Ancillary Equipment - Valves / Controls	B	1	Nr	12	15.00	Maintain	None	0.00	None	Lifecycle Replacement	1	4	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	142	Day Room/Lounge	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	142	Day Room/Lounge	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	0	m2	10	35.00	Maintain		77.55	Splash back to sink		2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	142	Day Room/Lounge	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B	24.59	m2	20	50.00	Maintain		8.46	Plasterboard with 'artex' type textured finish. Minor cracking and water damage above whb. Holes in ceiling where sign to external door removed		1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	142	Day Room/Lounge	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	24.59	m2	10	15.00	Replace		59.22	Non slip vinyl		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	142	Day Room/Lounge	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	2	Nr	10	35.00	Replace		705.00	Door and side leaf, high vision panel in door		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	142	Day Room/Lounge	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	2	Nr	10	15.00	Replace		282.00	Stainless steel round bar levers ,door closer fitted		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	142	Day Room/Lounge	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B	1	Nr	10	25.00	Replace		613.35	Ceramic basin with lever taps		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	142	Day Room/Lounge	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	25	m2	3	5.00	Maintain	Redecorate	22.00	Painted plaster. Damaged finishes around whb		3	1	3	Low	£ 1,100.00	£ -	£ -	£ -	£ -	£ 550.00	£ -	£ -	£ -	£ 550.00	£ -
Block F	MAC-01	00	142	Day Room/Lounge	8. Hot & Cold Water Systems		8.10.	Ancillary Equipment - Valves / Controls	B	1	Nr	12	15.00	Maintain	None	0.00	None	Lifecycle Replacement	1	4	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	143	Meeting/Seminar Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00			32.43			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	143	Meeting/Seminar Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	143	Meeting/Seminar Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	0.5	m2	10	35.00	Replace		77.55			2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	143	Meeting/Seminar Room	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B(C)	16.98	m2	5	25.00	Maintain	Clean surface of tiles	70.50		Surface discolouration	3	2	6	Low	£ 1,197.09	£ -	£ -	£ -	£ -	£ -	£ 1,197.09	£ -	£ -	£ -	£ -
Block F	MAC-01	00	143	Meeting/Seminar Room	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	16.98	m2	10	15.00	Replace		59.22			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	143	Meeting/Seminar Room	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	2	Nr	10	35.00	Replace		705.00	Door and side leaf, high level vision panel		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	143	Meeting/Seminar Room	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	2	Nr	10	15.00	Maintain		282.00			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	143	Meeting/Seminar Room	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B	1	Nr	10	25.00	Replace		613.35			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	143	Meeting/Seminar Room	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	17	m2	5	5.00	Maintain	Cyclical redecoration	22.00	Minor impact damage to walls		3	1	3	Low	£ 374.00	£ -	£ -	£ -	£ -	£ -	£ 374.00	£ -	£ -	£ -	£ -
Block F	MAC-01	00	143	Meeting/Seminar Room	8. Hot & Cold Water Systems		8.10.	Ancillary Equipment - Valves / Controls	B	1	Nr	12	15.00	Maintain	None	0.00	None	Lifecycle Replacement	1	4	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	144	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00			32.43			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	144	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	144	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	0.5	m2	10	35.00	Replace		77.55			2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	144	Bed Area	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B(C)	16.98	m2	5	25.00	Maintain	Clean surface of tiles	70.50		Surface discolouration	3	2	6	Low	£ 1,197.09	£ -	£ -	£ -	£ -	£ -	£ 1,197.09	£ -	£ -	£ -	£ -
Block F	MAC-01	00	144	Bed Area	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.14	PVC Skirting	B	16.98	lm	10	15.00	Replace		40.00			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	144	Bed Area	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	16.98	m2	10	15.00	Replace		59.22			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	144	Bed Area	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	2	Nr	10	35.00	Replace		705.00	Door and side leaf, high level vision panel		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	144	Bed Area	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	2	Nr	10	15.00	Maintain		282.00			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	144	Bed Area	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B	1	Nr	10	25.00	Replace		613.35			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	144	Bed Area	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	17	m2	5	5.00	Maintain	Cyclical redecoration	22.00	Minor impact damage to walls		3	1	3	Low	£ 374.00	£ -	£ -	£ -	£ -	£ -	£ 374.00	£ -	£ -	£ -	£ -
Block F	MAC-01	00	144	Bed Area	8. Hot & Cold Water Systems		8.10.	Ancillary Equipment - Valves / Controls	B(C)	1	Nr	4	15.00	Replace	Replace	200.00	None	Lifecycle replacement	3	4	12	Significant	£ 200.00	£ -	£ -	£ -	£ -	£ 200.00	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	145	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00			32.43			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	145	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	145	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	0.5	m2	10	35.00	Replace		77.55			2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	145	Bed Area	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B(C)	16.98	m2	5	25.00	Maintain	Clean surface of tiles	70.50		Surface discolouration	3	2	6	Low	£ 1,197.09	£ -	£ -	£ -	£ -	£ -	£ 1,197.09	£ -	£ -	£ -	£ -
Block F	MAC-01	00	145	Bed Area	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	16.98	m2	10	15.00	Replace		59.22			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	145	Bed Area	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	2	Nr	10	35.00	Replace		705.00	Door and side leaf, high level vision panel		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	145	Bed Area	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	2	Nr	10	15.00	Maintain		282.00			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	145	Bed Area	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B	1	Nr	10	25.00	Replace		613.35			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	145	Bed Area	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	17	m2	5	5.00	Maintain	Cyclical redecoration	22.00	Minor impact damage to walls		3	1	3	Low	£ 374.00	£ -	£ -	£ -	£ -	£ -	£ 374.00	£ -	£ -	£ -	£ -
Block F	MAC-01	00	145	Bed Area	8. Hot & Cold Water Systems		8.10.	Ancillary Equipment - Valves / Controls	B(C)	1	Nr	4	15.00	Replace	Replace	200.00	None	Lifecycle replacement	3	4	12	Significant	£ 200.00	£ -	£ -	£ -	£ -	£ 200.00	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	146	Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Repair		32.43	Crack to lhs wall previously repaired		1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	146	Store	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B	4.36	m2	20	50.00			8.46	Plasterboard ceiling with artex type textured finish. Minor water damage		1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	146	Store	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.14	PVC Skirting	B(C)	4.36	lm	5	15.00	Replace	Replace with coved skirting	40.00	Sits on vinyl tile	Repair	3	2	6	Low	£ 174.40	£ -	£ -	£ -	£ -	£ -	£ 174.40	£ -	£ -	£ -	£ -
Block F	MAC-01	00	146	Store	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.15	PVC Tiles	B(C)	4.36	m2	5	15.00	Replace	Replace	43.71	May have ACM - check asbestos register	Repair	3	2	6	Low	£ 190.58	£ -	£ -	£ -	£ -	£ -	£ 190.58	£ -	£ -	£ -	£ -
Block F	MAC-01	00	146	Store	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	1	Nr	10	35.00	Replace		564.00	Single door no vision panel		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	146	Store	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	1	Nr	10	15.00	Replace		282.00	Stainless steel round bar Door has no closer fitted		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	146	Store	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.15	Fixed Shelving/Storage	B	5	Nr	10	15.00	Replace		450.00	Timber shelving for linen		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	146	Store	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	5	m2	5	5.00	Maintain	Redecorate	22.00	Painted plaster		3	1	3	Low	£ 110.00	£ -	£ -	£ -	£ -	£ -	£ 110.00	£ -	£ -	£ -	£ -
Block F	MAC-01	00	147	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00			32.43	Minor cracking in wall between room and store		1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	147	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	147	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	0.5	m2	10	35.00	Replace		77.55			2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	147	Bed Area	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B(C)	16.98	m2	5	25.00	Maintain	Clean surface of tiles	70.50		Surface discolouration	3	2	6	Low	£ 1,197.09	£ -	£ -	£ -	£ -	£ -	£ 1,197.09	£ -	£ -	£ -	£ -
Block F	MAC-01	00	147	Bed Area	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	16.98	m2	10	15.00	Replace		59.22	Non slip vinyl		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	147	Bed Area	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	C	1	Nr	0	35.00	Repair	Repair or replace	564.00	Damaged veneer to door side leaf	Repair	5	2	10	Moderate	£ 564.00	£ 564.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	147	Bed Area	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	1	Nr	10	35.00	Replace		705.00	Door and side leaf, high level vision panel		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	147	Bed Area	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	2	Nr	10	15.00	Maintain		282.00	Sx round bar levers		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	147	Bed Area	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B	1	Nr	10	25.00	Replace		613.35	Ceramic basin with chrome hand wheels		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	147	Bed Area	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	23	m2	2	5.00	Maintain	Cyclical redecoration	22.00	Minor impact damage to walls		3	1	3	Low	£ 1,012.00	£ -	£ -	£ -	£ 506.00	£ -	£ -	£ -	£ 506.00	£ -	£ -
Block F	MAC-01	00	147	Bed Area	8. Hot & Cold Water Systems		8.10.	Ancillary Equipment - Valves / Controls	B(C)	1	Nr	4	15.00	Replace	Replace	200.00	None	Lifecycle replacement	3	4	12	Significant	£ 200.00	£ -	£ -	£ -	£ -	£ 200.00	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	148	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	20	80.00	Replace		32.43	Minor vertical cracking in walls		1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	148	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	10	80.00	Replace		49.35			2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	148	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	1	m2	10	35.00	Replace		77.55			2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -

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Drawing Block	Site Block	Level	Room No.	Room Title	Group	Group (2)	Code	Description	Grade	Quantity	Unit	Residual Life	Activity Cycle	Action	Recommendations	Cost	Observations	Defects	Likelihood	Severity	Score	Rank	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Block F	MAC-01	00	148	Bed Area	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B	22.42	m2	10	25.00	Replace		70.50			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	148	Bed Area	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	22.42	m2	10	15.00	Replace		59.22			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	148	Bed Area	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	1	Nr	20	35.00	Replace		564.00	Intercommunicating door to next room		1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	148	Bed Area	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	2	Nr	10	35.00	Replace		705.00	Door and side leaf		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	148	Bed Area	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	3	Nr	10	15.00	Replace		282.00			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	148	Bed Area	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B	1	Nr	10	25.00	Replace		613.35			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	148	Bed Area	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	2242	m2	2	5.00	Replace	Redecorate	22.00	Painted plaster		3	1	3	Low	£ 98,648.00	£ -	£ -	£ -	£ 49,324.00	£ -	£ -	£ 49,324.00	£ -	£ -
Block F	MAC-01	00	149	Toilet	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43	Minor impact damage		1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	149	Toilet	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	1	m2	10	35.00	Replace		77.55	Tile splash back to basin		2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	149	Toilet	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B	9.27	m2	20	50.00	Replace		8.46	Painted plaster		1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	149	Toilet	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.14	PVC Skirting	B(C)	8.95	lm	3	15.00	Replace	Replace skirting only	40.00	Near end of useful life	Repair	3	2	6	Low	£ 358.00	£ -	£ -	£ -	£ -	£ 358.00	£ -	£ -	£ -	£ -
Block F	MAC-01	00	149	Toilet	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	8.95	m2	10	15.00	Replace		59.22	Non slip vinyl		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	149	Toilet	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	2	Nr	10	35.00	Replace		564.00	Door and side leaf - minor impact damage to veneer		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	149	Toilet	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	2	Nr	10	15.00	Replace		282.00	5s round bar levers and indicator bolt		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	149	Toilet	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B(C)	1	Nr	5	25.00	Replace	Replace	613.35	Ceramic basin with lever taps. Chrome waste worn	Repair	3	2	6	Low	£ 613.35	£ -	£ -	£ -	£ -	£ -	£ 613.35	£ -	£ -	£ -
Block F	MAC-01	00	149	Toilet	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.13	WC Suite	B	1	Nr	10	25.00	Replace		493.50	Ceramic bowl and cistern with drop down grab rails both sides		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	149	Toilet	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	9	m2	2	5.00	Replace	Redecorate	22.00	Painted plaster		3	1	3	Low	£ 396.00	£ -	£ -	£ -	£ 198.00	£ -	£ -	£ 198.00	£ -	£ -
Block F	MAC-01	00	149	Toilet	8. Hot & Cold Water Systems		8.10.	Ancillary Equipment - Valves / Controls	B(C)	1	Nr	4	15.00	Replace	Replace	200.00	None	Lifecycle replacement	3	4	12	Significant	£ 200.00	£ -	£ -	£ -	£ -	£ -	£ 200.00	£ -	£ -	£ -
Block F	MAC-01	00	150	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	20	80.00	Replace		32.43			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	150	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	20	80.00	Replace		49.35			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	150	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	1	m2	10	35.00	Replace		77.55			2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	150	Bed Area	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B(C)	22.42	m2	5	25.00	Replace	Clean or replace	70.50		Discoloured tiles	3	2	6	Low	£ 1,580.61	£ -	£ -	£ -	£ -	£ -	£ 1,580.61	£ -	£ -	£ -
Block F	MAC-01	00	150	Bed Area	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	22.42	m2	5	15.00	Replace	Replace	59.22		Repair	3	2	6	Low	£ 1,327.71	£ -	£ -	£ -	£ -	£ -	£ 1,327.71	£ -	£ -	£ -
Block F	MAC-01	00	150	Bed Area	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	2	Nr	10	35.00	Replace		705.00	Door and side leaf		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	150	Bed Area	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	2	Nr	10	15.00	Replace		282.00			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	150	Bed Area	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B	1	Nr	10	25.00	Replace		613.35			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	150	Bed Area	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	C	40.15	m2	0	5.00	Replace	Redecorate	22.00	Painted plaster		5	1	5	Low	£ 1,766.60	£ 883.30	£ -	£ -	£ -	£ -	£ 883.30	£ -	£ -	£ -
Block F	MAC-01	00	150	Bed Area	8. Hot & Cold Water Systems		8.10.	Ancillary Equipment - Valves / Controls	B(C)	1	Nr	4	15.00	Replace	Replace	200.00	None	Lifecycle replacement	3	4	12	Significant	£ 200.00	£ -	£ -	£ -	£ -	£ -	£ 200.00	£ -	£ -	£ -
Block F	MAC-01	00	151	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	20	80.00	Replace		32.43	Minor vertical cracking in walls		1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	151	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	151	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	1	m2	10	35.00	Replace		77.55			2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	151	Bed Area	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B(C)	40.15	m2	5	25.00	Replace	Clean or replace	70.50		Discoloured tiles	3	2	6	Low	£ 2,830.58	£ -	£ -	£ -	£ -	£ -	£ 2,830.58	£ -	£ -	£ -
Block F	MAC-01	00	151	Bed Area	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	40.15	m2	5	15.00	Replace	Replace	59.22	Non slip vinyl	Repair	3	2	6	Low	£ 2,377.68	£ -	£ -	£ -	£ -	£ -	£ 2,377.68	£ -	£ -	£ -
Block F	MAC-01	00	151	Bed Area	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	2	Nr	10	35.00	Replace		705.00	Door and side leaf		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	151	Bed Area	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	2	Nr	10	15.00	Replace		282.00			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	151	Bed Area	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B	1	Nr	10	25.00	Replace		613.35			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	151	Bed Area	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	C	40.15	m2	0	5.00	Replace	Redecorate	22.00	Painted plaster		5	1	5	Low	£ 1,766.60	£ 883.30	£ -	£ -	£ -	£ -	£ 883.30	£ -	£ -	£ -
Block F	MAC-01	00	151	Bed Area	8. Hot & Cold Water Systems		8.10.	Ancillary Equipment - Valves / Controls	B	1	Nr	12	15.00	Maintain	None	0.00	None	Lifecycle Replacement	1	4	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	152	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	20	80.00	Replace		32.43	Minor vertical cracking in walls		1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	152	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	152	Bed Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	1	m2	10	35.00	Replace		77.55			2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	152	Bed Area	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B(C)	22.42	m2	5	25.00	Replace	Clean or replace	70.50		Discoloured tiles	3	2	6	Low	£ 1,580.61	£ -	£ -	£ -	£ -	£ -	£ 1,580.61	£ -	£ -	£ -
Block F	MAC-01	00	152	Bed Area	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	22.42	m2	6	15.00	Replace	Replace	59.22	Non slip vinyl	Repair	2	2	4	Low	£ 1,327.71	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,327.71	£ -	£ -
Block F	MAC-01	00	152	Bed Area	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	2	Nr	10	35.00	Replace		705.00	Door and side leaf		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	152	Bed Area	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	2	Nr	10	15.00	Replace		282.00			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	152	Bed Area	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B	1	Nr	10	25.00	Replace		613.35			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	152	Bed Area	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	22.42	m2	2	5.00	Replace	Redecorate	22.00	Painted plaster		3	1	3	Low	£ 986.48	£ -	£ -	£ -	£ 493.24	£ -	£ -	£ 493.24	£ -	£ -
Block F	MAC-01	00	153	WC	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	153	WC	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	1	m2	10	35.00	Replace		77.55	Tile splash back to basin		2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	153	WC	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B	9.27	m2	20	50.00	Replace		8.46	Painted plaster		1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	153	WC	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.14	PVC Skirting	B(C)	9.27	lm	3	15.00	Replace	Replace skirting only	40.00	Near end of useful life	Repair	3	2	6	Low	£ 370.80	£ -	£ -	£ -	£ -	£ 370.80	£ -	£ -	£ -	£ -
Block F	MAC-01	00	153	WC	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	9.27	m2	10	15.00	Replace		59.22	Non slip vinyl		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	153	WC	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	2	Nr	10	35.00	Replace		564.00	Door and side leaf - minor impact damage to veneer		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	153	WC	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	2	Nr	10	15.00	Replace		282.00	5s round bar levers and indicator bolt		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	153	WC	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B(C)	1	Nr	5	25.00	Replace	Replace	613.35	Ceramic basin with lever taps. Chrome waste worn	Repair	3	2	6	Low	£ 613.35	£ -	£ -	£ -	£ -	£ -	£ 613.35	£ -	£ -	£ -
Block F	MAC-01	00	153	WC	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.13	WC Suite	B	1	Nr	10	25.00	Replace		493.50	Ceramic bowl and cistern with drop down grab rails both sides		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	153	WC	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	10	m2	2	5.00	Replace	Redecorate	22.00	Painted plaster		3	1	3	Low	£ 440.00	£ -	£ -	£ -	£ 220.00	£ -	£ -	£ 220.00	£ -	£ -
Block F	MAC-01	00	153	WC	8. Hot & Cold Water Systems		8.10.	Ancillary Equipment - Valves / Controls	B(C)	1	Nr	4	15.00	Replace	Replace	200.00	None	Lifecycle replacement	3	4	12	Significant	£ 200.00	£ -	£ -	£ -	£ -	£ -	£ 200.00	£ -	£ -	£ -
Block F	MAC-01	00	154	Bathroom	12.6. Miscellaneous Equipment		12.6.1	Miscellaneous Equipment	B	1	Nr	5	15.00	Replace	Replace	10000.00	None	Lifecycle Replacement	3	3	9	Moderate	£ 10,000.00	£ -	£ -	£ -	£ -	£ -	£ 10,000.00	£ -	£ -	£ -
Block F	MAC-01	00	154	Bathroom	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43	Minor cracking in walls		1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	154	Bathroom	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B(C)	14	m2	5	35.00	Replace	Replace	77.55		Repair	3	1	3	Low	£ 1,085.70	£ -	£ -	£ -	£ -	£ -	£ 1,085.70	£ -	£ -	£ -
Block F	MAC-01	00	154	Bathroom	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B	34.32	m2	20	50.00	Replace		8.46	Minor cracking		1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	154	Bathroom	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.14	PVC Skirting	B(C)	19.14	lm	5	15.00	Replace	Replace	40.00		Repair	3	2	6	Low	£ 765.60	£ -	£ -	£ -	£ -	£ -	£ 765.60	£ -	£ -	£ -
Block F	MAC-01	00	154	Bathroom	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	17.14	m2	5	15.00	Replace	Replace	59.22	Non slip vinyl	Repair	3	2	6	Low	£ 1,015.03	£ -	£ -	£ -	£ -	£ -	£ 1,015.03	£ -	£ -	£ -
Block F	MAC-01	00	154	Bathroom	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.4	Ceramic Tiles	B	2	m2	10	30.00	Replace		98.70	Check barefoot slip resistance-shower area		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	154	Bathroom	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	2	Nr	10	35.00	Replace		564.00			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	154	Bathroom	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	2	Nr	10	15.00	Replace		282.00	5s round bar levers and indicator bolt		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	154	Bathroom	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B(C)	1	Nr	5	25.00	Replace		613.35	Ceramic basin with lever taps	Repair	3	2	6	Low	£ 613.35	£ -	£ -	£ -	£ -	£ -	£ 613.35	£ -	£ -	£ -
Block F	MAC-01	00	154	Bathroom	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.13	WC Suite	B(C)	1	Nr	5	25.00	Replace		493.50	Ceramic bowl and close coupled cistern with back rest and grab rails both sides	Repair	3	2	6	Low	£ 493.50	£ -	£ -	£ -	£ -	£ -	£ 493.50	£ -	£ -	£ -
Block F	MAC-01	00	154	Bathroom	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.4	Bath	B	1	Nr	10	25.00	Replace		920.73			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	154	Bathroom	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	19.14	m2	5	5.00	Replace	Redecorate	22.00	Painted plaster above tiles to 1.5m		3	1	3	Low	£ 421.08	£ -	£ -	£ -	£ -	£ -	£ 421.08	£ -	£ -	£ -

Paterson NZ 09/29/2020 09:59:43

Drawing Block	Site Block	Level	Room No.	Room Title	Group	Group (2)	Code	Description	Grade	Quantity	Unit	Residual Life	Activity Cycle	Action	Recommendations	Cost	Observations	Defects	Likelihood	Severity	Score	Rank	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Block F	MAC-01	00	154	Bathroom	8. Hot & Cold Water Systems		8.10.	Ancillary Equipment - Valves / Controls	B(C)	1	Nr	4	15.00	Replace	Replace	200.00	None	Lifecycle Replacement	3	4	12	Significant	£ 200.00	£ -	£ -	£ -	£ -	£ 200.00	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	155	Assisted Bed Ward	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Repair		32.43			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	155	Assisted Bed Ward	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	0.5	m2	20	35.00	Replace		77.55			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	155	Assisted Bed Ward	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B	7.25	m2	20	50.00	Replace		8.46	Plasterboard with painted finish		1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	155	Assisted Bed Ward	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	10.29	m2	10	15.00	Replace		59.22	Non slip vinyl with coved skirting		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	155	Assisted Bed Ward	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	2	Nr	10	35.00	Replace		564.00	Door and side leaf		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	155	Assisted Bed Ward	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	2	Nr	10	15.00	Replace		282.00	Round bar levers and slide bolt		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	155	Assisted Bed Ward	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B	1	Nr	10	25.00	Replace		613.35	Ceramic basin with lever taps		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	155	Assisted Bed Ward	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.13	WC Suite	B	1	Nr	10	25.00	Replace	Ceramic bowl and cistern with back rest and drop down grab handles both sides	493.50			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	155	Assisted Bed Ward	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	7.25	m2	5	5.00	Maintain	Redecorate	22.00	Painted plaster		3	1	3	Low	£ 159.50	£ -	£ -	£ -	£ -	£ -	£ 159.50	£ -	£ -	£ -	£ -
Block F	MAC-01	00	155	Assisted Bed Ward	8. Hot & Cold Water Systems		8.10.	Ancillary Equipment - Valves / Controls	B(C)	1	Nr	4	15.00	Replace	Replace	200.00	None	Lifecycle replacement	3	4	12	Significant	£ 200.00	£ -	£ -	£ -	£ -	£ 200.00	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	156	Kitchen	12A. Catering Equipment		12.4.1	Catering Equipment	B	1	Nr	5	15.00	Replace	Replace	3000.00	None	Lifecycle Replacement	3	5	15	Significant	£ 3,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 3,000.00	£ -	£ -	£ -
Block F	MAC-01	00	156	Kitchen	12A. Catering Equipment		12.4.1	Catering Equipment	B	1	Nr	10	15.00	Maintain	None	1500.00	None	Lifecycle Replacement	2	6	12	Significant	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	156	Kitchen	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.12	Metal Cladding	B	0	m2	10	80.00	Replace		84.60			2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	156	Kitchen	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	156	Kitchen	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B	17.5	m2	20	50.00	Replace		8.46			1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	156	Kitchen	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	17.5	m2	6	15.00	Replace		59.22	Non slip vinyl with coved skirting	Repair	2	2	4	Low	£ 1,036.35	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,036.35	£ -	£ -	£ -
Block F	MAC-01	00	156	Kitchen	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	1	Nr	10	35.00	Replace		705.00			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	156	Kitchen	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	0	Nr	10	15.00	Replace		282.00			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	156	Kitchen	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.1	Kitchen units	B	0	Nr	10	15.00	Replace		1410.00	Stainless steel units		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	156	Kitchen	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B	1	Nr	6	25.00	Replace		613.35	Ceramic basin with lever tap	Repair	2	2	4	Low	£ 613.35	£ -	£ -	£ -	£ -	£ -	£ -	£ 613.35	£ -	£ -	£ -
Block F	MAC-01	00	156	Kitchen	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	17.5	m2	2	5.00	Replace	Redecorate	22.00	Painted plaster		3	1	3	Low	£ 770.00	£ -	£ -	£ -	£ 385.00	£ -	£ -	£ -	£ 385.00	£ -	£ -
Block F	MAC-01	All levels	N/A	Building Wide	13. Electrical Systems	13.2. Distribution Boards	13.2.1	Distribution Boards	B	1	Nr	10	25.00	Maintain	None	0.00	None	Lifecycle Replacement	2	4	8	Moderate	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	All levels	N/A	Building Wide	13. Electrical Systems	13.2. Distribution Boards	13.2.1	Distribution Boards	B(C)	1	Nr	2	25.00	Replace	Replace	2000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 2,000.00	£ -	£ -	£ -	£ 2,000.00	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	All levels	N/A	Building Wide	13. Electrical Systems	13.2. Distribution Boards	13.2.1	Distribution Boards	B(C)	1	Nr	5	25.00	Replace	Replace	3000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 3,000.00	£ -	£ -	£ -	£ -	£ -	£ 3,000.00	£ -	£ -	£ -	£ -
Block F	MAC-01	All levels	N/A	Building Wide	13. Electrical Systems	13.3. Switchgear	13.3.1	Switchgear	B(C)	1	Nr	2	25.00	Replace	Replace	2000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 2,000.00	£ -	£ -	£ -	£ 2,000.00	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	157	Switch Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace		32.43			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	157	Switch Room	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B	0	m2	20	50.00	Replace		8.46	Plasterboard with artex type finish		1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	157	Switch Room	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	D	2	m2	0	50.00	Repair		8.46	Perforated ceiling from switch room to roof space	Repair	5	2	10	Moderate	£ 16.92	£ 16.92	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	157	Switch Room	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.14	PVC Skirting	B(C)	3.61	lm	5	15.00	Replace		40.00		Repair	3	2	6	Low	£ 144.40	£ -	£ -	£ -	£ -	£ -	£ -	£ 144.40	£ -	£ -	£ -
Block F	MAC-01	00	157	Switch Room	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.15	PVC Tiles	B(C)	3.61	m2	5	15.00	Replace		43.71		Repair	3	2	6	Low	£ 157.79	£ -	£ -	£ -	£ -	£ -	£ -	£ 157.79	£ -	£ -	£ -
Block F	MAC-01	00	157	Switch Room	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.18	Floor Coverings - Other	B	1	Item	6	80.00	Replace		0.00	Rubber mat	Repair	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	157	Switch Room	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	1	Nr	6	35.00	Replace		564.00		Repair	2	2	4	Low	£ 564.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 564.00	£ -	£ -	£ -
Block F	MAC-01	00	157	Switch Room	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	1	Nr	6	15.00	Replace		282.00	5x round bar levers	Repair	2	2	4	Low	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 282.00	£ -	£ -	£ -
Block F	MAC-01	00	157	Switch Room	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	3.61	m2	5	5.00	Replace		22.00	Painted plaster		3	1	3	Low	£ 79.42	£ -	£ -	£ -	£ -	£ -	£ 79.42	£ -	£ -	£ -	£ -
Block F	MAC-01	00	158	Day Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	20	80.00	Replace		32.43			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	158	Day Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	158	Day Room	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B	45.47	m2	20	50.00	Replace		8.46	Plasterboard with artex type finish		1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	159	Day Room	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	41.67	m2	6	15.00	Replace		59.22	Non slip vinyl	Repair	2	2	4	Low	£ 2,467.70	£ -	£ -	£ -	£ -	£ -	£ -	£ 2,467.70	£ -	£ -	£ -
Block F	MAC-01	00	159	Day Room	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	3	Nr	10	35.00	Replace		705.00			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	159	Day Room	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	3	Nr	10	15.00	Replace		282.00			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	159	Day Room	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.1	Kitchen units	B	8	Nr	6	15.00	Replace		1410.00		Repair	2	2	4	Low	£ 11,280.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 11,280.00	£ -	£ -
Block F	MAC-01	00	159	Day Room	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	41.67	m2	2	5.00	Replace	Redecorate	22.00	Painted plaster		3	1	3	Low	£ 1,833.48	£ -	£ -	£ -	£ 916.74	£ -	£ -	£ -	£ 916.74	£ -	£ -
Block F	MAC-01	00	159	Day Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	20	80.00	Replace		32.43			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	159	Day Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	159	Day Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	8	m2	6	35.00	Replace		77.55	Tiled skirting	Repair	2	1	2	Low	£ 620.40	£ -	£ -	£ -	£ -	£ -	£ -	£ 620.40	£ -	£ -	£ -
Block F	MAC-01	00	159	Day Room	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B	41.67	m2	20	50.00	Replace		8.46	Plasterboard with artex type finish		1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	159	Day Room	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	41.67	m2	10	15.00	Replace		59.22	Non slip vinyl		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	159	Day Room	4. Internal Fabric & Fixtures	4.4. Doors	4.4.12	Internal Door - Sliding Concertina	B	2	Nr	6	20.00	Replace		564.00	Divides two rooms	Repair	2	2	4	Low	£ 1,128.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,128.00	£ -	£ -	£ -
Block F	MAC-01	00	159	Day Room	4. Internal Fabric & Fixtures	4.4. Doors	4.4.4	Internal Door - Steel	B	1	Nr	6	35.00	Replace		493.50	Roller shutter to kitchen	Repair	2	2	4	Low	£ 493.50	£ -	£ -	£ -	£ -	£ -	£ -	£ 493.50	£ -	£ -	£ -
Block F	MAC-01	00	159	Day Room	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	3	Nr	6	15.00	Replace		282.00		Repair	2	2	4	Low	£ 846.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 846.00	£ -	£ -	£ -
Block F	MAC-01	00	159	Day Room	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.1	Kitchen units	B	8	Nr	6	15.00	Replace		1410.00		Repair	2	2	4	Low	£ 11,280.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 11,280.00	£ -	£ -	£ -
Block F	MAC-01	00	159	Day Room	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	41.67	m2	2	5.00	Replace	Redecorate	22.00	Painted plaster		3	1	3	Low	£ 1,833.48	£ -	£ -	£ -	£ 916.74	£ -	£ -	£ -	£ 916.74	£ -	£ -
Block F	MAC-01	00	160	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	30	80.00	Replace	Minor repair prior to next redecoration	32.43	Minor impact damage and water damage at low level between doors to mac -02-00-139 and 141		1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	160	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35	Minor impact damage		1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	160	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.32	Wall finishes - Buffer Guard Rails	B(C)	18	lm	5	25.00	Replace	Replace and add corner guards	100.00	Nearing end of serviceable life	Repair	3	1	3	Low	£ 1,800.00	£ -	£ -	£ -	£ -	£ -	£ 1,800.00	£ -	£ -	£ -	£ -
Block F	MAC-01	00	160	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B(C)	57.41	m2	5	25.00	Replace	Replace	70.50	Clean or replace	Discoloured	3	2	6	Low	£ 4,047.41	£ -	£ -	£ -	£ -	£ -	£ 4,047.41	£ -	£ -	£ -	£ -
Block F	MAC-01	00	160	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	57.41	m2	6	15.00	Replace		59.22	Non slip vinyl	Repair	2	2	4	Low	£ 3,399.82	£ -	£ -	£ -	£ -	£ -	£ -	£ 3,399.82	£ -	£ -	£ -
Block F	MAC-01	00	160	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B(C)	2	Nr	6	35.00	Replace	Replace	705.00	Doors have impact damage to surfaces and lead edges. High level vision panel in both leafs	Repair	2	2	4	Low	£ 1,410.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,410.00	£ -	£ -	£ -
Block F	MAC-01	00	160	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B(C)	2	Nr	6	15.00	Replace		282.00	Doors hold open on doorsprings	Repair	2	2	4	Low	£ 564.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 564.00	£ -	£ -	£ -
Block F	MAC-01	00	160	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.14	Unit Furniture - Other	B(C)	1	Nr	6	80.00	Replace	Replace	0.00	Staff desk area nearing end of seviceable life	Repair	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	160	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	57.41	m2	3	5.00	Replace	Redecorate	22.00	Painted plaster		3	1	3	Low	£ 2,526.04	£ -	£ -	£ -	£ -	£ 1,263.02	£ -	£ -	£ -	£ 1,263.02	£ -
Block F	MAC-01	All levels	N/A	Building Wide	10. Medical Gas Pipeline Services		10.5.	Alarm Systems	B	1	Nr	10	15.00	Maintain	None	0.00	None	Lifecycle Replacement	2	4	8	Moderate	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	All levels	N/A	Building Wide	14. Alarms & Detection Systems	14.1. Fire Alarm Systems	14.1.1	Fire Alarm Devices & Interfaces	A	1	Nr	10	12.00	Maintain	None	0.00	None	Lifecycle Replacement	2	4	8	Moderate	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	All levels	N/A	Building Wide	14. Alarms & Detection Systems	14.2. Security Systems	14.2.2	Communication Installations - CCTV External £3,500/Comm Internal £2,200/Camera	B(C)	1	Nr	3	15.00	Replace	Replace	10000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 10,000.00	£ -	£ -	£ -	£ -	£ 10,000.00	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	161	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	50	80.00	Replace	Minor repair prior to next redecoration	32.43	Minor impact damage and water damage at low level between doors to mac -02-00-139 and 141		1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	161	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	30	80.00	Replace		49.35	Minor impact damage		1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	161	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.32	Wall finishes - Buffer Guard Rails	B(C)	20	lm	5	25.00	Replace	Replace and add corner guards	100.00	Nearing end of serviceable life	Repair	3	1	3	Low	£ 2,000.00	£ -	£ -	£ -	£ -	£ -	£ 2,000.00	£ -	£ -	£ -	£ -
Block F	MAC-01	00	161	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B(C)	96.62	m2	5	25.00	Replace	Clean or replace	70.50		Discoloured	3	2	6	Low	£ 6,811.71	£ -	£ -	£ -	£ -	£ -	£ -	£ 6,811.71	£ -	£ -	£ -
Block F	MAC-01	00	161	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.11	Skirting (Timber)	B	28.94	lm	30	15.00	Replace		16.92			1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -

Patterson, Liz
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Drawing Block	Site Block	Level	Room No.	Room Title	Group	Group (2)	Code	Description	Grade	Quantity	Unit	Residual Life	Activity Cycle	Action	Recommendations	Cost	Observations	Defects	Likelihood	Severity	Score	Rank	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Block F	MAC-01	00	161	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	96.62	m2	6	15.00	Replace		59.22	Non slip vinyl	Repair	2	2	4	Low	£ 5,721.84	£ -	£ -	£ -	£ -	£ -	£ -	£ 5,721.84	£ -	£ -
Block F	MAC-01	00	161	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B(C)	2	Nr	6	35.00	Replace	Replace	705.00	Doors have impact damage to surfaces and lead edges. High level vision panel in both leafs	Repair	2	2	4	Low	£ 1,410.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,410.00	£ -	£ -
Block F	MAC-01	00	161	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B(C)	2	Nr	6	15.00	Replace		282.00	Doors hold open on doorsprings	Repair	2	2	4	Low	£ 564.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 564.00	£ -	£ -
Block F	MAC-01	00	161	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.14	Unit Furniture - Other	B(C)	1	Nr	6	80.00	Replace	Replace	0.00	Staff desk area nearing end of seviceable life	Repair	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	00	161	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	96.62	m2	2	5.00	Replace	Redecorate	22.00	Painted plaster		3	1	3	Low	£ 4,251.28	£ -	£ -	£ -	£ 2,125.64	£ -	£ -	£ -	£ 2,125.64	£ -
Block A	MAC-01	All levels	N/A	Building Wide	11.1. Lifts		11.1.1	Passenger 26 person 4 stops	DX	1	Nr	0	15.00	Replace	Replace	100000.00	Lift not working	Exceeded lifecycle	5	4	20	High	£ 100,000.00	£ 100,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide	7. Heating & Chilled Systems		7.3.1.	Heating Pumps - medium 30 litres/s	B(C)	4	Nr	4	15.00	Replace	Replace	3000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 12,000.00	£ -	£ -	£ -	£ -	£ 12,000.00	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide	7. Heating & Chilled Systems		7.3.1.	Heating Pumps - medium 30 litres/s	B	2	Nr	10	15.00	Maintain	None	0.00	None	Lifecycle Replacement	2	4	8	Moderate	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide	7. Heating & Chilled Systems		7.3.1.	Heating Pumps - medium 30 litres/s	B	2	Nr	5	15.00	Replace	Replace	3000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 6,000.00	£ -	£ -	£ -	£ -	£ -	£ 6,000.00	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide	8. Hot & Cold Water Systems		8.1.	Cold Water Storage Tanks 4x4x3m; GRP; externally flanged	B	4	Nr	5	30.00	Replace	Replace	4200.00	None	Lifecycle Replacement	3	4	12	Significant	£ 16,800.00	£ -	£ -	£ -	£ -	£ -	£ 16,800.00	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide	9. Ventilation Systems		9.1.1.	Air Handling units; general; internal; 3m3/s	B	1	Nr	5	15.00	Replace	Replace	30000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 30,000.00	£ -	£ -	£ -	£ -	£ -	£ 30,000.00	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide	9. Ventilation Systems		9.1.1.	Air Handling units; general; internal; 3m3/s	B	1	Nr	5	15.00	Replace	Replace	30000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 30,000.00	£ -	£ -	£ -	£ -	£ -	£ 30,000.00	£ -	£ -	£ -
Block B	MAC-01	01	001	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	20	80.00	Replace		32.43			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	001	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	C	30.00	m2	1	80.00	Repair	Repair when work to roof is complete	32.43	Water ingress from roof causing damaged to plaster	Water damage	4	1	4	Low	£ 2,400.00	£ -	£ 2,400.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	001	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	10	80.00	Replace		49.35			2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	001	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.29	Wall Paper	C	10	m2	1	6.00	Replace	Replace	39.48		Repair	4	1	4	Low	£ 789.60	£ -	£ 394.80	£ -	£ -	£ -	£ -	£ 394.80	£ -	£ -
Block B	MAC-01	01	001	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling finishes - Mineral Tile Suspended Ceiling	DX	40	m2	0	25.00	Replace	Replace	70.50	Water damaged ceiling tiles and grid	Water damage	5	2	10	Moderate	£ 2,820.00	£ 2,820.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	001	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B	6.19	m2	20	50.00	Replace		8.46			1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	001	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.6	Internal Ceiling Finishes - Plaster	C	46.19	m2	1	30.00	Replace	Replace	8.46	Lath and plaster above suspended ceiling and in poor condition	Repair	4	2	8	Moderate	£ 390.77	£ -	£ 390.77	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	001	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.2	Carpet	B(C)	46.19	m2	5	15.00	Replace		58.00	Some water staining from leaking	Repair	3	2	6	Low	£ 2,679.02	£ -	£ -	£ -	£ -	£ -	£ 2,679.02	£ -	£ -	£ -
Block B	MAC-01	01	001	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	1	Nr	10	35.00	Replace		705.00	Glazed door to lift lobby		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	001	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.2	Ironmongery - Brass	B(C)	1	Nr	5	15.00	Replace		282.00	Door held open on mag catch	Repair	3	2	6	Low	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ 282.00	£ -	£ -	£ -
Block B	MAC-01	01	001	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	47	m2	2	5.00	Maintain	Redecorate	22.00	Painted plaster with section of wallpaper		3	1	3	Low	£ 2,068.00	£ -	£ -	£ -	£ 1,034.00	£ -	£ -	£ -	£ 1,034.00	£ -
Block B	MAC-01	01	002	Circulation (Stairs)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	Glazed screen	Glazed hardwood screen to stairwell	B	20.28	m2	10	40.00	Replace		0.00			2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	002	Circulation (Stairs)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	20	80.00	Replace		49.35			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	002	Circulation (Stairs)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.29	Wall Paper	C	9	m2	1	6.00	Maintain	Replace	39.48		Repair	4	1	4	Low	£ 710.64	£ -	£ 355.32	£ -	£ -	£ -	£ -	£ 355.32	£ -	£ -
Block B	MAC-01	01	002	Circulation (Stairs)	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B(C)	5.31	m2	1	50.00	Replace	Replace wallpaper	8.46		Wallpaper finish to plaster board	4	2	8	Moderate	£ 44.92	£ -	£ 44.92	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	002	Circulation (Stairs)	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.2	Carpet	B(C)	5.31	m2	5	15.00	Replace	Replace	58.00		Repair	3	2	6	Low	£ 307.98	£ -	£ -	£ -	£ -	£ -	£ 307.98	£ -	£ -	£ -
Block B	MAC-01	01	002	Circulation (Stairs)	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	1	Nr	10	35.00	Replace		705.00	Glazed door from stairs		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	002	Circulation (Stairs)	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.2	Ironmongery - Brass	B(C)	1	Nr	5	15.00	Replace	Replace	282.00	Door held open on mag catch - Brass D handles.	Repair	3	2	6	Low	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ 282.00	£ -	£ -	£ -
Block B	MAC-01	01	002	Circulation (Stairs)	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	C	5.31	m2	1	5.00	Replace	Redecorate	22.00	Wallpaper		4	1	4	Low	£ 233.64	£ -	£ 116.82	£ -	£ -	£ -	£ -	£ 116.82	£ -	£ -
Block B	MAC-01	01	002	Circulation (Stairs)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	10	m2	20	80.00	Replace		32.43			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	002	Circulation (Stairs)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.29	Wall Paper	C	25	m2	1	6.00	Replace	Replace	39.48		Repair	4	1	4	Low	£ 1,974.00	£ -	£ 987.00	£ -	£ -	£ -	£ 987.00	£ -	£ -	£ -
Block B	MAC-01	01	002	Circulation (Stairs)	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.6	Internal Ceiling Finishes - Plaster	C	9.89	m2	0	30.00	Replace	Ceiling affected by water ingress	8.46	Lath and plaster covered by wallpaper	Repair	5	2	10	Moderate	£ 83.67	£ 83.67	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	002	Circulation (Stairs)	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.2	Carpet	B(C)	9.89	m2	5	15.00	Replace	Replace	58.00	Carpet with contrasting stair nosing	Repair	3	2	6	Low	£ 573.62	£ -	£ -	£ -	£ -	£ -	£ 573.62	£ -	£ -	£ -
Block B	MAC-01	01	002	Circulation (Stairs)	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	C	9.89	m2	0	5.00	Replace	Redecorate	22.00			5	1	5	Low	£ 435.16	£ 217.58	£ -	£ -	£ -	£ -	£ 217.58	£ -	£ -	£ -
Block B	MAC-01	01	003	Lift Plant	4. Internal Fabric & Fixtures	4.8. Stairs	4.8.12	Stair Structure - Timber	B	8	lm	10	40.00	Replace		126.90	Timber treads and risers		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	003	Lift Plant	4. Internal Fabric & Fixtures	4.8. Stairs	4.8.13	Stair Finishes - Aluminium Nosing	B(C)	8	lm	5	15.00	Replace		22.56		Repair	3	2	6	Low	£ 180.48	£ -	£ -	£ -	£ -	£ -	£ 180.48	£ -	£ -	£ -
Block B	MAC-01	01	003	Lift Plant	4. Internal Fabric & Fixtures	4.8. Stairs	4.8.3	Stair Structure - Finished Metal	B	8	lm	10	50.00	Replace		423.00			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	003	Lift Plant	4. Internal Fabric & Fixtures	4.8. Stairs	4.8.6	Stair Structure - Metal Handrail	B(C)	8	lm	5	25.00	Replace	Replace	141.00		At end of useful life	3	2	6	Low	£ 1,128.00	£ -	£ -	£ -	£ -	£ -	£ 1,128.00	£ -	£ -	£ -
Block B	MAC-01	01	003	Lift Plant	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.2	Brick	B	0	m2	20	80.00	Replace		42.30	Painted brick		1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	003	Lift Plant	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B	3	m2	20	50.00	Replace		8.46			1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	003	Lift Plant	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.18	Floor Coverings - Other	B	3		20	80.00	Replace		0.00	Exposed concrete slab		1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	003	Lift Plant	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	2	Nr	10	35.00	Replace		564.00	Painted timber		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	003	Lift Plant	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	C	1	Nr	2	15.00	Replace	Replace	282.00	Small steel d handle	Repair	3	2	6	Low	£ 282.00	£ -	£ -	£ -	£ 282.00	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	003	Lift Plant	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	C	3	m2	5	5.00	Replace	Redecorate	22.00	Painted bricks		3	1	3	Low	£ 66.00	£ -	£ -	£ -	£ -	£ -	£ 66.00	£ -	£ -	£ -
Block B	MAC-01	01	003	Lift Plant	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	20	80.00	Replace		32.43			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	003	Lift Plant	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B(C)	3	m2	2	80.00	Repair	Repair	32.43		Horizontal cracking to rhs wall near ceiling. Vertical cracking lhs wall continues in ceiling. Vertical cracking also behind basin .	3	1	3	Low	£ 97.29	£ -	£ -	£ -	£ 97.29	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	004	Bathroom	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B(C)	12	lm	2	80.00	Replace		49.35	Replace with tiled finish	Repair	3	1	3	Low	£ 592.20	£ -	£ -	£ -	£ 592.20	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	004	Bathroom	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	C	14	m2	1	35.00	Replace	Replace	77.55		Tiles loose above shower tray	4	1	4	Low	£ 1,085.70	£ -	£ 1,085.70	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	004	Bathroom	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B	10.62	m2	20	50.00	Replace		8.46			1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	004	Bathroom	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	C	1	m2	0	50.00	Repair	Repair	8.46		Repair	5	2	10	Moderate	£ 8.46	£ 8.46	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	004	Bathroom	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	10.62	m2	3	15.00	Replace	Replace	59.22		At end of useful life	3	2	6	Low	£ 628.92	£ -	£ -	£ -	£ -	£ 628.92	£ -	£ -	£ -	£ -
Block B	MAC-01	01	004	Bathroom	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	2	Nr	10	35.00	Replace		564.00	Painted timber with side leaf		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	004	Bathroom	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	2	Nr	10	15.00	Replace		282.00	Ss round bar levers with digital lock		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	004	Bathroom	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B(C)	1	Nr	3	25.00	Replace	Replace	613.35	Ceramic basin with lever taps	At end of useful life	3	2	6	Low	£ 613.35	£ -	£ -	£ -	£ -	£ 613.35	£ -	£ -	£ -	£ -
Block B	MAC-01	01	004	Bathroom	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	11	m2	2	5.00	Maintain	Redecorate	22.00	Painted plaster		3	1	3	Low	£ 484.00	£ -	£ -	£ 242.00	£ -	£ -	£ -	£ 242.00	£ -	£ -
Block B	MAC-01	01	005	Shower	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	20	80.00	Replace		32.43			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	005	Shower	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	20	80.00	Replace		49.35			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	005	Shower	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	C	8	m2	2	35.00	Replace	Remove	77.55	Shower no longer used and fittings removed	Nearing end of useful life	3	1	3	Low	£ 620.40	£ -	£ -	£ -	£ 620.40	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	005	Shower	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B	6.77	m2	20	50.00	Replace		8.46	Plasterboard with artex type finish		1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	005	Shower	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	6.77	m2	3	15.00	Replace	Replace	59.22		Damaged welded seams	3	2	6	Low	£ 400.92	£ -	£ -	£ -	£ -	£ 400.92	£ -	£ -	£ -	£ -
Block B	MAC-01	01	005	Shower	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	1	Nr	10	35.00	Replace		564.00			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	005	Shower	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	1	Nr	10	15.00	Replace		282.00	Ss round bar levers		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	005	Shower	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.1	Kitchen units	C	2	Nr	3	15.00	Replace	Replace	1410.00	Relocated into room for storage	At end of useful life	3	2	6	Low	£ 2,820.00	£ -	£ -	£ -	£ -	£ 2,820.00	£ -	£ -	£ -	£ -
Block B	MAC-01	01	005	Shower	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	7	m2	2	5.00	Replace	Redecorate	22.00			3	1	3	Low	£ 308.00	£ -	£ -	£ 154.00	£ -	£ -	£ -	£ 154.00	£ -	£ -
Block B	MAC-01	01	006	Toilet	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	20	80.00	Replace		32.43			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	006	Toilet	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B(C)	6.4	lm	5	80.00	Replace	Replace	49.35	Replace when tiles are renewed	Repair	3	1	3	Low	£ 315.84	£ -	£ -	£ -	£ -	£ -	£ 315.84	£ -	£ -	£ -
Block B	MAC-01	01	006	Toilet	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B(C)	6	m2	5	35.00	Replace	Replace	77.55		Repair	3	1	3	Low	£ 465.30	£ -	£ -	£ -	£ -	£ -	£ 465.30	£ -	£ -	£ -
Block B	MAC-01	01	006	Toilet	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B	3.32	m2	10	50.00	Replace		8.46	Plasterboard with artex type finish		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -

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Drawing Block	Site Block	Level	Room No.	Room Title	Group	Group (2)	Code	Description	Grade	Quantity	Unit	Residual Life	Activity Cycle	Action	Recommendations	Cost	Observations	Defects	Likelihood	Severity	Score	Rank	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Block B	MAC-01	01	006	Toilet	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	3.32	m2	6	15.00	Replace		59.22		Repair	2	2	4	Low	£ 196.61	£ -	£ -	£ -	£ -	£ -	£ -	£ 196.61	£ -	£ -
Block B	MAC-01	01	006	Toilet	4. Internal Fabric & Fixtures	4.4. Doors	4.4.10	Internal Door - Paint to Timber	B	2	m2	6	6.00	Replace	Replace	141.00		Repair	2	2	4	Low	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 282.00	£ -	£ -
Block B	MAC-01	01	006	Toilet	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	2	Nr	6	15.00	Replace		282.00	5x round bar levers	Repair	2	2	4	Low	£ 564.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 564.00	£ -	£ -
Block B	MAC-01	01	006	Toilet	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B(C)	1	Nr	5	25.00	Replace	Replace	613.35	Ceramic basin with lever taps	Nearing end of useful life	3	2	6	Low	£ 613.35	£ -	£ -	£ -	£ -	£ -	£ 613.35	£ -	£ -	£ -
Block B	MAC-01	01	006	Toilet	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.13	WC Suite	B(C)	1	Nr	5	25.00	Replace	Replace	493.50		Nearing end of useful life	3	2	6	Low	£ 493.50	£ -	£ -	£ -	£ -	£ -	£ 493.50	£ -	£ -	£ -
Block B	MAC-01	01	006	Toilet	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	2	m2	2	5.00	Maintain	Redecorate	22.00	Painted plaster above tiles		3	1	3	Low	£ 88.00	£ -	£ -	£ 44.00	£ -	£ -	£ -	£ 44.00	£ -	£ -
Block B	MAC-01	All levels	N/A	Building Wide	8. Hot & Cold Water Systems		8.10.	Ancillary Equipment - Valves / Controls	B	1	Nr	12	15.00	Maintain	None	200.00	None	Lifecycle Replacement	1	4	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	008	Programme management office	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	C	1	m2	1	80.00	Repair	Repair	32.43		Water damage around window	4	1	4	Low	£ 32.43	£ -	£ -	£ 32.43	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	008	Programme management office	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	20	80.00	Replace		32.43			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	008	Programme management office	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	20	80.00	Replace		49.35			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	008	Programme management office	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	C	27.86	m2	2	25.00	Replace	Replace	70.50	Ceiling tiles are wet	Misplaced, discoloured and distorted tiles with some water damage	3	2	6	Low	£ 1,964.13	£ -	£ -	£ 1,964.13	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	008	Programme management office	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	19.00	m2	5	15.00	Replace	Replace	59.22		At end of useful life	3	2	6	Low	£ 1,125.18	£ -	£ -	£ -	£ -	£ -	£ 1,125.18	£ -	£ -	£ -
Block B	MAC-01	01	008	Programme management office	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.2	Carpet	B(C)	9	m2	5	15.00	Replace	Replace	58.00		At end of useful life	3	2	6	Low	£ 522.00	£ -	£ -	£ -	£ -	£ -	£ 522.00	£ -	£ -	£ -
Block B	MAC-01	01	008	Programme management office	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	1	Nr	10	35.00	Replace		705.00	Painted timber with vision panel		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	008	Programme management office	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	1	Nr	10	15.00	Replace		282.00	5x round bar levers		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	008	Programme management office	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	28	m2	3	5.00	Maintain	Redecorate	22.00	Painted plaster		3	1	3	Low	£ 1,232.00	£ -	£ -	£ -	£ -	£ -	£ 616.00	£ -	£ -	£ 616.00
Block B	MAC-01	01	008	Programme management office	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.10	Wall vision panels	B	2	Item	6	30.00	Replace	Remove	450.00	Room adjacent used as storage	Repair	2	1	2	Low	£ 900.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 900.00	£ -	£ -
Block B	MAC-01	01	007	Office	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	20	80.00	Replace		32.43			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	007	Office	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	20	80.00	Replace		49.35			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	007	Office	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B(C)	0.5	m2	2	35.00	Replace	Remove	77.55	Tile splash back - sink not in use	Repair	3	1	3	Low	£ 38.78	£ -	£ -	£ 38.78	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	007	Office	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B(C)	18.42	m2	5	25.00	Replace	Replace	70.50		Discoloured and distorted tiles	3	2	6	Low	£ 1,298.61	£ -	£ -	£ -	£ -	£ -	£ 1,298.61	£ -	£ -	£ -
Block B	MAC-01	01	007	Office	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.2	Carpet	B(C)	18.42	m2	5	15.00	Replace	Replace	58.00		At end of useful life	3	2	6	Low	£ 1,068.36	£ -	£ -	£ -	£ -	£ -	£ 1,068.36	£ -	£ -	£ -
Block B	MAC-01	01	007	Office	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	2	Nr	10	35.00	Replace		705.00	Painted timber with side leaf		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	007	Office	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	2	Nr	10	15.00	Replace		282.00	D pull and push plate		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	007	Office	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	C	1	Nr	2	25.00	Replace	Remove	613.35	Ceramic basin with cross headed taps - not used	At end of useful life	3	2	6	Low	£ 613.35	£ -	£ -	£ -	£ 613.35	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	007	Office	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	19	m2	3	5.00	Maintain	Redecorate	22.00	Painted plaster		3	1	3	Low	£ 836.00	£ -	£ -	£ -	£ -	£ 418.00	£ -	£ -	£ -	£ 418.00
Block B	MAC-01	01	009	Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	20	80.00	Replace		32.43			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	009	Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.25	Timber	B	0	m2	10	30.00	Replace	Timber chair rails	56.40			2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	009	Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	10	80.00	Replace		49.35			2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	009	Store	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B(C)	10.52	m2	5	25.00	Replace	Replace	70.50		At end of useful life	3	2	6	Low	£ 741.66	£ -	£ -	£ -	£ -	£ -	£ 741.66	£ -	£ -	£ -
Block B	MAC-01	01	009	Store	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	10.52	m2	5	15.00	Replace	Replace	59.22	Non slip vinyl	Repair	3	2	6	Low	£ 622.99	£ -	£ -	£ -	£ -	£ -	£ 622.99	£ -	£ -	£ -
Block B	MAC-01	01	009	Store	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	1	Nr	10	35.00	Replace		564.00	Painted timber		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	009	Store	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.2	Ironmongery - Brass	B(C)	1	Nr	5	15.00	Replace	Replace	282.00	Small brass handles. Door closer removed	Repair	3	2	6	Low	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ 282.00	£ -	£ -	£ -
Block B	MAC-01	01	009	Store	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.1	Kitchen units	B(C)	2	Nr	5	15.00	Replace	Replace	1410.00		At end of useful life	3	2	6	Low	£ 2,820.00	£ -	£ -	£ -	£ -	£ -	£ 2,820.00	£ -	£ -	£ -
Block B	MAC-01	01	009	Store	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	11	m2	2	5.00	Replace	Redecorate	22.00	Painted plaster		3	1	3	Low	£ 484.00	£ -	£ -	£ -	£ 242.00	£ -	£ -	£ -	£ 242.00	£ -
Block B	MAC-01	01	010	X ray store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	C	2	m2	1	80.00	Replace	Repair	32.43		Water damage	4	1	4	Low	£ 64.86	£ -	£ -	£ 64.86	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	010	X ray store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	17	m2	20	80.00	Replace		32.43		Repair	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	010	X ray store	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	D	31.1	m2	0	25.00	Replace	Replace	70.50	Ceiling collapsed due to water ingress	Missing and distorted tiles	5	2	10	Moderate	£ 2,192.55	£ -	£ -	£ -	£ -	£ -	£ -	£ 2,192.55	£ -	£ -
Block B	MAC-01	01	010	X ray store	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.2	Carpet	B(C)	31.1	m2	5	15.00	Replace	Replace	58.00		At end of useful life	3	2	6	Low	£ 1,803.80	£ -	£ -	£ -	£ -	£ -	£ 1,803.80	£ -	£ -	£ -
Block B	MAC-01	01	010	X ray store	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	2	Nr	10	35.00	Replace		705.00	Painted timber with side leaf		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	010	X ray store	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	2	Nr	10	15.00	Replace		282.00	D pull / push plates		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	010	X ray store	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.15	Fixed Shelving/Storage	B(C)	10	Nr	5	15.00	Replace		450.00	Store units not used - archive boxes on floor	Repair	3	2	6	Low	£ 4,500.00	£ -	£ -	£ -	£ -	£ -	£ 4,500.00	£ -	£ -	£ -
Block B	MAC-01	01	010	X ray store	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	29	m2	5	5.00	Maintain	Redecorate	22.00	Painted plaster		3	1	3	Low	£ 638.00	£ -	£ -	£ -	£ -	£ -	£ 638.00	£ -	£ -	£ -
Block B	MAC-01	01	010	X ray store	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	C	2	m2	1	5.00	Maintain	Redecorate	22.00	Painted plaster - redecorate when plaster repaired		4	1	4	Low	£ 88.00	£ -	£ -	£ 44.00	£ -	£ -	£ -	£ 44.00	£ -	£ -
Block B	MAC-01	01	010	X ray store	12.4. Catering Equipment		12.4.1	Catering Equipment	B	1	Nr	6	15.00	Replace	Replace	1000.00	None	Lifecycle Replacement	2	4	8	Moderate	£ 1,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,000.00	£ -	£ -
Block B	MAC-01	01	011	Kitchen	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	20	80.00	Replace		32.43			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	011	Kitchen	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	CX	4	m2	1	80.00	Replace	Repair	32.43	Damp plaster to wall around window	Water ingress around window- solid wall approx 600 mm thick, external rendering	4	2	8	Moderate	£ 129.72	£ -	£ -	£ 129.72	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	011	Kitchen	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B(C)	4	m2	3	35.00	Replace		77.55	Tile splash back to sink	Repair	3	1	3	Low	£ 310.20	£ -	£ -	£ -	£ -	£ 310.20	£ -	£ -	£ -	£ -
Block B	MAC-01	01	011	Kitchen	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	C	9.71	m2	2	25.00	Replace	Replace	70.50		Damaged and missing tiles	3	2	6	Low	£ 684.56	£ -	£ -	£ -	£ 684.56	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	011	Kitchen	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.6	Internal Ceiling Finishes - Plaster	C	9.71	m2	0	30.00	Replace		8.46		Lath and plaster ceiling under drawn by suspended ceiling	5	2	10	Moderate	£ 82.15	£ 82.15	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	011	Kitchen	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.11	Skirting (Timber)	B	9.71	lm	10	15.00	Replace		16.92			2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	011	Kitchen	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B(C)	9.71	m2	5	15.00	Replace	Replace	59.22	Non slip vinyl	Repair	3	2	6	Low	£ 575.03	£ -	£ -	£ -	£ -	£ -	£ 575.03	£ -	£ -	£ -
Block B	MAC-01	01	011	Kitchen	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	1	Nr	10	35.00	Replace		564.00	Painted timber-door wedged open		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	011	Kitchen	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	1	Nr	10	15.00	Replace		282.00	5x round bar levers		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	011	Kitchen	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.1	Kitchen units	C	2.5	Nr	0	15.00	Replace	Replace	1410.00	2 base plus drawer unit with laminate worktop	At end of useful life	5	2	10	Moderate	£ 3,525.00	£ 3,525.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	011	Kitchen	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.10	Sink	B(C)	1	Nr	5	25.00	Replace	Replace	1013.79	Replace with units	Repair	3	2	6	Low	£ 1,013.79	£ -	£ -	£ -	£ -	£ -	£ 1,013.79	£ -	£ -	£ -
Block B	MAC-01	01	011	Kitchen	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	6	m2	3	5.00	Maintain	Redecorate	22.00			3	1	3	Low	£ 264.00	£ -	£ -	£ -	£ -	£ 132.00	£ -	£ -	£ -	£ 132.00
Block B	MAC-01	01	011	Kitchen	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	C	4	m2	1	5.00	Maintain	Redecorate	22.00		Redecorate when plaster repaired	4	1	4	Low	£ 176.00	£ -	£ -	£ 88.00	£ -	£ -	£ -	£ 88.00	£ -	£ -
Block B	MAC-01	All levels	N/A	Building Wide	13. Electrical Systems	13.2. Distribution Boards	13.2.1	Distribution Boards	B	2	Nr	5	25.00	Replace	Replace	1000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 2,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 2,000.00	£ -	£ -
Block B	MAC-01	01	012	Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	C	2	m2	1	80.00	Repair	Repair	32.43	Damp has effected plaster under centre window	Water penetration - solid external wall	4	1	4	Low	£ 64.86	£ -	£ -	£ 64.86	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	012	Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	8	m2	20	80.00	Repair	Repair	32.43		Repair	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	012	Store	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B(C)	31.56	m2	5	25.00	Replace		70.50		Nearing end of useful life	3	2	6	Low	£ 2,224.98	£ -	£ -	£ -	£ -	£ -	£ 2,224.98	£ -	£ -	£ -
Block B	MAC-01	01	012	Store	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.2	Carpet	C	31.56	m2	2	15.00	Replace	Replace	58.00		Nearing end of useful life	3	2	6	Low	£ 1,830.48	£ -	£ -	£ -	£ 1,830.48	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	012	Store	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	2	Nr	10	35.00	Replace		705.00	Painted timber with side leaf		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	012	Store	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	2	Nr	10	15.00	Replace		282.00	5x round bar levers		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	012	Store	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.15	Fixed Shelving/Storage	B(C)	4	Nr	5	15.00	Replace	Replace	450.00	Spur shelving	Repair	3	2	6	Low	£ 1,800.00	£ -	£ -	£ -	£ -	£ -	£ 1,800.00	£ -	£ -	£ -
Block B	MAC-01	01	012	Store	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	32	m2	3	5.00	Maintain	Redecorate	22.00	Painted plaster		3	1	3	Low	£ 1,408.00	£ -	£ -	£ -	£ -	£ 704.00	£ -	£ -	£ -	£ 704.00
Block B	MAC-01	01	013	Mental Health Nurse	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	20	80.00	Replace		32.43			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	013	Mental Health Nurse	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B(C)	29.97	m2	3	25.00	Replace	Replace	70.50		Tiles discoloured	3	2	6	Low	£ 2,112.89	£ -	£ -	£ -	£ -	£ 2,112.89	£ -	£ -	£ -	£ -
Block B	MAC-01	01	013	Mental Health Nurse	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.2	Carpet	CX	29.97	m2	2	15.00	Replace	Replace	58.00		At end of useful life	3	2	6	Low	£ 1,738.26	£ -	£ -	£ -	£ 1,738.26	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	013	Mental Health Nurse	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	2	Nr	10	35.00	Replace		705.00	Painted timber with vision panel and side leaf		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	013	Mental Health Nurse	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	2	Nr	10	15.00	Replace		282.00	D pull / push plate. Door wedged open		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	013	Mental Health Nurse	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.15	Fixed Shelving/Storage	B(C)	8	Nr	5	15.00	Replace	Replace	450.00	Timber spur shelving	At end of useful life	3	2	6	Low	£ 3,600.00	£ -	£ -	£ -	£ 3,600.00	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	013	Mental Health Nurse	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B	30	m2	3	5.00	Replace	Redecorate	22.00			3	1	3	Low	£ 1,320.00	£ -	£ -	£ -	£ -	£ 660.00	£ -	£ -	£ -	£ 660.00
Block B	MAC-01	01	014	Meeting Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	20	80.00	Replace		32.43	Minor vertical crack in external corner las of window		1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	014	Meeting Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.25	Timber	B(C)	2	m2	2	30.00	Replace	Replace	56.40	Damaged ply panel in corner opposite corridor door	Repair	3	1	3	Low	£ 112.80	£ -	£ -	£ 112.80	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	014	Meeting Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	20	80.00	Replace		49.35			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	014	Meeting Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B(C)	0.5	m2	5	35.00	Replace		77.55		Repair	3	1	3	Low	£ 38.78	£ -	£ -	£ -	£ -	£ -	£ 38.78	£ -	£ -	£ -
Block B	MAC-01	01	014	Meeting Room	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B(C)	28.62	m2	2	25.00	Replace	Clean or replace	70.50		Discoloured tiles	3	2	6	Low	£ 2,017.71	£ -	£ -	£ -	£ 2,017.71	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	014	Meeting Room	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.2	Carpet	CX	28.62	m2	2	15.00	Replace	Replace	58.00		Worn - at end of useful life	3	2	6	Low	£ 1,659.96	£ -	£ -	£ -	£ 1,659.96	£ -	£ -	£ -	£ -	£ -

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Drawing Block	Site Block	Level	Room No.	Room Title	Group	Group (2)	Code	Description	Grade	Quantity	Unit	Residual Life	Activity Cycle	Action	Recommendations	Cost	Observations	Defects	Likelihood	Severity	Score	Rank	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Block B	MAC-01	01	014	Meeting Room	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	2	Nr	10	35.00	Replace		564.00	Painted solid core door with vision panel plus side leaf		2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	014	Meeting Room	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	2	Nr	6	15.00	Replace		282.00	D pull handles/ push plate, door closers fitted	Repair	2	2	4	Low	£ 564.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 564.00	£ -	£ -	£ -
Block B	MAC-01	01	014	Meeting Room	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B(C)	1	Nr	3	25.00	Replace	Replace	613.35	Ceramic basin with cross headed taps	At end of useful life	3	2	6	Low	£ 613.35	£ -	£ -	£ -	£ 613.35	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	014	Meeting Room	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	29	m2	2	5.00	Replace	Redecorate	22.00		Dirt streaking on end wall	3	1	3	Low	£ 1,276.00	£ -	£ -	£ 638.00	£ -	£ -	£ -	£ -	£ 638.00	£ -	£ -
Block B	MAC-01	All levels	N/A	Building Wide	8. Hot & Cold Water Systems		8.10.	Ancillary Equipment - Valves / Controls	B(C)	1	Nr	4	15.00	Replace	Replace	200.00	None	Lifecycle replacement	3	4	12	Significant	£ 200.00	£ -	£ -	£ -	£ -	£ 200.00	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	01	021	Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	C	40.00	m2	1	80.00	Replace		32.43			5	2	10	Moderate	£ 1,297.20	£ -	£ 1,297.20	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	01	021	Store	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	C	1	Nr	1	35.00	Replace		564.00	Painted timber		3	2	6	Low	£ 564.00	£ -	£ 564.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	01	021	Store	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	C	40.00	m2	1	5.00	Maintain	Redecorate	22.00	Painted plaster		3	1	3	Low	£ 1,760.00	£ -	£ 880.00	£ -		£ -	£ -	£ -	£ -	£ 880.00	£ -
Block A	MAC-01	01	021	Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	3	m2	5	80.00	Replace		32.43		Repair	2	1	2	Low	£ 97.29	£ -	£ -	£ -	£ -	£ -	£ 97.29	£ -	£ -	£ -	£ -
Block A	MAC-01	01	021	Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	C	12	m2	0	80.00	Replace		32.43		Repair	5	2	10	Moderate	£ 389.16	£ 389.16	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	01	021	Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	3	lm	5	80.00	Replace		49.35		Repair	2	1	2	Low	£ 148.05	£ -	£ -	£ -	£ -	£ -	£ 148.05	£ -	£ -	£ -	£ -
Block A	MAC-01	01	021	Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.28	Timber Stud	C	12	m2	5	80.00	Replace		91.65	Partition wall to circulation	Repair	3	1	3	Low	£ 1,099.80	£ -	£ -	£ -	£ -	£ -	£ 1,099.80	£ -	£ -	£ -	£ -
Block A	MAC-01	01	021	Store	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	C	15.88	m2	5	50.00	Replace		8.46		Repair	3	2	6	Low	£ 134.34	£ -	£ -	£ -	£ -	£ -	£ 134.34	£ -	£ -	£ -	£ -
Block A	MAC-01	01	021	Store	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.18	Floor Coverings - Other	CX	15.88	m2	0	80.00	Replace		59.22	Linoleum floor	Repair	5	2	10	Moderate	£ 940.41	£ 940.41	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	01	021	Store	4. Internal Fabric & Fixtures	4.4. Doors	4.4.10	Internal Door - Paint to Timber	C	1	m2	0	6.00	Replace		141.00	Hollow core door with vision panel	Repair	5	2	10	Moderate	£ 282.00	£ 141.00	£ -	£ -	£ -	£ -	£ 141.00	£ -	£ -	£ -	£ -
Block A	MAC-01	01	021	Store	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	C	1	Nr	0	15.00	Replace		282.00		Repair	5	2	10	Moderate	£ 282.00	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	01	021	Store	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.15	Fixed Shelving/Storage	B	8	Nr	5	15.00	Replace		450.00	Timber fitted store shelving	Repair	2	2	4	Low	£ 3,600.00	£ -	£ -	£ -	£ -	£ -	£ 3,600.00	£ -	£ -	£ -	£ -
Block A	MAC-01	01	022	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	C	8.5	m2	5	80.00	Replace		32.43		Repair	2	1	2	Low	£ 275.66	£ -	£ -	£ -	£ -	£ -	£ 275.66	£ -	£ -	£ -	£ -
Block A	MAC-01	01	022	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	C	12	m2	0	80.00	Replace		32.43	Damaged plaster	Repair	5	1	5	Low	£ 389.16	£ 389.16	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	01	022	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	C	3	lm	5	80.00	Replace		49.35		Repair	2	1	2	Low	£ 148.05	£ -	£ -	£ -	£ -	£ -	£ 148.05	£ -	£ -	£ -	£ -
Block A	MAC-01	01	022	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.28	Timber Stud	B(C)	12	m2	5	80.00	Replace		91.65	Partition wall to store 021	Repair	3	1	3	Low	£ 1,099.80	£ -	£ -	£ -	£ -	£ -	£ 1,099.80	£ -	£ -	£ -	£ -
Block A	MAC-01	01	022	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B(C)	4.66	m2	5	50.00	Replace		8.46		Repair	3	2	6	Low	£ 39.42	£ -	£ -	£ -	£ -	£ -	£ 39.42	£ -	£ -	£ -	£ -
Block A	MAC-01	01	022	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.18	Floor Coverings - Other	CX	4.66	m2	0	80.00	Replace		59.22	Linoleum floor	Repair	5	2	10	Moderate	£ 278.02	£ 278.02	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	01	022	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.4. Doors	4.4.10	Internal Door - Paint to Timber	C	1	Nr	0	6.00	Replace		141.00	Panelled timber door	Repair	5	2	10	Moderate	£ 282.00	£ 141.00	£ -	£ -	£ -	£ -	£ -	£ 141.00	£ -	£ -	£ -
Block A	MAC-01	01	022	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	C	1	Nr	0	15.00	Replace		282.00	Small levers	Repair	5	2	10	Moderate	£ 282.00	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	01	022	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	C	22.00	m2	0	5.00	Replace		22.00			5	1	5	Low	£ 968.00	£ 484.00	£ -	£ -	£ -	£ -	£ 484.00	£ -	£ -	£ -	£ -
Block A	MAC-01	01	023	Store (old X ray)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	22.00	m2	5	80.00	Replace		32.43		Repair	2	1	2	Low	£ 713.90	£ -	£ -	£ -	£ -	£ -	£ 713.90		£ -	£ -	£ -
Block A	MAC-01	01	023	Store (old X ray)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	C	10	m2	0	80.00	Replace		32.43		Affected by damp	5	1	5	Low	£ 324.30	£ 324.30	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	01	023	Store (old X ray)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	C	14	lm	0	80.00	Replace		49.35		Repair	5	1	5	Low	£ 690.90	£ 690.90	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	01	023	Store (old X ray)	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B(C)	5.22	m2	5	50.00	Replace		8.46		Repair	3	2	6	Low	£ 44.16	£ -	£ -	£ -	£ -	£ -	£ 44.16	£ -	£ -	£ -	£ -
Block A	MAC-01	01	023	Store (old X ray)	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.18	Floor Coverings - Other	CX	5.22	m2	0	80.00	Replace		59.22	Linoleum floor	Repair	5	2	10	Moderate	£ 309.13	£ 309.13	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	01	023	Store (old X ray)	4. Internal Fabric & Fixtures	4.4. Doors	4.4.10	Internal Door - Paint to Timber	C	1	Nr	5	6.00	Replace		141.00	Panelled timber door	Repair	5	2	10	Moderate	£ 282.00	£ 141.00	£ -	£ -	£ -	£ -	£ 141.00	£ -	£ -	£ -	£ -
Block A	MAC-01	01	023	Store (old X ray)	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.5	Ironmongery - Plastic	CX	1	Nr	0	15.00	Replace		282.00		Repair	5	2	10	Moderate	£ 282.00	£ 282.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	01	023	Store (old X ray)	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.15	Fixed Shelving/Storage	B	5	Nr	5	15.00	Replace		450.00	Timber store shelving	Repair	2	2	4	Low	£ 2,250.00	£ -	£ -	£ -	£ -	£ -	£ 2,250.00	£ -	£ -	£ -	£ -
Block A	MAC-01	01	023	Store (old X ray)	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	C	5.22	m2	0	11.42	Replace		22.00	Painted plaster		5	1	5	Low	£ 502.48	£ 251.24	£ -	£ -	£ -	£ -	£ 251.24	£ -	£ -	£ -	£ -
Block A	MAC-01	01	024	Circulation (Stairs)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	CX	22	m2	0	80.00	Replace		32.43		Affected by damp. Significant cracking in walls	5	2	10	Moderate	£ 713.46	£ 713.46	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	01	024	Circulation (Stairs)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.26	Timber Cladding	C	10	m2	0	80.00	Replace		56.40	To both sides to top flight of stairs	At end of useful life. Escape route from 1st floor rooms	5	1	5	Low	£ 564.00	£ 564.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	01	024	Circulation (Stairs)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.33	Wall finishes - Handrails	C	11	lm	0	30.00	Replace		100.00	Timber handrails	At end of useful life	5	1	5	Low	£ 1,100.00	£ 1,100.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	01	024	Circulation (Stairs)	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.6	Internal Ceiling Finishes - Plaster	B	1.73	m2	5	30.00	Replace		8.46		Repair	2	2	4	Low	£ 14.64	£ -	£ -	£ -	£ -	£ -	£ 14.64	£ -	£ -	£ -	£ -
Block A	MAC-01	01	024	Circulation (Stairs)	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.6	Internal Ceiling Finishes - Plaster	C	1	m2	0	30.00	Replace		8.46		Repair	5	2	10	Moderate	£ 8.46	£ 8.46	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	01	024	Circulation (Stairs)	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	C	13.15	m2	0	5.00	Replace		22.00	Painted plaster and timber cladding		5	1	5	Low	£ 327.42	£ 289.36	£ -	£ -	£ -	£ -	£ 38.06	£ -	£ -	£ -	£ -
Block A	MAC-01	01	024	Circulation (Stairs)	4. Internal Fabric & Fixtures	4.8. Stairs	4.8.12	Stair Structure - Timber	B	7	lm	6	40.00	Replace		126.90		Repair	2	2	4	Low	£ 888.30	£ -	£ -	£ -	£ -	£ -	£ -	£ 888.30	£ -	£ -	£ -
Block A	MAC-01	01	024	Circulation (Stairs)	4. Internal Fabric & Fixtures	4.8. Stairs	4.8.21	Stair Finishes - Non-Slip Rubber	CX	6	m2	0	15.00	Replace		84.60		At end of useful life	5	2	10	Moderate	£ 507.60	£ 507.60	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block D	MAC-02	00	001	Mortuary	12.6. Miscellaneous Equipment		12.6.1	Miscellaneous Equipment	B(C)	1	Item	3	15.00	Replace	Replace	100000.00	None	Lifecycle Replacement	3	3	9	Moderate	£ 100,000.00	£ -	£ -	£ -	£ 100,000.00	£ -	£ -	£ -	£ -	£ -	£ -
Block D	MAC-02	00	001	Mortuary	13. Electrical Systems	13.2. Distribution Boards	13.2.1	Distribution Boards	C	1	Nr	1	25.00	Replace	Replace	900.00	None	Exceeded lifecycle	4	4	16	Significant	£ 3,000.00	£ -	£ 3,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block D	MAC-02	00	001	Mortuary	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	20	80.00	Replace	None	32.43	Plaster in good condition	None	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block D	MAC-02	00	001	Mortuary	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	20	80.00	Replace	None	49.35	Fair condition	None	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block D	MAC-02	00	001	Mortuary	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.30	Wall finishes - Whitrock panels	B	0	m2	10	30.00	Replace	None	65.00	Good condition	None	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block D	MAC-02	00	001	Mortuary	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B	17.48	m2	10	25.00	Replace	None	70.50	Good condition	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block D	MAC-02	00	001	Mortuary	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.6	Internal Ceiling Finishes - Plaster	B	17.48	m2	20	30.00	Replace	None	8.46	Good condition	None	1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block D	MAC-02	00	001	Mortuary	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	0	Nr	10	15.00	Replace	None	282.00	Good condition	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block D	MAC-02	00	001	Mortuary	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	50.17	m2	2	5.00	Maintain	Redecorate	22.00	Decorations ageing	Decorations poor	3	1	3	Low	£ 2,207.48	£ -	£ -	£ 1,103.74	£ -	£ -	£ -	£ -	£ 1,103.74	£ -	£ -
Block D	MAC-02	00	002	Chapel of Rest	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	20	80.00	Replace	None	32.43	Walls in good condition	None	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block D	MAC-02	00	002	Chapel of Rest	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.26	Timber Cladding	B	0	m2	20	80.00	Replace	None	56.40	Good condition	None	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block D	MAC-02	00	002	Chapel of Rest	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.27	Timber Skirting	B	0	lm	20	80.00	Replace	None	49.35	Good condition	None	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block D	MAC-02	00	002	Chapel of Rest	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	B	14.67	m2	10	25.00	Replace	None	70.50	Ceilings in good condition	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block D	MAC-02	00	002	Chapel of Rest	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.2	Carpet	B	14.67	m2	10	15.00	Replace	None	58.00	Carpet in good condition	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block D	MAC-02	00	002	Chapel of Rest	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	0	Nr	10	35.00	Replace	None	564.00	Good condition	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block D	MAC-02	00	002	Chapel of Rest	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	0	Nr	10	15.00	Replace	None	282.00	Good condition	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block D	MAC-02	00	002	Chapel of Rest	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B	25.93	m2	6	5.00	Replace	None	22.00	Slight cracking repair when decorate	None	2	1	2	Low	£ 570.46	£ -	£ -	£ -	£ -	£ -	£ -	£ 570.46	£ -	£ -	£ -
Block D	MAC-02	00	003	Mortuary	12.4. Catering Equipment		12.4.1	Catering Equipment	B	1	Nr	6	15.00	Replace	Replace	600.00	None	Lifecycle Replacement	2	4	8	Moderate	£ 600.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 600.00	£ -	£ -	£ -
Block D	MAC-02	00	003	Mortuary	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	20	80.00	Replace	None	32.43	Good condition	None	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block D	MAC-02	00	003	Mortuary	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B(C)	8	m2	5	35.00	Replace	Retile area	77.55	Some minor cracking	Some minor cracking	3	2	6	Low	£ 620.40	£ -	£ -	£ -	£ -	£ -	£ 620.40	£ -	£ -	£ -	£ -
Block D	MAC-02	00	003	Mortuary	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.34	Walls & Finishes - Other	B	0	m2	20	80.00	Replace	None	0.00	Query tile skirting going condition	None	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block D	MAC-02	00	003	Mortuary	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.6	Internal Ceiling Finishes - Plaster	B	5.82	m2	10	30.00	Replace	None	8.46	Good condition	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block D	MAC-02	00	003	Mortuary	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	C	5.82	m2	0	15.00	Replace	Replace	59.22	Vinyl split damaged when old sink removed	Vinyl split damaged when old sink removed	5	2	10	Moderate	£ 344.66	£ 344.66	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block D	MAC-02	00	003	Mortuary	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	0	Nr	10	35.00	Replace	None	564.00	Good condition	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block D	MAC-02	00	003	Mortuary	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	0	Nr	10	15.00	Replace	None	282.00	Good condition	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block D	MAC-02	00	003	Mortuary	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B	0	Nr	10	25.00	Replace	None	613.35	Good condition	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block D	MAC-02	00	003	Mortuary	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	C	28.95	m2	0	5.00	Maintain	Redecorate	22.00	Decorations poor	Decorations poor	5	2	10	Moderate	£ 1,273.80	£ 636.90	£ -	£ -	£ -	£ -	£ 636.90	£ -	£ -	£ -	£ -
Block G	MAC-03	00	001	Plant/Equipment	12.6. Miscellaneous Equipment		12.6.1	Miscellaneous Equipment	B	2	Nr	5	15.00	Replace	Replace	2000.00	None	Lifecycle Replacement	3	3	9	Moderate	£ 4,000.00	£ -	£ -	£ -	£ -	£ -	£ 4,000.00	£ -	£ -	£ -	£ -
Block G	MAC-03	00	001	Plant/Equipment	13. Electrical Systems	13.2. Distribution Boards	13.2.1	Distribution Boards	C	2	Nr	1	25.00	Replace	Replace	1500.00	None	Exceeded lifecycle	4	4	16	Significant	£ 3,000.00	£ -	£ 3,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block G	MAC-03	00	001	Plant/Equipment	13. Electrical Systems	13.3. Switchgear	13.3.1	Switchgear	C	3	Nr	1	25.00	Replace	Replace	1000.00	None	Exceeded lifecycle	4	4	16	Significant	£ 3,000.00	£ -	£ 3,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block G	MAC-03	00	001	Plant/Equipment	14. Alarms & Detection Systems	14.1. Fire Alarm Systems	14.1.1	Fire Alarm Devices & Interfaces	B(C)	1	m2	3	12.00	Replace	Replace	1000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 1,000.00	£ -	£ -	£ -	£ 1,000.00	£ -	£ -	£ -	£ -	£ -	£ -
Block G	MAC-03	00	001	Plant/Equipment	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.1	Block/Block Cavity Wall	B	0	m2	20	80.00	Replace	None	101.52	Walls ok	None	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block G	MAC-03	00	001	Plant/Equipment	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.2	Brick	B	0	m2	20	80.00	Replace	None	42.30	Painted brick walls ok	None	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block G	MAC-03	00	001	Plant/Equipment	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.11	Internal Ceiling Finishes- Exposed Concrete Soffit	B	40.53	m2	20	80.00	Replace	None	84.60	Ok	None	1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block G	MAC-03	00	001	Plant/Equipment	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.18	Floor Coverings - Other	B	40.53		20	80.00	Replace	None	0.00	Bare concrete	None	1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block G	MAC-03	00	001	Plant/Equipment	6. Energy Centre Systems		6.1.	Fuel Supply / Storage (Gas)	B(C)	1	Nr	2	20.00	Replace	Replace	2000.00	None	Exceeded lifecycle	3	4	12	Significant	£ 2,000.00	£ -	£ -	£ 2,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block G	MAC-03	00	001	Plant/Equipment	6. Energy Centre Systems		6.13.	Domestic Hot Water - Direct Fired Water Heaters	B	2	Nr	10	20.00	Maintain	None	0.00	None	Lifecycle Replacement	2	4	8	Moderate	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block G	MAC-03	00	001	Plant/Equipment	6. Energy Centre Systems		6.15.	Flues	B	1	nr per boiler	13	20.00	Replace	Replace	0.00	None	Exceeded lifecycle	1	4	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block G	MAC-03	00	001	Plant/Equipment	6. Energy Centre Systems		6.15.	Flues	B(C)	1	nr per boiler	2	20.00	Replace	Replace	12000.00	None	Exceeded lifecycle	3	4	12	Significant	£ 12,000.00	£ -	£ -	£ 12,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block G	MAC-03	00	001	Plant/Equipment	6. Energy Centre Systems		6.16.	Controls inc. meters	C	1	Nr	1	15.00	Replace	Replace	10000.00	None	Not working correctly	4	4	16	Significant	£ 10,000.00	£ -	£ 10,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block G	MAC-03	00	001	Plant/Equipment	6. Energy Centre Systems		6.16.	Controls inc. meters	C	1	Nr	1	15.00	Replace	Replace	5000.00	None	Exceeded lifecycle	4	4	16	Significant	£ 5,000.00	£ -	£ 5,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block G	MAC-03	00	001	Plant/Equipment	6. Energy Centre Systems		6.6.1	Boiler Plant - Over 100 - 400kw	C	4	Nr	1	25.00	Replace	Replace	12000.00	None	Exceeded lifecycle	4	4	16	Significant	£ 48,000.00	£ -	£ 48,000.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block G	MAC-03	00	001	Plant/Equipment	6. Energy Centre Systems		6.9.	Pressurisation Plant	B	1	Nr	5	25.00	Replace	Replace	3000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 3,000.00	£ -	£ -	£ -	£ -	£ -	£ 3,000.00	£ -	£ -	£ -	£ -
Block G	MAC-03	00	001	Plant/Equipment	7. Heating & Chilled Systems		7.3.1.	Heating Pumps - medium 30 litres/s	B	2	Nr	5	15.00	Replace	Replace	3000.00	None	Lifecycle Replacement	3	4	12	Significant	£ 6,000.00	£ -	£ -	£ -	£ -	£ -	£ 6,000.00	£ -	£ -	£ -	£ -
Block G	MAC-03	00	001	Plant/Equipment	8. Hot & Cold Water Systems		8.6.	Pumps	C	1	Nr	1	20.00	Replace	Replace	900.00	None	Exceeded lifecycle	4	4	16	Significant	£ 900.00	£ -	£ 900.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block G	MAC-03	00	002	Toilet	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.1	Block/Block Cavity Wall	B	0	m2	20	80.00	Replace	None	101.52	Good condition	None	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block G	MAC-03	00	002	Toilet	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.6	Internal Ceiling Finishes - Plaster	B	4.92	m2	10	30.00	Replace	None	8.46	Good condition	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block G	MAC-03	00	002	Toilet	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.4	Ceramic Tiles	B	4.92	m2	10	30.00	Replace	None	98.70	Reasonable condition	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block G	MAC-03	00	002	Toilet	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	0	Nr	10	35.00	Replace	None	564.00	Ok condition	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block G	MAC-03	00	002	Toilet	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	0	Nr	10	15.00	Replace	None	282.00	Ok condition	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block G	MAC-03	00	002	Toilet	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	26.64	m2	3	5.00	Maintain	Redecorate	22.00	Decorations aging	Decorations aging	3	1	3	Low	£ 1,172.16	£ -	£ -	£ -	£ 586.08	£ -	£ -	£ -	£ -	£ 586.08	£ -

Patterson, Liz 09/29/2020 09:59:43

Drawing Block	Site Block	Level	Room No.	Room Title	Group	Group (2)	Code	Description	Grade	Quantity	Unit	Residual Life	Activity Cycle	Action	Recommendations	Cost	Observations	Defects	Likelihood	Severity	Score	Rank	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Block G	MAC-03	00	003	Toilet	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.1	Block/Block Cavity Wall	B	0	m2	20	80.00	Replace	None	101.52	Ok condition	None	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block G	MAC-03	00	003	Toilet	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	20	80.00	Replace	None	32.43	Good condition	None	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block G	MAC-03	00	003	Toilet	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.6	Internal Ceiling Finishes - Plaster	B	2.93	m2	20	30.00	Replace	None	8.46	Good condition	None	1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block G	MAC-03	00	003	Toilet	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	2.93	m2	6	15.00	Replace	None	59.22	Ok	None	2	2	4	Low	£ 173.51	£ -	£ -	£ -	£ -	£ -	£ -	£ 173.51	£ -	£ -	£ -
Block G	MAC-03	00	003	Toilet	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.4	Ceramic Tiles	B	2.93	m2	10	30.00	Replace	None	98.70	Reasonable condition	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block G	MAC-03	00	003	Toilet	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	2	Nr	10	35.00	Replace	None	564.00	Ok condition	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block G	MAC-03	00	003	Toilet	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.6	Ironmongery - Steel	B	0	Nr	10	15.00	Replace	None	282.00	Ok	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block G	MAC-03	00	003	Toilet	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B(C)	1	Nr	6	25.00	Replace	Replace	613.35	Replace	Basin aged	2	2	4	Low	£ 613.35	£ -	£ -	£ -	£ -	£ -	£ -	£ 613.35	£ -	£ -	£ -
Block G	MAC-03	00	003	Toilet	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.13	WC Suite	B	1	Nr	6	25.00	Replace	Replace	493.50	Replace	Lifecycle replacement	2	2	4	Low	£ 493.50	£ -	£ -	£ -	£ -	£ -	£ -	£ 493.50	£ -	£ -	£ -
Block G	MAC-03	00	003	Toilet	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.9	Shower Tray	C	1	Nr	0	15.00	Replace	Replace	1057.50	Replace	Shower Aged	5	2	10	Moderate	£ 1,057.50	£ 1,057.50	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block G	MAC-03	00	003	Toilet	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	20.54	m2	3	5.00	Maintain	Redecorate	22.00	Decorations ok	Lifecycle decorations	3	1	3	Low	£ 903.76	£ -	£ -	£ -	£ 451.88	£ -	£ -	£ -	£ -	£ 451.88	£ -
Block G	MAC-03	00	004	plant room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.1	Block/Block Cavity Wall	B	0	m2	20	80.00	Replace	None	101.52	Walls ok	None	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block G	MAC-03	00	004	plant room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.2	Brick	B	0	m2	20	80.00	Replace	None	42.30	Painted brickwork ok	None	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block G	MAC-03	00	004	plant room	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.11	Internal Ceiling Finishes- Exposed Concrete Soffit	B	40.53	m2	20	80.00	Replace	None	84.60	Ok	None	1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block G	MAC-03	00	004	plant room	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.18	Floor Coverings - Other	B	40.53		20	80.00	Replace	None	0.00	Bare concrete	None	1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block G	MAC-03	00	004	plant room	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.4	Ceramic Tiles	B	7.18	m2	20	30.00	Replace	None	98.70	Good condition	None	1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block G	MAC-03	00	004	plant room	8. Hot & Cold Water Systems		8.1.	Cold Water Storage Tanks 4x4x3m; GRP; externally flanged	B	1	Nr	10	30.00	Maintain	None	0.00	None	Lifecycle Replacement	2	4	8	Moderate	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block G	MAC-03	00	004	plant room	8. Hot & Cold Water Systems		8.6.	Pumps	B	2	Nr	10	20.00	Maintain	None	0.00	None	Lifecycle Replacement	2	4	8	Moderate	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	001	Ambulance Bay	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.1	Block/Block Cavity Wall	B	0	m2	20	80.00	Replace	None	101.52	Some minor damage repair under decorations	None	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	001	Ambulance Bay	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.5	Internal Ceiling Finishes - Plaster Board	B	55.5	m2	20	50.00	Replace	None	8.46	Good condition	None	1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	001	Ambulance Bay	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.18	Floor Coverings - Other	B	55.5		20	80.00	Replace	None	0.00	Painted concrete in good condition	None	1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	001	Ambulance Bay	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	0	Nr	10	35.00	Replace	None	705.00	Good condition	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	001	Ambulance Bay	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	B	0	Nr	10	15.00	Replace	None	282.00	Good condition	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	001	Ambulance Bay	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	89.4	m2	3	5.00	Maintain	Lifecycle decorations	22.00	Decor aged and minor repairs to blockwork required	None	3	1	3	Low	£ 3,933.60	£ -	£ -	£ -	£ 1,966.80	£ -	£ -	£ -	£ -	£ 1,966.80	£ -
Block H	MAC-05	00	002	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	20	80.00	Replace	Repairs under decorations	32.43	Good condition some minor damage	None	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	002	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.6	Internal Ceiling Finishes - Plaster	B(C)	1	m2	1	30.00	Repair	None	8.46	Generally in good condition some minor cracks	Minor cracks	4	2	8	Moderate	£ 8.46	£ -	£ 8.46	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	002	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.2	Carpet	B(C)	6.72	m2	3	15.00	Replace	Lifecycle replacement	58.00	Ok condition some staining	Stains to carpet	3	2	6	Low	£ 389.76	£ -	£ -	£ -	£ 389.76	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	002	Circulation (Corridor)	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	41.19	m2	3	5.00	Maintain	Redecorate	22.00	Decor ok	Lifecycle decorations	3	1	3	Low	£ 1,812.36	£ -	£ -	£ -	£ 906.18	£ -	£ -	£ -	£ -	£ 906.18	£ -
Block H	MAC-05	00	003	Cleaner	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	20	80.00	Replace	None	32.43	Good condition		1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	004	Cleaner	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	20	80.00	Replace	None	32.43	Good condition		1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	004	Cleaner	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.6	Internal Ceiling Finishes - Plaster	B	6.78	m2	20	30.00	Replace	Minor repairs	8.46	Minor damage where pipes removed	None	1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	004	Cleaner	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.15	PVC Tiles	B	4.47	m2	10	15.00	Replace	None	43.71	Ok	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	004	Cleaner	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	0	Nr	10	35.00	Replace	None	705.00	Fire doors in good condition	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	004	Cleaner	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	B	0	Nr	10	15.00	Replace	None	282.00	Good condition	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	004	Cleaner	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.15	Fixed Shelving/Storage	C	1	Nr	0	15.00	Replace	Check brackets and fixings, investigation required	450.00	Some are slightly bowed	Some are slightly bowed	5	2	10	Moderate	£ 450.00	£ 450.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	004	Cleaner	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	25.37	m2	5	5.00	Maintain	Lifecycle decorations	22.00	Decorations ok	Lifecycle decorations	3	1	3	Low	£ 558.14	£ -	£ -	£ -	£ -	£ -	£ 558.14	£ -	£ -	£ -	£ -
Block H	MAC-05	00	005	Lobby	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	20	80.00	Replace	Repairs under decorations	32.43	Good condition some minor damage	None	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	005	Lobby	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.6	Internal Ceiling Finishes - Plaster	B	6.72	m2	20	30.00	Replace	None	8.46	Good condition	None	1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	005	Lobby	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.2	Carpet	B(C)	6.72	m2	3	15.00	Replace	Lifecycle replacement	58.00	Ok condition some staining	Ok condition some staining	3	2	6	Low	£ 389.76	£ -	£ -	£ -	£ 389.76	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	005	Lobby	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	11.45	m2	4	5.00	Maintain	Redecorate	22.00	Decor ok	Decor ok	3	1	3	Low	£ 503.80	£ -	£ -	£ -	£ -	£ 251.90	£ -	£ -	£ -	£ -	£ 251.90
Block H	MAC-05	00	005	Lobby	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	20	80.00	Replace	Repair cracks when redecorate	32.43	Some minor cracking	None	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	005	Lobby	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.6	Internal Ceiling Finishes - Plaster	B	6.78	m2	20	30.00	Replace	None	8.46	Ok	None	1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	005	Lobby	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	6.78	m2	6	15.00	Replace	Lifecycle replacement	59.22	Currently in good condition	Lifecycle replacement	2	2	4	Low	£ 401.51	£ -	£ -	£ -	£ -	£ -	£ -	£ 401.51	£ -	£ -	£ -
Block H	MAC-05	00	006	Sluice	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	0	Nr	10	35.00	Replace	None	564.00	Good condition	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	006	Sluice	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	B	0	Nr	10	15.00	Replace	None	282.00	Good condition	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	006	Sluice	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B	0	Nr	10	25.00	Replace	None	613.35	Ok	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	006	Sluice	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.13	WC Suite	B	0	Nr	10	25.00	Replace	None	493.50	Sluice ok	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	006	Sluice	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	20.51	m2	3	5.00	Maintain	Redecorate and fill cracks	22.00	Decorations poor	Decorations poor	3	1	3	Low	£ 902.44	£ -	£ -	£ -	£ 451.22	£ -	£ -	£ -	£ -	£ 451.22	£ -
Block H	MAC-05	00	007	Store	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	20	80.00	Replace	None	32.43	Good condition		1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	007	Store	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.6	Internal Ceiling Finishes - Plaster	B	6.78	m2	20	30.00	Replace	Minor repairs	8.46	Minor damage where pipes removed	None	1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	007	Store	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.15	PVC Tiles	B	4.47	m2	10	15.00	Replace	None	43.71	Ok	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	007	Store	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	0	Nr	10	35.00	Replace	None	564.00	Good condition	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	007	Store	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	B	0	Nr	10	15.00	Replace	None	282.00	Good condition	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	007	Store	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	25.37	m2	5	5.00	Maintain	Lifecycle decorations	22.00	Decorations ok	Decorations ok	3	1	3	Low	£ 558.14	£ -	£ -	£ -	£ -	£ -	£ 558.14	£ -	£ -	£ -	£ -
Block H	MAC-05	00	008	Staff Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	20	80.00	Replace	None	32.43	Good condition	None	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	008	Staff Room	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.6	Internal Ceiling Finishes - Plaster	B	6.72	m2	20	30.00	Replace	None	8.46	Good condition	None	1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	008	Staff Room	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.3	Carpet Tiles	B	13.11	m2	6	15.00	Replace	Lifecycle replacement	58.00	Some minor damage to isolated areas	Lifecycle replacement	2	2	4	Low	£ 760.38	£ -	£ -	£ -	£ -	£ -	£ -	£ 760.38	£ -	£ -	£ -
Block H	MAC-05	00	008	Staff Room	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	0	Nr	10	35.00	Replace	None	705.00	Good condition	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	008	Staff Room	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	B	0	Nr	10	15.00	Repair		282.00	Good condition	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	008	Staff Room	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	43.45	m2	5	5.00	Maintain	Redecorate	22.00	Decor generally in good order	Decor generally in good order	3	1	3	Low	£ 955.90	£ -	£ -	£ -	£ -	£ -	£ 955.90	£ -	£ -	£ -	£ -
Block H	MAC-05	00	009	Kitchen	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	20	80.00	Replace	Repair cracks when redecorate	32.43	Good condition	None	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	009	Kitchen	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	0	m2	10	35.00	Replace	None	77.55	Tile splash back ok	None	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	009	Kitchen	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.6	Internal Ceiling Finishes - Plaster	B	6.78	m2	20	30.00	Replace	None	8.46	Ok	None	1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	009	Kitchen	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	6.78	m2	6	15.00	Replace	Lifecycle replacement	59.22	Currently in ok condition	Lifecycle replacement	2	2	4	Low	£ 401.51	£ -	£ -	£ -	£ -	£ -	£ -	£ 401.51	£ -	£ -	£ -
Block H	MAC-05	00	009	Kitchen	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	0	Nr	10	35.00	Replace	None	705.00	Fire doors in good condition	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	009	Kitchen	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	B	0	Nr	10	15.00	Replace	None	282.00	Good condition	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	009	Kitchen	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.1	Kitchen units	B	0	Nr	10	15.00	Replace	None	1410.00	Good condition	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	009	Kitchen	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.10	Sink	B	0	Nr	10	25.00	Replace	None	1013.79	Good condition	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	009	Kitchen	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	28.72	m2	5	5.00	Maintain	Lifecycle decorations	22.00	Decorations good	Decorations good	3	1	3	Low	£ 631.84	£ -	£ -	£ -	£ -	£ -	£ 631.84	£ -	£ -	£ -	£ -
Block H	MAC-05	00	010	Toilet	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	20	80.00	Replace	Repair cracks when redecorate	32.43	Some minor cracking	None	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	010	Toilet	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	0	m2	10	35.00	Replace	None	77.55	Tile splash back ok	None	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	010	Toilet	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.6	Internal Ceiling Finishes - Plaster	B	6.78	m2	20	30.00	Replace	None	8.46	Ok	None	1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	010	Toilet	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	6.78	m2	6	15.00	Replace	Lifecycle replacement	59.22	Currently in good condition	Lifecycle replacement	2	2	4	Low	£ 401.51	£ -	£ -	£ -	£ -	£ -	£ -	£ 401.51	£ -	£ -	£ -
Block H	MAC-05	00	010	Toilet	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	0	Nr	10	35.00	Replace	None	564.00	Good condition	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	010	Toilet	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	B	0	Nr	10	15.00	Replace	None	282.00	Good condition	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	010	Toilet	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B	0	Nr	10	25.00	Replace	None	613.35	Ok	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	010	Toilet	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.13	WC Suite	B	0	Nr	10	25.00	Replace	None	493.50	Ok	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	010	Toilet	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.2	Toilet Cubicles	B	1	Nr	10	25.00	Replace	None	705.00	Good condition	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	010	Toilet	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	25.93	m2	1	5.00	Maintain	Redecorate and fill cracks	22.00	Decorations poor	Decorations poor	4	1	4	Low	£ 1,140.92	£ -	£ 570.46	£ -	£ -	£ -	£ -	£ 570.46	£ -	£ -	£ -
Block H	MAC-05	00	011	Shower	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	0	m2	10	35.00	Replace	None	77.55	Fully tiled wall generally in good condition	None	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	011	Shower	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.6	Internal Ceiling Finishes - Plaster	B	6.78	m2	20	30.00	Replace	Repair when redecorate	8.46	Some minor cracking	None	1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	011	Shower	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.14	PVC Skirting	B	1.69	lm	6	15.00	Replace	Lifecycle replacement	40.00	Currently in ok condition	Lifecycle replacement	2	2	4	Low	£ 67.60	£ -	£ -	£ -	£ -	£ -	£ -	£ 67.60	£ -	£ -	£ -
Block H	MAC-05	00	011	Shower	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	6.78	m2	6	15.00	Replace	Lifecycle replacement	59.22	Currently in ok condition	Lifecycle replacement	2	2	4	Low	£ 401.51	£ -	£ -	£ -	£ -	£ -	£ -	£ 401.51	£ -	£ -	£ -
Block H	MAC-05	00	011	Shower	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	0	Nr	10	35.00	Replace	None	564.00	Good condition	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	011	Shower	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	B	0	Nr	10	15.00	Replace	None	282.00	Good condition	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	011	Shower	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.9	Shower Tray	B(C)	1	Nr	1	15.00	Replace	Replace	1057.50	Poor condition	Poor condition	4	2	8	Moderate	£ 1,057.50	£ -	£ 1,057.50	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	011	Shower	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	15.6	m2	1	5.00	Maintain	Redecorate and fill cracks to ceiling	22.00	Decorations poor	Decorations poor	4	1	4	Low	£ 686.40	£ -	£ 343.20	£ -	£ -	£ -	£ -	£ 343.20	£ -	£ -	£ -
Block H	MAC-05	00	012	Toilet	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	20	80.00	Replace	Repair cracks when redecorate	32.43	Some minor cracking	None	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	012	Toilet	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	B	0	m2	10	35.00	Replace	None	77.55	Tile splash back ok	None	2	1	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	012	Toilet	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.6	Internal Ceiling Finishes - Plaster	B	6.78	m2	20	30.00	Replace	None	8.46	Ok	None	1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	012	Toilet	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	B	6.78	m2	6	15.00	Replace	Lifecycle replacement	59.22	Currently in good condition	Lifecycle replacement	2	2	4	Low	£ 401.51	£ -	£ -	£ -	£ -	£ -	£ -	£ 401.51	£ -	£ -	£ -

Patterson, Liz
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Drawing Block	Site Block	Level	Room No.	Room Title	Group	Group (2)	Code	Description	Grade	Quantity	Unit	Residual Life	Activity Cycle	Action	Recommendations	Cost	Observations	Defects	Likelihood	Severity	Score	Rank	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Block H	MAC-05	00	012	Toilet	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	0	Nr	10	35.00	Replace	None	564.00	Good condition	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	012	Toilet	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.5.1	Ironmongery - Aluminium	B	0	Nr	10	15.00	Replace	None	282.00	Good condition	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	012	Toilet	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	B	0	Nr	10	25.00	Replace	None	613.35	Ok	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	012	Toilet	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.13	WC Suite	B	0	Nr	10	25.00	Replace	None	493.50	Ok	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	012	Toilet	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.2	Toilet Cubicles	B	1	Nr	10	25.00	Replace	None	705.00	Good condition	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	012	Toilet	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	31.25	m2	1	5.00	Maintain	Redecorate and fill cracks	22.00	Decorations poor	Decorations poor	4	1	4	Low	£ 1,375.00	£ -	£ -	£ 687.50	£ -	£ -	£ -	£ 687.50	£ -	£ -	£ -
Block H	MAC-05	00	013	Office (1P)	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	20	80.00	Replace	None	32.43	Good condition some minor cracks. Capture under decorations	None	1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	013	Office (1P)	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.2	Carpet	B(C)	6.72	m2	3	15.00	Replace	Lifecycle replacement	58.00	Ok condition some staining	Ok condition some staining	3	2	6	Low	£ 389.76	£ -	£ -	£ -	£ -	£ 389.76	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	013	Office (1P)	4. Internal Fabric & Fixtures	4.4. Doors	4.4.2	Internal Door - Solid Core Timber	B	0	Nr	10	35.00	Replace	None	564.00	Ok	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	013	Office (1P)	4. Internal Fabric & Fixtures	4.5. Door Furniture	4.5.1	Ironmongery - Aluminium	B	0	Nr	10	15.00	Repair	Repair loose handle	282.00	Handle loose Minot repair required	None	2	2	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block H	MAC-05	00	013	Office (1P)	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B(C)	31.11	m2	2	5.00	Maintain	Redecorate	22.00	Decor poor	Decor poor	3	1	3	Low	£ 1,368.84	£ -	£ -	£ -	£ 684.42	£ -	£ -	£ -	£ 684.42	£ -	£ -
Block A	MAC-01	All levels	N/A	Timber frame building	1. Structure	1.1. Foundations	1.1.2	Concrete	B	0	Im	30	80.00	Replace		211.50	Assumed- not open to inspection		1	4	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Timber frame building	1. Structure	1.2. Walls	1.2.5	Rendered Brick	B	0	m2	30	80.00	Replace		458.25	Assumed brick or block - not open to inspection		1	4	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Timber frame building	1. Structure	1.3. Frames	1.3.3	Timber	B	0	m2	30	70.00	Replace		169.20	Advised as timber framed - not open to inspection		1	4	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Timber frame building	1. Structure	1.4. Floors	1.4.2	Concrete	B	0	m2	30	70.00	Replace		84.60	No defects apparent. Not open to inspection		1	4	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Timber frame building	1. Structure	1.5. Roofs	1.5.12	Timber Frame	B	0	m2	30	80.00	Replace		59.22	Assumed- not open to inspection		1	4	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Timber frame building	2. External Fabric	2.1. Walls & Finishes	2.1.32	Render	B	0	m2	20	55.00	Replace		32.43			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Timber frame building	2. External Fabric	2.1. Walls & Finishes	2.1.32	Render	B(C)	10	m2	2	55.00	Repair		32.43	Vertical cracking in render below windows in South and West elevations and damaged area of render to west elevation.	Repair	3	2	6	Low	£ 324.30	£ -	£ -	£ -	£ 324.30	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Timber frame building	2. External Fabric	2.2. Windows	2.2.1	Aluminium	B	16	Nr	6	25.00	Replace		394.80	10mm sealed double glazed aluminium windows with timber sub frame.	Repair	2	3	6	Low	£ 6,316.80	£ -	£ -	£ -	£ -	£ -	£ -	£ 6,316.80	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Timber frame building	2. External Fabric	2.2. Windows	2.2.1	Aluminium	B(C)	1	Nr	1	25.00	Replace		394.80	Replace sealed double glazed unit in one window - condensation between glass	Repair	4	3	12	Significant	£ 394.80	£ -	£ -	£ 394.80	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Timber frame building	2. External Fabric	2.3. Doors	2.3.16	Paint to Timber	B	3	Item	10	5.00	Replace		28.20			2	3	6	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Timber frame building	2. External Fabric	2.3. Doors	2.3.5	Frames - Softwood	B	3	Nr	10	15.00	Replace		225.60	Single doors, one with timber side panel		2	3	6	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Timber frame building	2. External Fabric	2.4. External Timber/PVCu Detail	2.4.1	External Timber/PVCu Detail	B	0	lm	10	30.00	Replace		30.00	Timber fascia		2	3	6	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Timber frame building	2. External Fabric	2.4. External Timber/PVCu Detail	2.4.1	External Timber/PVCu Detail	B(C)	15	lm	10	30.00	Repair		30.00	Timber fascia - approx. 25% repair prior to redecoration	Pre redec. Repairs	2	3	6	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Timber frame building	2. External Fabric	2.5. Decoration	2.5.2	Decorate Render	B(C)	160	m2	5	5.00	Maintain		18.33		Life expired	3	3	9	Moderate	£ 2,932.80	£ -	£ -	£ -	£ -	£ -	£ -	£ 2,932.80	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Timber frame building	2. External Fabric	2.5. Decoration	2.5.3	Decorate Timber	B(C)	41.3	m2	5	5.00	Maintain	Redecorate	16.92	Redecorate timber doors and frames, fascia, sub frames to windows	Life expired	3	3	9	Moderate	£ 698.80	£ -	£ -	£ -	£ -	£ -	£ -	£ 698.80	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Timber frame building	3. Roofs	3.1. Coverings – Pitch	3.1.12	Lead Flashings/Soakers/Aprons	B	0	m2	10	20.00	Replace		64.86	Lead valleys		2	3	6	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Timber frame building	3. Roofs	3.1. Coverings – Pitch	3.1.14	Natural Slating	B	0	m2	30	75.00	Replace		274.95			1	3	3	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Timber frame building	3. Roofs	3.4. Rain Water Goods	3.4.13	UPVC Downpipes	B(C)	12	lm	5	25.00	Replace		45.12		Repair	3	3	9	Moderate	£ 541.44	£ -	£ -	£ -	£ -	£ -	£ 541.44	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Timber frame building	3. Roofs	3.4. Rain Water Goods	3.4.13	UPVC Downpipes	C	1	lm	0	25.00	Repair		45.12	Remake joint between gutter and downpipe to north- west corner of building outside room 01-00-39	Repair	5	3	15	Significant	£ 45.12	£ 45.12	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Timber frame building	3. Roofs	3.4. Rain Water Goods	3.4.14	UPVC Gutters	B(C)	48	lm	5	25.00	Replace		36.66		Repair	3	3	9	Moderate	£ 1,759.68	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,759.68	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Timber frame building	3. Roofs	3.4. Rain Water Goods	3.4.14	UPVC Gutters	C	1	lm	0	25.00	Repair		36.66	Extend gutter towards valley gutter above door in west elevation	Repair	5	3	15	Significant	£ 36.66	£ 36.66	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Site Wide	N/A	N/A	N/A	Timber frame building	5. External Building Works	5.1. Drainage	5.1.2	Further Investigation	C	1	Item	0	80.00	Repair		500.00	Investigate ingress of surface water around fire exit door adjacent to toilet 01-00-046	Repair	5	4	20	High	£ 500.00	£ 500.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	All levels	N/A	Twymyn , Outpatients, Physio and X-Ray	1. Structure	1.1. Foundations	1.1.2	Concrete	B	0	Im	30	80.00	Replace		211.50	Assumed- not open to inspection		1	4	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	All levels	N/A	Twymyn , Outpatients, Physio and X-Ray	1. Structure	1.1. Foundations	1.1.3	Damp-Proof Course	B	0	Im	30	80.00	Replace		25.00			1	4	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	All levels	N/A	Twymyn , Outpatients, Physio and X-Ray	1. Structure	1.2. Walls	1.2.5	Rendered Brick	B	0	m2	30	80.00	Replace		458.25	Render on brick / block cavity wall - not open to inspection		1	4	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	All levels	N/A	Twymyn , Outpatients, Physio and X-Ray	1. Structure	1.4. Floors	1.4.2	Concrete	B	0	m2	30	70.00	Replace		84.60	Not open to inspection		1	4	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	All levels	N/A	Twymyn , Outpatients, Physio and X-Ray	1. Structure	1.5. Roofs	1.5.11	Timber	B	0	m2	30	70.00	Replace		21.15	Access to three roof spaces possible		1	4	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	All levels	N/A	Twymyn , Outpatients, Physio and X-Ray	2. External Fabric	2.1. Walls & Finishes	2.1.2	Brick	B	0	m2	30	85.00	Replace		84.60	Blue brick cill to plinth and windows		1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	All levels	N/A	Twymyn , Outpatients, Physio and X-Ray	2. External Fabric	2.1. Walls & Finishes	2.1.32	Render	B	0	m2	20	55.00	Replace		32.43			1	1	1	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	All levels	N/A	Twymyn , Outpatients, Physio and X-Ray	2. External Fabric	2.1. Walls & Finishes	2.1.32	Render	B	26	m2	3	55.00	Repair		32.43	Cracking in render to external walls to Clinic rooms 01-00-091 to 01-00-094 and treatment rooms 01-00-097 to 01-00-100	Repair	3	2	6	Low	£ 843.18	£ -	£ -	£ -	£ -	£ 843.18	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	All levels	N/A	Twymyn , Outpatients, Physio and X-Ray	2. External Fabric	2.2. Windows	2.2.1	Aluminium	B(C)	11	Item	5	25.00	Replace		394.80	Aluminium framed windows to Clinic rooms, east elevation, patient's toilets and plant room	Nearing end of useful life	3	3	9	Moderate	£ 4,342.80	£ -	£ -	£ -	£ -	£ -	£ -	£ 4,342.80	£ -	£ -	£ -
Block F	MAC-01	All levels	N/A	Twymyn , Outpatients, Physio and X-Ray	2. External Fabric	2.2. Windows	2.2.10	UPVC Casement	B	0	Item	20	25.00	Replace		310.00	To treatment rooms		1	3	3	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	All levels	N/A	Twymyn , Outpatients, Physio and X-Ray	2. External Fabric	2.2. Windows	2.2.7	Softwood Casement	B	0	Item	10	25.00	Replace		310.20	6mm sealed double glazed units with colour coated metal opening lights in stained timber frames.		2	3	6	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	All levels	N/A	Twymyn , Outpatients, Physio and X-Ray	2. External Fabric	2.3. Doors	2.3.14	Hardwood (Glazed)	B	21	Item	6	35.00	Replace		1269.00	Single gwp glazed external doors	Approaching the end of useful life	2	3	6	Low	£ 26,649.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 26,649.00	£ -	£ -	£ -
Block F	MAC-01	All levels	N/A	Twymyn , Outpatients, Physio and X-Ray	2. External Fabric	2.4. External Timber/PVCu Detail	2.4.1	External Timber/PVCu Detail	B	0	lm	10	30.00	Replace		30.00	PVCu fascia and soffit		2	3	6	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	All levels	N/A	Twymyn , Outpatients, Physio and X-Ray	2. External Fabric	2.4. External Timber/PVCu Detail	2.4.1	External Timber/PVCu Detail	B(C)	16	lm	2	30.00	Replace		30.00	Distorted fascia to west elevation outside treatment rooms 01-00-096 to 01-00-100. Remix or replace. Faded cladding above Physiotherapy area remains functional at present.	Repair	3	3	9	Moderate	£ 480.00	£ -	£ -	£ -	£ 480.00	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	All levels	N/A	Twymyn , Outpatients, Physio and X-Ray	2. External Fabric	2.4. External Timber/PVCu Detail - Other	2.4.2	External Timber/PVCu Detail - Other	B	3.8		6	80.00	Replace		0.00	Timber fascia and boarded soffit to main entrance and Physiotherapy entrance	Repair	2	3	6	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	All levels	N/A	Twymyn , Outpatients, Physio and X-Ray	2. External Fabric	2.5. Decoration	2.5.2	Decorate Render	B(C)	460	m2	5	5.00	Replace		18.33		Life expired	3	3	9	Moderate	£ 8,431.80	£ -	£ -	£ -	£ -	£ -	£ -	£ 8,431.80	£ -	£ -	£ -
Block F	MAC-01	All levels	N/A	Twymyn , Outpatients, Physio and X-Ray	2. External Fabric	2.5. Decoration	2.5.3	Decorate Timber	B(C)	76	m2	5	5.00	Maintain		16.92	Stained timber framed windows	Life expired	3	3	9	Moderate	£ 1,285.92	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,285.92	£ -	£ -	£ -
Block F	MAC-01	All levels	N/A	Twymyn , Outpatients, Physio and X-Ray	3. Roofs	3.1. Coverings – Pitch	3.1.14	Natural Slating	B	0	m2	30	75.00	Replace		274.95			1	3	3	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	All levels	N/A	Twymyn , Outpatients, Physio and X-Ray	3. Roofs	3.2. Coverings – Flat	3.2.4	Built-Up Felt Roof - Triple	B	0	m2	10	20.00	Replace		112.80	Recoofed approximately 5 years ago		2	3	6	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	All levels	N/A	Twymyn , Outpatients, Physio and X-Ray	3. Roofs	3.3. Roof Lights	3.3.7	Proprietary Unit	B	0	m2	10	20.00	Replace		564.00	Renewed approximately 5 years ago		2	3	6	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	All levels	N/A	Twymyn , Outpatients, Physio and X-Ray	3. Roofs	3.4. Rain Water Goods	3.4.13	UPVC Downpipes	B	0	lm	20	25.00	Replace		45.12			1	3	3	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block F	MAC-01	All levels	N/A	Twymyn , Outpatients, Physio and X-Ray	3. Roofs	3.4. Rain Water Goods	3.4.14	UPVC Gutters	B	0	lm	20	25.00	Replace		36.66			1	3	3	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	015	Old Toilet	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	C	3.87	m2	2	25.00	Replace	Clean or replace	70.50		Discoloured tiles	3	2	6	Low	£ 272.84	£ -	£ -	£ -	£ 272.84	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	015	Old Toilet	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	0	m2	20	80.00	Replace		32.43			1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -

Patterson, Liz
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Drawing Block	Site Block	Level	Room No.	Room Title	Group	Group (2)	Code	Description	Grade	Quantity	Unit	Residual Life	Activity Cycle	Action	Recommendations	Cost	Observations	Defects	Likelihood	Severity	Score	Rank	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Block B	MAC-01	01	015	Old Toilet	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	C	10.00	m2	2	35.00	Replace		77.55		Repair	3	2		Low	£ 775.00	£ -	£ -	£ 775.00	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	015	Old Toilet	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	C	20.00	m2	3	5.00	Maintain	Redecorate	22.00	Painted plaster		3	1	3	Low	£ 880.00	£ -	£ -	£ 440.00	£ -	£ -	£ -	£ -	£ 440.00	£ -
Block B	MAC-01	01	015	Old Toilet	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	C	3.87	m2	0	15.00	Replace	Replace	59.22	Non slip vinyl	Repair	5	2	10	Moderate	£ 229.18	£ 229.18	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	015	Old Toilet	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	1	Nr	10	35.00	Replace		705.00			1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	015	Old Toilet	1. Structure	1.4. Floors		Concrete	B	3.87	Nr	10	50.00	Replace		0.00			1	5	5	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	015	Old Toilet	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	DX	1.00	nr	0	25.00	Replace	Replace	613.35	Old	Replace	5	3	15	Moderate	£ 613.35	£ 613.35	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	015	Old Toilet	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.13	WC Suite	DX	1.00	nr	0	25.00	Replace	Replace	493.50	Partly removed	Replace	5	3	15	Moderate	£ 493.50	£ 493.50	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	016	Old Bathroom	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes -	C	15.76	m2	2	25.00	Replace	Clean or replace	70.50		Discoloured tiles	3	2	6	Low	£ 1,111.08	£ -	£ -	£ 1,111.08	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	016	Old Bathroom	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	39.69	m2	20	80.00	Replace		32.43			1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	016	Old Bathroom	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	C	20.00	m2	2	35.00	Replace		77.55		Repair	3	2	6	Low	£ 1,551.00	£ -	£ -	£ 1,551.00	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	016	Old Bathroom	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	C	20.00	m2	3	5.00	Maintain	Redecorate	22.00	Painted plaster		3	1	3	Low	£ 880.00	£ -	£ -	£ 440.00	£ -	£ -	£ -	£ -	£ 440.00	£ -
Block B	MAC-01	01	016	Old Bathroom	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	C	39.69	m2	0	15.00	Replace	Replace	59.22	Non slip vinyl	Repair	5	2	10	Moderate	£ 2,350.44	£ 2,350.44	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	016	Old Bathroom	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	1	Nr	10	35.00	Replace	Replace	705.00			1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	016	Old Bathroom	1. Structure	1.4. Floors	1.4.7	Timber Boarding	DX	39.69	Nr	0	70.00	Replace	Replace	38.07	Creaking and bowed floor boarding		5	4	20	High	£ 1,510.99	£ 1,510.99	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	016	Old Bathroom	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	DX	1.00	nr	0	25.00	Replace	Replace	613.35	Old	Replace	5	3	15	Moderate	£ 613.35	£ 613.35	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	016	Old Bathroom	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.4	Bath	DX	1.00	nr	0	25.00	Replace	Replace	920.73	Removed	Replace	5	3	15	Moderate	£ 920.73	£ 920.73	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	017	Old Toilet	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes -	C	3.85	m2	2	25.00	Replace	Clean or replace	70.50		Discoloured tiles	3	2	6	Low	£ -	£ -	£ 271.42	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	017	Old Toilet	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	19.62	m2	20	80.00	Replace		32.43			1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	017	Old Toilet	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	C	10.00	m2	2	35.00	Replace		77.55		Repair	3	1	3	Low	£ 775.50	£ -	£ -	£ 775.50	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	017	Old Toilet	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	C	10.00	m2	3	5.00	Maintain	Redecorate	22.00	Painted plaster		3	1	3	Low	£ 440.00	£ -	£ -	£ 220.00	£ -	£ -	£ -	£ -	£ 220.00	£ -
Block B	MAC-01	01	017	Old Toilet	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	C	3.85	m2	0	15.00	Replace	Replace	59.22	Non slip vinyl	Repair	5	2	10	Moderate	£ 227.99	£ 227.99	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	017	Old Toilet	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	1	Nr	10	35.00	Replace	Replace	705.00			1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	017	Old Toilet	1. Structure	1.4. Floors	1.4.7	Timber Boarding	DX	3.85	Nr	0	70.00	Replace	Replace	38.07	Creaking and bowed floor boarding		5	4	20	High	£ 146.56	£ 146.56	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	017	Old Toilet	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	DX	1.00	nr	0	25.00	Replace	Replace	613.35	Old	Replace	5	3	15	Moderate	£ 613.35	£ 613.35	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	017	Old Toilet	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.13	WC Suite	DX	1.00	nr	0	25.00	Replace	Replace	493.50	Partly removed	Replace	5	3	15	Moderate	£ 493.50	£ 493.50	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	018	Old Washing Area	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes -	C	13.68	m2	2	25.00	Replace	Clean or replace	70.50		Discoloured tiles	3	2	6	Low	£ 964.44	£ -	£ -	£ 964.44	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	018	Old Washing Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	36.98	m2	20	80.00	Replace		32.43			1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	018	Old Washing Area	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	C	18.00	m2	2	35.00	Replace		77.55		Repair	3	1	3	Low	£ 1,395.90	£ -	£ -	£ 1,395.90	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	018	Old Washing Area	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	C	18.00	m2	3	5.00	Maintain	Redecorate	22.00	Painted plaster		3	1	3	Low	£ 616.00	£ -	£ -	£ 396.00	£ -	£ -	£ -	£ -	£ 220.00	£ -
Block B	MAC-01	01	018	Old Washing Area	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	C	36.98	m2	0	15.00	Replace	Replace	59.22	Non slip vinyl	Repair	5	2	10	Moderate	£ 2,189.95	£ 2,189.95	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	018	Old Washing Area	1. Structure	1.4. Floors	1.4.7	Timber Boarding	DX	20.00	Nr	0	70.00	Replace	Replace	38.07	Creaking and bowed floor boarding		5	4	20	High	£ 761.40	£ 761.40	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	018	Old Washing Area	1. Structure	1.4. Floors		Concrete	B	17.00	Nr	10	50.00	Replace		0.00			1	4	4	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	018	Old Washing Area	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	DX	2.00	nr	0	25.00	Replace	Replace	613.35	Old	Replace	5	2	10	Moderate	£ 1,226.70	£ 1,226.70	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	019	Old Shower Room	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes -	C	3.33	m2	2	25.00	Replace	Clean or replace	70.50		Discoloured tiles	3	2	6	Low	£ 234.76	£ -	£ -	£ 234.76	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	019	Old Shower Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	18.25	m2	20	80.00	Replace		32.43			1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	019	Old Shower Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.3	Ceramic Tiles	C	8.00	m2	2	35.00	Replace		77.55		Repair	3	1	3	Low	£ 620.40	£ -	£ -	£ 620.40	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	019	Old Shower Room	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	C	10.00	m2	3	5.00	Maintain	Redecorate	22.00	Painted plaster		3	1	3	Low	£ 440.00	£ -	£ -	£ 220.00	£ -	£ -	£ -	£ -	£ 220.00	£ -
Block B	MAC-01	01	019	Old Shower Room	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.16	Floor Coverings - Welded Vinyl Sheet	C	3.33	m2	0	15.00	Replace	Replace	59.22	Non slip vinyl	Repair	5	2	10	Moderate	£ 197.20	£ 197.20	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	019	Old Shower Room	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	1	Nr	10	35.00	Replace	Replace	705.00			1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	019	Old Shower Room	1. Structure	1.4. Floors	1.4.7	Timber Boarding	DX	3.33	Nr	0	70.00	Replace	Replace	38.07	Creaking and bowed floor boarding		5	4	20	High	£ 126.77	£ 126.77	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	019	Old Shower Room	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.12	Wash Hand Basin	DX	1.00	nr	0	25.00	Replace	Replace	613.35	Old	Replace	5	2	10	Moderate	£ 613.35	£ 613.35	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	019	Old Shower Room	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.9	Shower Tray	C	1.00	nr	0	25.00	Replace	Replace	1057.50	Replace	Replace	5	2	10	Moderate	£ 1,057.50	£ 1,057.50	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	019	Old Shower Room	4. Internal Fabric & Fixtures	4.6. Unit Furniture	4.6.9	Shower Screen	C	1.00	nr	0	25.00	Replace	Replace	1150.00	Replace	Replace	5	2	10	Moderate	£ 1,150.00	£ 1,150.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	020	Consultation / Meeting Room	4. Internal Fabric & Fixtures	4.2. Ceilings	4.2.10	Internal Suspended Ceiling Finishes -	B	11	m2	5	25.00	Replace	Clean or replace	70.50			3	2	6	Low	£ 775.50	£ -	£ -	£ -	£ -	£ -	£ 775.50	£ -	£ -	£ -
Block B	MAC-01	01	020	Consultation / Meeting Room	4. Internal Fabric & Fixtures	4.1. Walls & Finishes	4.1.17	Plaster	B	33.16	m2	20	80.00	Replace		32.43			1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	020	Consultation / Meeting Room	4. Internal Fabric & Fixtures	4.7. Decoration	4.7.1	Redecoration	B	33.16	m2	3	5.00	Maintain	Redecorate	22.00	Painted plaster		3	2	6	Low	£ 729.52	£ -	£ -	£ -	£ -	£ 729.52	£ -	£ -	£ -	£ -
Block B	MAC-01	01	020	Consultation / Meeting Room	4. Internal Fabric & Fixtures	4.3. Floor Coverings	4.3.2	Carpet	B	33.16	m2	8	15.00	Replace	Replace	58.00		Worn - at end of useful life	2	2	4	Low	£ 1,923.28	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,923.28	£ -
Block B	MAC-01	01	020	Consultation / Meeting Room	4. Internal Fabric & Fixtures	4.4. Doors	4.4.3	Internal Door - Solid Core Timber (Glazed)	B	1	Nr	10	35.00	Replace	Replace	705.00			1	2	2	Low	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	01	020	Consultation / Meeting Room	1. Structure	1.4. Floors	1.4.7	Timber Boarding	CX	33.16	m2	1	70.00	Replace	Replace	38.07	Creaking and bowed floor boarding		5	4	20	High	£ 1,262.40	£ -	£ 1,262.40	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Site Wide	N/A	N/A	N/A	Site Wide	5. External Building Works	5.1. Drainage	5.1.14	Foul Drainage - Manhole to front	D	1.00	Im	0	35.00	Replace	None	75.00	Surface drains clear	Needs rebuilding	5	5	25	High	£ 12,000.00	£ 12,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	All levels	N/A	Building Wide - Original building	3. Roofs	3.1. Coverings – Pitch	3.1.14	Natural Slating	C	360.00	m2	1	75.00	Replace		274.95	Front part of B Block roof looks satisfactory but there are numerous leaks	Life expired	4	4	16	Significant	£ 98,982.00	£ -	£ 98,982.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Site Wide	N/A	N/A	N/A		7. Heating & Chilled Systems		7.3.1.	Heating controls - BMS	DX	1.00	Nr	0	15.00	Replace	Replace	70000.00	Site advised BMS system not operational	Lifecycle Replacement	5	4	20	High	£ 70,000.00	£ 70,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -

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Machynlleth

Facet 2 - Functional Suitability

Drawing Block	Site Block	Floor	Room No.	Room Title	Area	Used for purpose	INTERNAL SPACE RELATIONSHIPS	Are critical dimensions suitable for function	Observation of dependant patients by staff	Separate sex bed/cubicle areas and toilet facilities	Security is maintained for both staff and patient	Score	SUPPORT SERVICES	Adequate toilet and bathrooms for the number of patients	Adequate storage space	Adequate seating and waiting space	Provision made for disable people	Score3	LOCATION	Distance of key linked services not excessive	Relationship to car parking areas is clear and reasonably close	Access to public transport links are good	Vertical and horizontal communication is good	Score4	OVERALL SCORE	Column1	Comments	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Total																												£ 197,200.00	£ 22,000.00	£ 38,700.00	£ 63,500.00	£ 28,000.00	£ -	£ 40,000.00	£ 5,000.00	£ -	£ -	£ -
Block A	MAC-01	00	001	Lobby to external door	3.59	Y		1.5	2.5	2.5	1	7.5		2.5	2.5	2.5	1.5	9		2.5	1.5	2	2.5	8.5	25 A		Lobby not used as external door locked. Lobby restricts access to the room for disabled.	£ -									
Block A	MAC-01	00	002	Office	11.05	Y		2.5	2.5	2.5	1	8.5		2	2	2	1	7		2.5	1.5	2	2.5	8.5	24 B		Furniture layout not suitable giving insufficient space behind desk. Security poor as access is via old external lobby.	£ 1,000.00				£ 1,000.00					
Block A	MAC-01	00	003	Office	9.36	Y		2.5	2.5	2.5	2	9.5		2	2	2	1	7		2.5	2.5	2.5	2.5	10	27 A		Layout not easily used by disabled	£ -									
Block A	MAC-01	00	004	Archive store (Redundant Ward)	20.99	N		2.5	2.5	2.5	2	9.5		2.5	1	2.5	2.5	8.5		2.5	2.5	2.5	2.5	10	28 A		Used as archive store	£ -									
Block A	MAC-01	00	005	Archive store (Redundant Ward)	28.51	N		2.6	2.5	2.5	2	9.6		2.5	1	2.5	2.5	8.5		2.6	2.5	2.5	2.5	10	28 A		Used as archive store	£ -									
Block A	MAC-01	00	006	Porters room/Store	27.92	Y		2.5	2.5	2.5	1	8.5		1.5	2	2.5	2	8		1.5	1.5	2	2	7	24 B		Porter room has external access but is isolated from main building by archive store giving poor security. Racked storage and small desk	£ 3,000.00			£ 3,000.00						
Block A	MAC-01	00	007	Archive store (Redundant toilet)	3.85	N		2.5	2.5	2.5	0.5	8		2.5	1	2.5	2.5	8.5		0	2.5	2.5	2.5	7.5	24 A		Used as archive store for other hospitals. Poor conditions for records	£ 5,000.00						£ 5,000.00			
Block A	MAC-01	00	008	Archive store (Redundant Ward)	14.98	N		2.5	2.5	2.5	0.5	8		2.5	1	2.5	2.5	8.5		0	2.5	2.5	2.5	7.5	24 A		Used as archive store for other hospitals. Poor conditions for records	£ 5,000.00						£ 5,000.00			
Block A	MAC-01	00	009	Unused	3.79	N		2.5	2.5	2.5	0.5	8		2.5	2.5	2.5	2.5	10		2.5	2.5	2.5	2.5	10	28 A		Unused	£ 5,000.00						£ 5,000.00			
Block A	MAC-01	00	010	Archive store (Redundant wash room)	5.28	N		2.5	2.5	2.5	0.5	8		2.5	1	2.5	2.5	8.5		0	2.5	2.5	2.5	7.5	24 A		Used as archive store for other hospitals. Poor conditions for records	£ 5,000.00						£ 5,000.00			
Block A	MAC-01	00	011	Archive store (Redundant lobby)	10.8	N		2.5	2.5	2.5	0.5	8		2.5	1	2.5	2.5	8.5		0	2.5	2.5	2.5	7.5	24 A		Used as archive store for other hospitals. Poor conditions for records	£ 5,000.00						£ 5,000.00			
Block A	MAC-01	00	012	Archive store (Corridor to external door)	3.66	N		1	2.5	2.5	1	7		2.5	1	2.5	2.5	8.5		0	2.5	2.5	2.5	7.5	23 B		Corridor used as store room. Blocking fire escape	£ 5,000.00						£ 5,000.00			
Block A	MAC-01	00	013	Archive store (Redundant treatment room)	13.23	N		2.5	2.5	2.5	1.5	9		2.5	1	2.5	2.5	8.5		0	2.5	2.5	2.5	7.5	25 A		Used as archive store	£ 5,000.00						£ 5,000.00			
Block A	MAC-01	00	014	Corridor (Used for archive storage)	17.44	N		2	2.5	2.5	1.5	8.5		2.5	0	2.5	2.5	7.5		0	2.5	2.5	2.5	7.5	24 B		Corridor used as store room. Blocking fire escape	£ 5,000.00						£ 5,000.00			
Block A	MAC-01	00	015	Stair / corridor	62.81	Y		2	2.5	2.5	2	9		2.5	2.5	2.5	2	9.5		2.5	1.5	2	2.5	8.5	27 A			£ -									
Block B	MAC-01	00	016	Main clean laundry store	7.13	Y		2.5	2.5	2.5	2	9.5		2.5	2.5	2.5	1.5	9		0	2.5	2.5	1	6	25 A		Too far from the ward areas. Adequate space	£ 2,000.00				£ 2,000.00					
Block B	MAC-01	00	017	Catering female toilet	8.09	Y		2.5	2.5	2.5	2.5	10		1	1	2.5	0	4.5		2.5	1.5	2	2.5	8.5	23 A		Close to kitchen. No male toilet facilities. Needs coat hanging space. Shower unused.	£ 2,500.00				£ 2,500.00					
Block B	MAC-01	00	018	Cleaners room	8.66	Y		2.5	2.5	2.5	2	9.5		2.5	2.5	2.5	2.5	10		1.5	2.5	2.5	2	8	28 A		Room too large	£ -									
Block B	MAC-01	00	019	Cleaners equipment store	3.73	Y		2.5	2.5	2.5	2	9.5		2.5	2.5	2.5	2.5	10		1.5	2.5	2.5	2	8	28 A			£ -									
Block B	MAC-01	00	020	Cleaners equipment store	6.89	Y		2.5	2.5	2.5	2	9.5		2.5	2.5	2.5	2.5	10		1.5	2.5	2.5	2	8	28 A			£ -									
Block B	MAC-01	00	021	Pot wash room	7.41	Y		2.5	2.5	2.5	2.5	10		2.5	2.5	2.5	2.5	10		2.5	2.5	2.5	3	10	30 A			£ -									
Block B	MAC-01	00	022	Staff dining room	35.83	Y		2.5	2.5	2.5	2.5	10		0.5	2.5	2.5	2	7.5		2.5	2.5	2.5	2.5	10	28 A		Sufficient space for disabled. No toilets close to dining room	£ -									
Block B	MAC-01	00	023	Dry store and fridge, freezer	20.74	Y		2.5	2.5	2.5	2.5	10		2.5	2.5	2.5	2.5	10		2	2.5	2.5	2.5	9.5	30 A			£ -									
Block B	MAC-01	00	024	Kitchen	17.16	Y		2.5	2.5	2.5	2.5	10		1.5	2	2.5	2.5	8.5		2	2.5	2.5	2.5	9.5	28 A			£ -									
Block B	MAC-01	00	025	Kitchen	25.19	Y		2.5	2.5	2.5	2.5	10		1.5	2	2.5	2.5	8.5		2	2.5	2.5	2.5	9.5	28 A		No male catering toilet or changing room. Female catering toilet and changing room in lobby	£ -									
Block B	MAC-01	00	026	Kitchen lobby	20.04	Y		2.5	2.5	2.5	2.5	10		2.5	1	2.5	2	8		2	2.5	2.5	2	9	27 A		Lobby used to store fridge and trolley	£ -									
Block B	MAC-01	00	026A	Switch gear room		Y		0.5	2.5	2.5	2.5	8		2.5	2.5	2.5	2.5	10		2.5	2.5	2.5	2.5	10	28 A		Room insufficient size and switch gear needs replacing.	£ 7,000.00			£ 7,000.00						
Block B	MAC-01	00	027	Kitchen store	4.87	Y		2.5	2.5	2.5	2.5	10		2.5	2.5	2.5	1	8.5		1.5	2.5	2.5	2	8.5	27 A			£ -									
Block B	MAC-01	00	028	District nurses store room	12.96	Y		2.5	2.5	2.5	2	9.5		2.5	2.5	2.5	2	9.5		0	1.5	2	2	5.5	25 B		Adequate size sufficient storage	£ 2,000.00		£ 2,000.00							
Block A	MAC-01	00	029	Office	17.66	Y		2.5	2.5	2.5	1	8.5		2	2.5	2	2.5	9		2.5	2.5	2	2.5	9.5	27 A		Lack of phone connections in this room are an issue	£ -									
Block A	MAC-01	00	030	Male changing facilities	10.01	Y		2.5	2.5	2.5	2	9.5		1.5	2.5	2	1.5	7.5		1.5	1.5	2	2	7	24 B		3-4 staff seven days per week. Storage good	£ -									
Block A	MAC-01	00	031	Office	16.13	Y		2.5	2.5	2.5	2	9.5		1.5	2.5	2.5	2.5	9		2	1.5	2	2	7.5	26 A		1 person 3 days a week	£ -									
Block A	MAC-01	00	032	Health visitor office	18.62	Y		2.5	2.5	1	2.5	8.5		1.5	0.5	0.5	2.5	5		2	1.5	2	2	7.5	21 B		Toilets shared with patients. Inadequate seating for patients in corridor. No provision for storing buggies or pushchairs.	£ 4,000.00			£ 4,000.00						
Block A	MAC-01	00	033	Office	24.21	Y		2.5	2.5	2.5	2	9.5		1.5	2.5	2.5	2.5	9		2	1.5	2	2	7.5	26 A		Three people share. Used 5 days a week. Two desks and adequate storage.	£ -									
Block A	MAC-01	00	034	Physio therapy room	31.06	Y		2.5	2.5	2.5	1	8.5		1.5	2	1	2.5	7		2	1.5	2	2	7.5	23 B		No lock on door. Single bench in corridor provides inadequate seating.	£ 3,000.00			£ 3,000.00						
Block A	MAC-01	00	035	Sluice room - Unused	2.22	N		2.5	2.5	2.5	2.5	10		2.5	2.5	2.5	2.5	10		2.5	2.5	2.5	2.5	10	30 A		Unused	£ -									
Block A	MAC-01	00	036	Resource room	67.53	Y		2.5	2.5	2.5	2	9.5		1.5	2	2.5	2.5	8.5		2	1.5	2	2	7.5	26 A		Used about five days about 50%	£ -									
Block A	MAC-01	00	037	Clinical Room Health Visitor	22.5	Y		2.5	2.5	4	0	9		1	2.5	2	2	7.5		1	1	2	1	5	22 B			£ 3,000.00			£ 3,000.00						
Block A	MAC-01	00	038	Toilet / Washbasin Health Visitor	4.03	Y		0	2.5	2.5	2	7		2.5	2.5	2.5	0	7.5		2.5	2.5	2	2.5	9.5	24 B		Terrible smell emitting. Cannot open window as risk of window opening.	£ 5,000.00			£ 5,000.00						
Block A	MAC-01	00	039	Toilet / Wash Hand Basin	3.68	Y		2	1.5	2.5	2.5	8.5		2.5	2.5	2.5	0	7.5		2.5	2.5	2	2.5	9.5	26 A			£ -									
Block A	MAC-01	00	040	Clinical Room	14.1	Y		1	0.5	1	0	2.5		2.5	2	0	0	4.5		2.5	1	2	1	6.5	14 C			£ 5,000.00		£ 5,000.00							
Block A	MAC-01	00	041	Sluice Room	2.02	Y		0	2.5	2.5	2.5	7.5		2.5	2	2.5	2.5	9.5		2.5	2.5	2	0	7	24 B			£ 1,500.00				£ 1,500.00					
Block A	MAC-01	00	042	Bathroom (Bath out of Commission), Toilet (Not working - should be staff toilet/ months non working), Basin	5.01	Y		2.5	2.5	2.5	2.5	10		2	2.5	2.5	0	7		2	2.5	2.5	0.5	7.5	25 B			£ 3,000.00				£ 3,000.00					
Block A	MAC-01	00	043	Midwife Office	19.12	Y		2.5	2.5	2.5	2.5	10		2.5	2.5	2.5	1.5	9		2	2.5	2	2.5	9	28 A			£ -									
Block A	MAC-01	00	044	Storage	7.08	Y		2	2.5	2.5	1	8		2.5	2.5	2.5	2.5	10		2.5	2.5	2.5	2.5	10	28 A		Storage racking for Entonox required - security risk & legislation risk	£ 1,500.00		£ 1,500.00							
Block A	MAC-01	00	045	Corridor	17.4	Y		2	2.5	2.5	2	9		2.5	2.5	2.5	2	9.5		2.5	1.5	2	2.5	8.5	27 A			£ -									
Block C	MAC-01	00	046	Male toilet	4.6	Y		2	2.5	2.5	2.5	9.5		2.5	2.5	2.5	0.5	8		2	2.5	2.5	2	9	27 A		Toilet,whb and shower	£ -									
Block C	MAC-01	00	047	Female toilet	3.96	Y		2	2.5	2.5	2.5	9.5		2.5	2.5	2.5	0.5	8		2	2.5	2.5	2	9	27 A		Toilet and whb	£ -									
Block A	MAC-01	00	048	Corridor	50.2	Y		2	2.5	2.5	2	9		2.5	2.5	2.5	2	9.5		2.5	1.5	2	2.5	8.5	27 A			£ -									
Block A	MAC-01	00	049	Unisex toilet lobby	4.33	Y		1.5	2.5	2.5	2	8.5		1	2.5	2.5	1	7		2	1.5	2	2.5	8	24 B			£ 5,000.00			£ 5,000.00						
Block A	MAC-01	00	050	Unisex toilet	2.2	Y		2.5	2.5	1	2	8		1	2.5	2.5	2	8		2	1.5	2	2.5	8	24 B		Used by both staff and patients. Separate sex toilets preferable.	£ 5,000.00			£ 5,000.00						
Block A	MAC-01	00	051	Unused	1.24	N		2.5	2.5	2.5	2.5	10		2.5	2.5	2.5	2.5	10		2.5	2.5	2.5	2.5	10	30 A		Unused	£ -									

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Block F	MAC-01	00	124	2 Bed Ward	22.99	Y		1.5	1.5	2	2	7		1.5	2	2	2	7.5		2	2.5	2	2	8.5	23	B		£ -				
Block F	MAC-01	00	125	Cleaners Cupboard	6.22	Y		2	2.5	2.5	2	9		2	2	2.5	2.5	9		2	2.5	2.5	2	9	27	A		£ -				
Block F	MAC-01	00	126	Nurses Office	8.98	Y		1.5	2.5	2.5	2	8.5		2	1.5	2.5	2.5	8.5		2	2.5	2	2	8.5	26	A		£ -				
Block F	MAC-01	00	127	1 Bedded Ward	13.92	Y		2	1.5	2	2	7.5		1.5	2	2.5	2.5	8.5		2	2.5	2	2	8.5	25	B		£ -				
Block F	MAC-01	00	128	1 Bedded Ward	13.75	Y		2	2	2	2	8		1.5	2	2.5	2.5	8.5		2	2.5	2	2	8.5	25	A		£ -				
Block F	MAC-01	00	129	Foyer	10.91	Y		2.5	2.5	2.5	1	8.5		2.5	2.5	2.5	0.5	8		2.5	2.5	2	2	9	26	A	Security not good - needs updating with electric doors and intercom system	£ 3,000.00	£ 3,000.00			
Block F	MAC-01	00	130	Seating Area / Conservatory	26.58	Y		0.5	1.5	2	2	6		1.5	2	1	1	5.5		2	2.5	2	1.5	8	20	C	Shape of room does not lend itself to seating large groups of patients. Flooring in conservatory area is unsuitable for walking frames (uneven stone tiles) and wheelchairs. Inadequate call bell system. Conservatory area either too hot or too cold.	£ 10,000.00			£ 10,000.00	
Block F	MAC-01	00	131	Clean Utility	15.2	Y		1.5	2.5	2.5	2	8.5		2.5	1.5	2.5	2.5	9		2	2.5	2.5	2	9	27	A	Inappropriate storage not suited to function of room. Room very cluttered and needs more sockets.	£ -				
Block F	MAC-01	00	132	Dirty Utility	9.57	Y		2	2.5	2.5	2.5	9.5		2.5	1.5	2.5	2.5	9		2	2.5	2.5	2	9	28	A	Currently stores commodes -need another room for commodes as taking up space. Current storage needs to be removed and shelving needs replacing.	£ 2,500.00		£ 2,500.00		
Block F	MAC-01	00	133	Sisters Office	7.7	Y		2	2.5	2	2	8.5		2	2	2.5	1	7.5		2	2.5	2	2	8.5	25	B		£ -				
Block F	MAC-01	00	134	Switch room / store room	3.12	Y		2	2.5	2.5	2.5	9.5		2	2.5	2.5	2.5	9.5		2.5	2.5	2.5	2.5	10	29	A	Used as a store. Switch gear needs replacing	£ -				
Block F	MAC-01	00	135	Toilets	9.96	Y		2	2.5	2	2	8.5		2.5	2.5	2.5	1.5	9		2	2.5	2.5	2	9	27	A	Inadequate call bells - none next to sink. Unisex toilets - add to other	£ 2,000.00	£ 2,000.00			
Block F	MAC-01	00	136	Toilets	10.29	Y		2	2.5	2	2	8.5		2.5	2.5	2.5	1.5	9		2	2.5	2.5	2	9	27	A	Inadequate call bells - none next to sink	£ 2,000.00	£ 2,000.00			
Block F	MAC-01	00	137	Assisted Bathroom	14.32	Y		2	2.5	2	2	8.5		2	2.5	2.5	2.5	9.5		2	2.5	2.5	2	9	27	A		£ -				
Block F	MAC-01	00	138	Staff Kitchen	13.16	Y		2	2.5	2.5	2	9		2	2	2	2	8		2	0.5	2	2	6.5	24	B		£ -				
Block F	MAC-01	00	139	Office Doctors / Ward	8.57	Y		2	2.5	2	1.5	8		2	1.5	2.5	2	8		2	2.5	2	2	8.5	25	B		£ -				
Block F	MAC-01	00	140	Boiler room	16.2	Y		2	2.5	2.5	2.5	9.5		2	2.5	2.5	2.5	9.5		2	2.5	2.5	2.5	9.5	29	A	Boiler plant needs replacing	£ -				
Block F	MAC-01	00	141	Cold Room	11.41	Y		2	2.5	2.5	2	9		2.5	2.5	2.5	2.5	10		2	2.5	2.5	2	9	28	A		£ -				
Block F	MAC-01	00	142	Store Room	24.59	Y		1.5	2.5	2.5	2	8.5		2.5	1	2.5	2.5	8.5		2	2.5	2.5	2	9	26	A	Currently used for storage. Inadequate space as cannot store beds etc. Will be bedroom for palliative care shortly.	£ 10,000.00	£ 10,000.00			
Block F	MAC-01	00	143	Bedroom / Meeting Room / Consulting Room	17.38	Y		2	1	2	2	7		2	2.5	2.5	2.5	9.5		2	2.5	2	2.5	9	26	A		£ -				
Block F	MAC-01	00	144	1 Bedded Ward	17.33	Y		2	1	2	2	7		2	2.5	2.5	2.5	9.5		2	2.5	2	2.5	9	26	A		£ -				
Block F	MAC-01	00	145	Relatives Room /Meeting Room	16.98	Y		1.5	2.5	1	1.5	6.5		1	2	2	2	7		1	2.5	2	2.5	8	22	B	No toilet provision for visitors except in outpatients which is not close by and a long walk. Provision of showers for visitors - there are none.	£ 7,500.00			£ 7,500.00	
Block F	MAC-01	00	146	Linen Store	4.36	Y		1	2.5	2.5	2	8		2.5	1	2.5	2.5	8.5		2.5	2.5	2.5	2.5	10	27	A	Layout not fit for purpose -badly designed	£ 3,000.00				£ 3,000.00
Block F	MAC-01	00	147	2 Bed Ward	22.49	Y		2	1	2	2.5	7.5		2	2.5	2.5	2.5	9.5		2.5	2.5	2	2	9	26	A		£ -				
Block F	MAC-01	00	148	2 Bed Ward	22.42	Y		2	1	2	2.5	7.5		2	2.5	2.5	2.5	9.5		2.5	2.5	2	2	9	26	A	Used as 1 bedded ward unable to observe patients adequately, doors need re-hanging to increase observation of patient 1, unable to observe patient 2 at all. Patient 2 only has bare walls to look at - no windows - patient not put in that space.	£ 10,000.00		£ 10,000.00		
Block F	MAC-01	00	149	Toilet	8.95	Y		2.5	2.5	2.5	2.5	10		1.5	2.5	2.5	2.5	9		2.5	2.5	2.5	2	9.5	29	A		£ -				
Block F	MAC-01	00	150	4 Bed Ward	40.15	Y		2	2	2	2.5	8.5		2	2.5	2.5	2.5	9.5		2	2.5	2	2.5	9	27	A		£ -				
Block F	MAC-01	00	151	4 Bed Ward	40.15	Y		2	2	2	2.5	8.5		1	2.5	2.5	2.5	8.5		2	2.5	2	2.5	9	26	A	Sink position not ideal as cramped area around bed near sink	£ 700.00		£ 700.00		
Block F	MAC-01	00	152	2 Bed Ward	22.42	Y		2	1	2	2.5	7.5		1	2.5	2.5	2.5	8.5		2	2.5	2	2.5	9	25	A	Used as 1 bedded ward unable, observe patients adequately, doors need re-hanging to increase observation of patient 1, unable to observe patient 2 at all. Patient 2 only has bare walls to look at - no windows - patient not put in that space.	£ 10,000.00		£ 10,000.00		
Block F	MAC-01	00	153	Toilet	9.27	Y		2.5	2.5	2.5	2.5	10		1.5	2.5	2.5	2.5	9		2.5	2.5	2.5	2	9.5	29	A		£ -				
Block F	MAC-01	00	154	Bathroom (Assisted)	19.14	Y		2.5	2.5	2.5	2.5	10		2	2.5	2.5	2.5	9.5		2.5	2.5	2.5	2	9.5	29	A	Shower needs upgrade and nurse call insufficient provision	£ 2,000.00	£ 2,000.00			
Block F	MAC-01	00	155	Toilet	7.25	Y		2	2.5	2.5	2.5	9.5		2	2.5	2.5	2.5	9.5		2.5	2.5	2.5	2	9.5	29	A		£ -				
Block F	MAC-01	00	156	Ward Kitchen	17.5	Y		2.5	2	2.5	2.5	9.5		2.5	2	2.5	2.5	9.5		2.5	2.5	2.5	2	9.5	29	A		£ -				
Block F	MAC-01	00	157	Switch gear	3.61	Y		1.5	2.5	2.5	2.5	9		2.5	2.5	2.5	2.5	10		2.5	2.5	2.5	2.5	10	29	A	Switch gear needs replacing	£ -				
Block F	MAC-01	00	158	Day Hospital Outpatients	45.49	Y		1.5	2	1	2.5	7		2	2.5	2.5	2	9		2.5	2	2	2	8.5	25	B		£ -				
Block F	MAC-01	00	159	Day Hospital Outpatients	41.67	Y		1.5	2	1	2.5	7		2	2.5	2.5	2	9		2.5	2	2	2	8.5	25	B		£ -				
Block F	MAC-01	00	160	Corridor	57.41	Y		2.5	2.5	2.5	2	9.5		2.5	2.5	2.5	2.5	10		2.5	2	2	2.5	9	29	A		£ -				
Block F	MAC-01	00	161	Corridor	96.62	Y		2.5	2.5	2.5	2	9.5		2.5	2.5	2.5	2.5	10		2.5	2	2	2.5	9	29	A		£ -				
Block A	MAC-01	00	162	Lift	6.05	Y		1.5	2.5	2.5	2.5	9		2.5	2.5	2.5	1	8.5		2.5	1.5	2	2.5	8.5	26	A		£ -				
Block D	MAC-02	00	001	Mortuary -Not required to survey	17.48							0						0						0	0			£ -				
Block D	MAC-02	00	002	Mortuary -Not required to survey	14.67							0						0						0	0			£ -				
Block D	MAC-02	00	003	Mortuary -Not required to survey	5.82							0						0						0	0			£ -				
Block G	MAC-03	00	001	Boiler house	40.53	Y		2	2.5	2.5	2	9		2.5	2.5	2.5	2.5	10		2.5	2.5	2.5	2.5	10	29	A	Boilers condition poor and boiler room condition poor and lighting	£ -				
Block G	MAC-03	00	002	Staff mess room / office	4.92	Y		1.5	2.5	2.5	2	8.5		1	2.5	2.5	1	7		2	2.5	2.5	2	9	25	B	Facilities and space inadequate	£ -				
Block G	MAC-03	00	003	Toilet	2.93	Y		1.5	2.5	2.5	2.5	9		2	2.5	2.5	0.5	7.5		2	2.5	2.5	2	9	26	A	Facilities needs updating	£ -				
Block G	MAC-03	00	004	Water tank room	7.18	Y		0.5	2.5	2.5	2.5	8		2.5	2.5	2.5	2.5	10		2.5	2.5	2.5	2.5	10	28	A	Insufficient space for maintenance access and poor lighting.	£ -				
Block G	MAC-03	00	005	Oxygen store		Y		2	2.5	2.5	2	9		2.5	2.5	2.5	2.5	10		2.5	2.5	2.5	2.5	10	29	A		£ -				
Block G	MAC-03	00	006	Oxygen store		Y		2	2.5	2.5	2	9		2.5	2.5	2.5	2.5	10		2.5	2.5	2.5	2.5	10	29	A		£ -				
Block G	MAC-03	00	007	Generator		Y		0.5	2.5	2.5	2	7.5		2.5	2.5	2.5	2.5	10		2.5	2.5	2.5	2.5	10	28	A	Insufficient space for access and switch gear should be located in a separate room	£ -				
Block G	MAC-03	00	008	Oil tank		Y		0.5	2.5	2.5	2.5	8		2.5	2.5	2.5	2.5	10		2.5	2.5	2.5	2.5	10	28	A	Oil tank redundant. Being removed	£ -				
Block G	MAC-03	00	009	Oxygen store		Y		2	2.5	2.5	2	9		2.5	2.5	2.5	2.5	10		2.5	2.5	2.5	2.5	10	29	A		£ -				
Block H	MAC-05	00	001	Ambulance station -Not required to survey	55.5							0						0						0	0			£ -				
Block H	MAC-05	00	002	Ambulance station -Not required to survey	11.78							0						0						0	0			£ -				
Block H	MAC-05	00	003	Ambulance station -Not required to survey	4.47							0						0						0	0			£ -				
Block H	MAC-05	00	004	Ambulance station -Not required to survey	2.83							0						0						0	0			£ -				
Block H	MAC-05	00	005	Ambulance station -Not required to survey	0.91							0						0						0	0			£ -				
Block H	MAC-05	00	006	Ambulance station -Not required to survey	2.92							0						0						0	0			£ -				
Block H	MAC-05	00	007	Ambulance station -Not required to survey	1.14							0						0						0	0			£ -				

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Block H	MAC-05	00	008	Ambulance station -Not required to survey	13.11							0						0						0	0			£	-								
Block H	MAC-05	00	009	Ambulance station -Not required to survey	5.73							0						0						0	0			£	-								
Block H	MAC-05	00	010	Ambulance station -Not required to survey	4.67							0						0						0	0			£	-								
Block H	MAC-05	00	011	Ambulance station -Not required to survey	1.69							0						0						0	0			£	-								
Block H	MAC-05	00	012	Ambulance station -Not required to survey	6.78							0						0						0	0			£	-								
Block H	MAC-05	00	013	Ambulance station -Not required to survey	6.72							0						0						0	0			£	-								
Block B	MAC-01	01	001	Staircase	46.19	Y		1.5	2.5	2.5	1	7.5		2.5	2.5	2.5	2.5	10		2.5	2.5	2.5	2.5	10	28	A		£	-								
Block B	MAC-01	01	001A	Lift	5.31	Y		1.5	2.5	2.5	2.5	9		2.5	2.5	2.5	2.5	10		2.5	2.5	2.5	2.5	10	29	A		£	-								
Block B	MAC-01	01	002	Corridor	9.89	Y		1.5	2.5	2.5	1	7.5		2.5	2.5	2.5	2.5	10		2.5	2.5	2.5	2.5	10	28	A		£	-								
Block B	MAC-01	01	003	Lift plant room	3	Y		2	2.5	2.5	2.5	9.5		2.5	2.5	2.5	2.5	10		2.5	2.5	2.5	2.5	10	30	A	Access for gear in poor condition	£	-								
Block B	MAC-01	01	004	Unused. Full of rubbish	10.62	N		2.5	2.5	2.5	2.5	10		2.5	2.5	2.5	2.5	10		2.5	2.5	2.5	2.5	10	30	A		£	-								
Block B	MAC-01	01	005	Storage district nurse	6.77	Y		2	2.5	2.5	2	9		2.5	2	2.5	2.5	9.5		1	1.5	2	2.5	7	26	A		£	-								
Block B	MAC-01	01	006	Toilet unisex	3.32	Y		2	2.5	2.5	2.5	9.5		1	2.5	2.5	0	6		2.5	2.5	2.5	2.5	10	26	A	Used seven days a week	£	-								
Block B	MAC-01	01	007	Office	27.86	Y		2.5	2.5	2.5	2	9.5		1.5	1.5	2.5	2	7.5		2	1.5	2	2.5	8	25	A	Used 3 days a week. Used for meetings. Inadequate storage	£	-								
Block B	MAC-01	01	008	Office	18.42	Y		2.5	2.5	2.5	2	9.5		1.5	1.5	2.5	2	7.5		2	1.5	2	2.5	8	25	A	1 person used only every two weeks	£	-								
Block B	MAC-01	01	009	Store room	10.52	N		2.5	2.5	2.5	1.5	9		2.5	2.5	2.5	2.5	10		2.5	2.5	2.5	2.5	10	29	A		£	-								
Block B	MAC-01	01	010	Archive storage	31.1	N		2.5	2.5	2.5	1.5	9		2.5	2.5	2.5	2.5	10		2.5	2.5	2.5	2.5	10	29	A		£	-								
Block B	MAC-01	01	011	Tea point	9.71	Y		2.5	2.5	2.5	2.5	10		2.5	2	2.5	2.5	9.5		2.5	2.5	2.5	2.5	10	30	A		£	-								
Block B	MAC-01	01	012	Office	31.56	Y		2.5	2.5	2.5	2	9.5		1.5	1.5	2.5	2	7.5		2	1.5	2	2.5	8	25	A		£	-								
Block B	MAC-01	01	013	Office	29.97	Y		2.5	2.5	2.5	2	9.5		1.5	1.5	2.5	2	7.5		2	1.5	2	2.5	8	25	A		£	-								
Block B	MAC-01	01	014	Group meeting room	28.62	Y		2.5	2.5	2.5	2	9.5		1.5	2	2.5	2	8		2	1.5	2	2.5	8	26	A		£	-								
Block B	MAC-01	01	015	Defective floor unsafe to access	3.87	N		N/A	N/A	N/A	N/A	0		N/A	N/A	N/A	N/A	0		N/A	N/A	N/A	N/A	0	0			£	-								
Block B	MAC-01	01	016	Defective floor unsafe to access	15.76	N		N/A	N/A	N/A	N/A	0		N/A	N/A	N/A	N/A	0		N/A	N/A	N/A	N/A	0	0			£	-								
Block B	MAC-01	01	017	Defective floor unsafe to access	3.85	N		N/A	N/A	N/A	N/A	0		N/A	N/A	N/A	N/A	0		N/A	N/A	N/A	N/A	0	0			£	-								
Block B	MAC-01	01	018	Defective floor unsafe to access	13.68	N		N/A	N/A	N/A	N/A	0		N/A	N/A	N/A	N/A	0		N/A	N/A	N/A	N/A	0	0			£	-								
Block B	MAC-01	01	019	Defective floor unsafe to access	3.33	N		N/A	N/A	N/A	N/A	0		N/A	N/A	N/A	N/A	0		N/A	N/A	N/A	N/A	0	0			£	-								
Block B	MAC-01	01	020	Meeting room	11	Y		2.5	2.5	2.5	2	9.5		1.5	2	2.5	2	8		2	1.5	2	2.5	8	26	A	Used every day five days a week	£	-								
Block A	MAC-01	01	021	Store (old X ray)	15.88	N		2.5	2.5	2.5	0	7.5		2.5	2.5	2.5	0	7.5		1	1.5	2	2.5	7	22			£	-								
Block A	MAC-01	01	022	Corridor	4.66	N		2.5	2.5	2.5	0	7.5		2.5	2.5	2.5	0	7.5		2	1.6	3	2.6	9.2	24			£	-								
Block A	MAC-01	01	023	Store (old X ray)	5.22	N		2.5	2.5	2.5	0	7.5		2.5	2.5	2.5	0	7.5		3	1.7	4	2.7	11	26			£	-								
Block A	MAC-01	01	024	Staircase	1.73	N		2.5	2.5	2.5	0	7.5		2.5	2.5	2.5	0	7.5		4	1.8	5	2.8	14	29			£	-								

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Machynlleth

Facet 3 - Space Utilisation

Drawing Block	Site Block	Level	Room no.	Room Title	Area	Days used	No of Occupation	Observations	How intensively Is The Space Being Used During A Day (E,U,F,O)	How intensively Is The Space Being Used During A Week (E,U,F,O)	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
											£ 44,000.00	£ -	£ 8,000.00	£ 23,000.00	£ 5,000.00	£ -	£ 8,000.00	£ -	£ -	£ -	£ -
Block A	MAC-01	00	001	Lobby to external door	3.59	7	0		F	F	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	002	Office	11.05	5	1	Mick Ward	U	U	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	003	Office	9.36	5	1	Jason Crowl	U	U	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	004	Archive store (Redundant Ward)	20.99	7	0	Used as archive store	U	U	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	005	Archive store (Redundant Ward)	28.51	7	0	Used as archive store	U	U	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	006	Porters room/Store	27.92	7	1		F	F	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	007	Archive store (Redundant toilet)	3.85	7	0	Used as archive store	U	U	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	008	Archive store (Redundant Ward)	14.98	7	0	Used as archive store	U	U	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	009	Unused	3.79	0	0		E	E	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	010	Archive store (Redundant wash	5.28	7	0	Used as archive store	U	U	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	011	Archive store (Redundant lobby)	10.8	7	0	Used as archive store	U	U	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	012	Corridor to exteral door	3.66	7	0	Used for storage of hospital archive	U	U	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	013	Old treatment room	13.23	7	0	Used for storage of hospital archive	U	U	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	014	Corridor	17.44	7	0	Used for storage of hospital archive	U	U	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	015	Stair / corridor	62.81	7	0		F	F	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	016	Main clean laundry store	7.13	7	0		F	F	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	017	Catering female toilet	8.09	7	0	Toilet, shower and whb but shower used as changing room	F	F	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	018	Cleaners room	8.66	7	0	Too large	U	U	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	019	Cleaners equipment store	3.73	7	0		F	F	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	020	Cleaners equipment store	6.89	7	0		F	F	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	021	Pot wash room	7.41	7	0		F	F	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	022	Staff dining room	35.83	7	15	Use varies on demand. Hot desks in	U	U	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	023	Dry store and fridge, freezer	20.74	7	4	Reaonabe layout	F	F	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	024	Kitchen	17.16	7	4	Well laid out	F	F	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	025	Kitchen	25.19	7	4	Well laid out	F	F	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	026	Kitchen lobby	20.04	7	0	Used for storage of hospital archive	F	F	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	027	Catering dry stores	4.87	7	0	Resonable layout	F	F	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block B	MAC-01	00	028	District nurses store room	12.96	7	0		U	U	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	029	Office	17.66	1	1	Used by between 1-10 staff	F	U	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	030	Male changing faciliteis	10.01	7	4		U	U	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	031	Office	16.13	3	1		U	U	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	032	Health visitor	18.62	5	4	Sometimes 4 so need to hotdesk	O	U	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	033	Office	24.21	5	3	3 staff share 2 desks 5 days a week	F	U	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	034	Physio threapy room	31.06	2	1	Used for pysio 1day health visitors 1day	U	U	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	035	Sluice room - Unused	2.22	0	0		E	E	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	036	Resource room	67.53	5	3	Used about 50% of the day	U	U	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	037	Clinical Room Health Visitor	22.5	5	3	Used by between 3 and 10	F	U	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	038	Toilet / Washbasin Health Visitor	4.03	7	0		F	F	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	039	Toilet / Wash Hand Basin	3.68	7	0	No disabled provision. Partially blocked in shower cubicle. Aesthetically - very	F	F	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	040	Clinical Room	14.1	7	4	No maximum no of people or children - can be as many as 6 at one time	F	F	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	041	Sluice Room	2.02	7	0	Not fit for purpose. Dangerous space.	F	F	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	042	Bathroom (Bath out of Commission), Toilet (Not working - should be staff toilet/ months non working), Basin	5.01	0	0	Not fit for purpose, toilet not working. Bath out of commision - space wasted should be removed	E	E	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Block A	MAC-01	00	043	Midwife Office	19.12	7	2	Broken sink in room	U	U	£ -										
Block A	MAC-01	00	044	Storage	7.08	7	0		F	F	£ -										
Block A	MAC-01	00	045	Corridor	17.4	7	0		F	F	£ -										
Block C	MAC-01	00	046	Male toilet	4.6	7	0		F	F	£ -										
Block C	MAC-01	00	047	Female toilet	3.96	7	0		F	F	£ -										
Block A	MAC-01	00	048	Corridor	50.2	7	0		F	F	£ -										
Block A	MAC-01	00	049	Unisex toilet lobby	4.33	5	0		F	U	£ -										
Block A	MAC-01	00	050	Unisex toilet	2.2	5	0		F	U	£ -										
Block A	MAC-01	00	051	Unused	1.24	0	0		E	E	£ -										
Block A	MAC-01	00	052	Unused	3.19	0	0		E	E	£ -										
Block A	MAC-01	00	053	Bathroom used as store	9.75	7	0	Used for storage for health care and archive storage	U	U	£ 2,000.00		£ 2,000.00								
Block A	MAC-01	00	054	Lobby to external door	3.01	0	0	Assumed fire excape	F	F	£ -										
Block C	MAC-01	00	055	Plant Room and Store	13.47	0	0	Not used just pipes	E	E	£ -										
Block A	MAC-01	00	056	Female WC (Not in use)	8.02	0	0	Not used	E	E	£ -										
Block A	MAC-01	00	057	External WC (Not in use)	9.1	0	0	Not used	E	E	£ -										
Block A	MAC-01	00	057A	External lobby	3.05	0	0	Not used	E	E	£ -										
Block C	MAC-01	00	058	Store Room	3.79	7	0		F	F	£ -										
Block C	MAC-01	00	059	Main Admin Office	17.19	5	2		U	U	£ -										
Block C	MAC-01	00	060	Corridor	28.94	7	0		F	F	£ -										
Block C	MAC-01	00	061	Technicians Room	11.83	0	0		U	U	£ -										
Block C	MAC-01	00	062	Staff Female Changing Room Area	46.53	7	6		U	U	£ -										
Block C	MAC-01	00	063	Toilet	3.61	7	0		F	F	£ -										
Block C	MAC-01	00	064	Shower	2.86	7	0		F	F	£ -										
Block C	MAC-01	00	065	Toilet	3.61	7	0		F	F	£ -										
Block C	MAC-01	00	066	Waiting Area Podiatry	29.56	5	8		F	U	£ -										
Block C	MAC-01	00	067	Corridor	5.86	7	0		F	F	£ -										
Block C	MAC-01	00	068	Foyet	2.6	7	0		F	F	£ -										
Block C	MAC-01	00	069	Podiatry	13.32	3	3		F	U	£ -										
Block C	MAC-01	00	070	Store Room	4.66	7	0		O	O	£ 2,000.00			£ 2,000.00							
Block C	MAC-01	00	071	Female Staff Toilets	3.79	7	0		F	F	£ -										

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Block C	MAC-01	00	072	Male Staff Toilets	3.72	7	0		F	F	£	-					
Block C	MAC-01	00	073	Hallway	6.95	7	0		F	F	£	-					
Block C	MAC-01	00	074	Store Room	4.03	7	0		O	O	£	2,000.00			£	2,000.00	
Block C	MAC-01	00	075	Store Room	2.56	7	0		O	O	£	2,000.00			£	2,000.00	
Block C	MAC-01	00	076	Corridor	18.89	7	0		F	F	£	-					
Block C	MAC-01	00	077	Store Room	9.32	7	0		F	F	£	-					
Block C	MAC-01	00	078	Corridor	25.16	7	0		F	F	£	-					
Block F	MAC-01	00	079	Not identified	3.8						£	-					
Block F	MAC-01	00	080	Corridor / Waiting Area	82.44	7	15		F	F	£	-					
Block F	MAC-01	00	081	Opthomology Room	9.91	1	2		U	U	£	-					
Block F	MAC-01	00	082	Outpatients Office	13.85	7	1		U	U	£	-					
Block F	MAC-01	00	083	Office/Medical Records	33.71	6	2		F	F	£	-					
Block F	MAC-01	00	084	Medical Records Storage	26.57	7	0		O	O	£	5,000.00			£	5,000.00	
Block F	MAC-01	00	086	Staff Kitchen	6.02	7	2	Communal Staff Kitchen	F	F	£	-					
Block F	MAC-01	00	087	Hallway	3.03	7	0		F	F	£	-					
Block F	MAC-01	00	088	Disabled Toilet Unisex / Baby	4.9	7	0	Awkward space for disabled and	F	F	£	-					
Block F	MAC-01	00	089	Female Toilets	12.48	7	0		F	F	£	-					
Block F	MAC-01	00	090	Male Toilet	7.51	7	0		F	F	£	-					
Block F	MAC-01	00	091	Consultation Room	12.85	5	4		F	U	£	-					
Block F	MAC-01	00	092	Examination Room	8.22	4	3		F	U	£	-					
Block F	MAC-01	00	093	Examination Room	8.28	4	3	Shared space with other services	F	U	£	-					
Block F	MAC-01	00	094	Consulting Room	10.49	5	4	Shared space with other services	F	U	£	-					
Block F	MAC-01	00	095	Examination Room District Nurse	7.09	7	3		F	F	£	-					
Block F	MAC-01	00	096	Technicians Room	9.74	4	3	Shared space with other services	F	U	£	-					
Block F	MAC-01	00	097	Not surveyed	13.4	4	1		U	U	£	-					
Block F	MAC-01	00	098	Examination Room	11.8	1	1	Artificial eye / Shared room	F	U	£	-					
Block F	MAC-01	00	099	Clinical Space	4.03	0	0	This room is currently not used but	E	E	£	-					
Block F	MAC-01	00	100	Switch gear / Store Room (Ward &	9.07	7	0		F	F	£	-					
Block F	MAC-01	00	101	Physiotherapy treatment space	59.26	5	3		F	U	£	-					
Block F	MAC-01	00	102	Storage	8.13	7	0		F	F	£	-					
Block F	MAC-01	00	103	Office Space Physio Staff / Admin	4.4	5	1		O	U	£	2,000.00			£	2,000.00	
Block F	MAC-01	00	104	Main Office All Physio Staff	8.95	5	3		O	U	£	2,000.00			£	2,000.00	
Block F	MAC-01	00	105	Gym Patient Use	25.74	5	4		F	U	£	-					
Block F	MAC-01	00	106	Storage Space (larger equipment)	6.63	7	0		F	F	£	-					
Block F	MAC-01	00	107	OT Workshop	16.44	5	3	Unisex toilet and bathing assessments.	O	U	£	5,000.00				£	5,000.00
Block F	MAC-01	00	108	Assessment kitcen	18.05	5	0	Used 30 % of time. Used as staff kitvhen	U	U	£	-					
Block F	MAC-01	00	109	Assessmentt toilet / Bathroom	8.98	5	0	Used 50 % of time	U	U	£	-					
Block F	MAC-01	00	110	Store room	7.11	7	0		F	F	£	-					
Block F	MAC-01	00	111	Office	9.73	5	4		F	U	£	-					
Block F	MAC-01	00	112	Office	9.98	5	2		F	U	£	-					
Block F	MAC-01	00	113	X Ray - No access	34.76	1	0	Only used one day per week	U	U	£	-					
Block F	MAC-01	00	114	X Ray - No access	4.41	1	0	Only used one day per week	U	U	£	-					
Block F	MAC-01	00	115	X Ray - No access	10.12	1	0	Only used one day per week	U	U	£	-					
Block F	MAC-01	00	116	X Ray - No access	5.67	1	0	Only used one day per week	U	U	£	-					
Block F	MAC-01	00	117	X Ray - No access	1.87	1	0	Only used one day per week	U	U	£	-					
Block F	MAC-01	00	118	X Ray - No access	2.7	1	0	Only used one day per week	U	U	£	-					
Block F	MAC-01	00	119	Not identified							£	-					
Block F	MAC-01	00	120	Corridor	29.12	7	0		F	F	£	-					
Block F	MAC-01	00	121	Corridor	33.9	7	0		F	F	£	-					
Block F	MAC-01	00	121A	Corridor	45.53	7	0		F	F	£	-					
Block F	MAC-01	00	122	Store Cupboard	7.29	7	0		F	F	£	-					
Block F	MAC-01	00	123	Staff Toilet	7.16	7	0		F	F	£	-					
Block F	MAC-01	00	124	2 Bed Ward	22.99	7	1	Shape of room does not lend itself to 2	F	F	£	-					
Block F	MAC-01	00	125	Cleaners Cupboard	6.22	7	0		F	F	£	-					
Block F	MAC-01	00	126	Nurses Office	8.98	7	5		O	O	£	6,000.00		£	6,000.00		
Block F	MAC-01	00	127	1 Bedded Ward	13.92	7	1	Depending on demand	F	F	£	-					
Block F	MAC-01	00	128	1 Bedded Ward	13.75	7	1	Depending on demand	F	F	£	-					
Block F	MAC-01	00	129	Foyet	10.91	7	0		F	F	£	-					
Block F	MAC-01	00	130	Seating Area / Conservatory	26.58	7	4	Shape of room does not lend itself to seating large groups of patients. Flooring in conservatory area is unsuitable for zimmer frames (uneven stone tiles) and wheelchairs.	U	U	£	-					
Block F	MAC-01	00	131	Clean Utility	15.2	7	0		F	F	£	-					
Block F	MAC-01	00	132	Dirty Utility	9.57	7	0		F	F	£	-					
Block F	MAC-01	00	133	Sisters Office	7.7	7	1		F	F	£	-					
Block F	MAC-01	00	134	Switch room / store room	3.12	7	0		F	F	£	-					
Block F	MAC-01	00	135	Toilets	9.96	4	0		U	U	£	-					
Block F	MAC-01	00	136	Toilets	10.29	4	0		U	U	£	-					
Block F	MAC-01	00	137	Assisted Bathroom	14.32	2	0	Although not fully utilised this is a	U	U	£	-					
Block F	MAC-01	00	138	Staff Kitchen	13.16	7	4		F	F	£	-					
Block F	MAC-01	00	139	Office Doctors / Ward	8.57	5	1		F	U	£	-					
Block F	MAC-01	00	140	Boiler room	16.2	7	0		F	F	£	-					
Block F	MAC-01	00	141	Cold Room	11.41	1	0		U	U	£	-					
Block F	MAC-01	00	142	Store Room	24.59	7	0		O	O	£	2,000.00			£	2,000.00	
Block F	MAC-01	00	143	Bedroom / Meeting Room /	17.38	2	1		F	U	£	-					
Block F	MAC-01	00	144	1 Bedded Ward	17.33	2	1		F	U	£	-					
Block F	MAC-01	00	145	Relatives Room /Meeting Room	16.98	5	5		F	U	£	-					
Block F	MAC-01	00	146	Linen Store	4.36	7	0	Badly designed - space not fit for	O	O	£	3,000.00			£	3,000.00	
Block F	MAC-01	00	147	2 Bed Ward	22.49	4	2	Ideal for palliative care or end of life	U	U	£	-					
Block F	MAC-01	00	148	2 Bed Ward	22.42	7	1	Used as 1 bed ward unable to observe	U	U	£	-					
Block F	MAC-01	00	149	Toilet	8.95	7	0		F	F	£	-					
Block F	MAC-01	00	150	4 Bed Ward	40.15	7	4		F	F	£	-					
Block F	MAC-01	00	151	4 Bed Ward	40.15	7	4		F	F	£	-					
Block F	MAC-01	00	152	2 Bed Ward	22.42	7	1	Used as 1 beded ward unable, observe	U	U	£	-					
Block F	MAC-01	00	153	Toilet	9.27	7	0		F	F	£	-					
Block F	MAC-01	00	154	Bathroom (Assisted)	19.14	7	0		F	F	£	-					
Block F	MAC-01	00	155	Toilet	7.25	7	0		F	F	£	-					
Block F	MAC-01	00	156	Ward Kitchen	17.5	7	0	Used just at meal times	U	U	£	-					
Block F	MAC-01	00	157	Switch gear	3.61	7	0		F	F	£	-					
Block F	MAC-01	00	158	Day Hospital Outpatients	45.49	2	4	Split with 159 by sliding partition	U	U	£	-					
Block F	MAC-01	00	159	Day Hospital Outpatients	41.67	2	4		U	U	£	-					
Block F	MAC-01	00	160	Corridor	57.41	7	0		F	F	£	-					
Block F	MAC-01	00	161	Corridor	96.62	7	0		F	F	£	-					
Block A	MAC-01	00	162	Lift	6.05	7	0		F	F	£	-					
Block D	MAC-02	00	001	Mortury -Not required to survvey	17.48						£	-					

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Block D	MAC-02	00	002	Mortury -Not required to survvey	14.67						£	-			
Block D	MAC-02	00	003	Mortury -Not required to survvey	5.82						£	-			
Block G	MAC-03	00	001	Boiler house	40.53	7	0	Boilers condition poor and boiler room	F	F	£	-			
Block G	MAC-03	00	002	Staff mess room / office	4.92	7	0	Facilities and space inadequate	O	O	£	3,000.00	£ 3,000.00		
Block G	MAC-03	00	003	Toilet	2.93	7	0	Facilities needs updating	F	F	£	-			
Block G	MAC-03	00	004	Water tank room	7.18	7	0	Insufficient space for maintenance	O	O	£	3,000.00		£ 3,000.00	
Block G	MAC-03	00	005	Oxygen store		7	0		F	F	£	-			
Block G	MAC-03	00	006	Oxygen store		7	0		F	F	£	-			
Block G	MAC-03	00	007	Generator		7	0	Insufficient space for access and switch	O	O	£	5,000.00		£ 5,000.00	
Block G	MAC-03	00	008	Oil tank		7	0	Oil tank redunant. Being reomoved	E	E	£	-			
Block G	MAC-03	00	009	Oxygen store		7	0		F	F	£	-			
Block H	MAC-05	00	001	Ambulance station -Not required to	55.5						£	-			
Block H	MAC-05	00	002	Ambulance station -Not required to	11.78						£	-			
Block H	MAC-05	00	003	Ambulance station -Not required to	4.47						£	-			
Block H	MAC-05	00	004	Ambulance station -Not required to	2.83						£	-			
Block H	MAC-05	00	005	Ambulance station -Not required to	0.91						£	-			
Block H	MAC-05	00	006	Ambulance station -Not required to	2.92						£	-			
Block H	MAC-05	00	007	Ambulance station -Not required to	1.14						£	-			
Block H	MAC-05	00	008	Ambulance station -Not required to	13.11						£	-			
Block H	MAC-05	00	009	Ambulance station -Not required to	5.73						£	-			
Block H	MAC-05	00	010	Ambulance station -Not required to	4.67						£	-			
Block H	MAC-05	00	011	Ambulance station -Not required to	1.69						£	-			
Block H	MAC-05	00	012	Ambulance station -Not required to	6.78						£	-			
Block H	MAC-05	00	013	Ambulance station -Not required to	6.72						£	-			
Block B	MAC-01	01	001	Staircase	46.19	7	0		F	F	£	-			
Block B	MAC-01	01	001A	Lift	5.31	7	0		F	F	£	-			
Block B	MAC-01	01	002	Corridor	9.89	7	0		F	F	£	-			
Block B	MAC-01	01	003	Lift plant room	3	7	0		F	F	£	-			
Block B	MAC-01	01	004	Unused. Full of rubbish	10.62	0	0		E	E	£	-			
Block B	MAC-01	01	005	Storage district nurse	6.77	7	0		F	F	£	-			
Block B	MAC-01	01	006	Toilet unisex	3.32	7	0	Used seven days a week	F	F	£	-			
Block B	MAC-01	01	007	Office	27.86	3	1	Used 3 days a week. Used for meetings.	U	U	£	-			
Block B	MAC-01	01	008	Office	18.42	1	1	Used by one person, once every two	U	U	£	-			
Block B	MAC-01	01	009	Store room	10.52	7	0		F	F	£	-			
Block B	MAC-01	01	010	Archive storage	31.1	7	0		F	F	£	-			
Block B	MAC-01	01	011	Tea point	9.71	7	0		F	F	£	-			
Block B	MAC-01	01	012	Office	31.56	5	3		U	U	£	-			
Block B	MAC-01	01	013	Office	29.97	5	3	3 staff normally but can be up to 5.	U	U	£	-			
Block B	MAC-01	01	014	Group meeting room	28.62	3	4	Uused 3 days a week	U	U	£	-			
Block B	MAC-01	01	015	Defective floor unsafe to access	3.87	0	0	Defective floor unsafe to access	E	E	£	-			
Block B	MAC-01	01	016	Defective floor unsafe to access	15.76	0	0	Defective floor unsafe to access	E	E	£	-			
Block B	MAC-01	01	017	Defective floor unsafe to access	3.85	0	0	Defective floor unsafe to access	E	E	£	-			
Block B	MAC-01	01	018	Defective floor unsafe to access	13.68	0	0	Defective floor unsafe to access	E	E	£	-			
Block B	MAC-01	01	019	Defective floor unsafe to access	3.33	0	0	Defective floor unsafe to access	E	E	£	-			
Block B	MAC-01	01	020	Meeting room	11	5	4	Used 70% of time 5 days a week.	U	U	£	-			
Block A	MAC-01	01	021	Store (old X ray)	15.88	0	0	Not generally used poor condition	U	U					
Block A	MAC-01	01	022	Corridor	4.66	0	0	Not generally used poor condition	U	U					
Block A	MAC-01	01	023	Store (old X ray)	5.22	0	0	Not generally used poor condition	U	U					
Block A	MAC-01	01	024	Staircase	1.73	0	0	Not generally used poor condition	U	U					

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Machynlleth

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Block	Section	Group	Group (2)	Code	Description	Grade	Cost	Year	Observations	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Total										£ 168,250.00	£ 153,250.00	£ -	£ 15,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	22. Quality	22.1. Amenity (Function)	22.1.1	Attractive Main Entrance-Reception-Department	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	22. Quality	22.1. Amenity (Function)	22.1.10	Seating and Waiting Areas are Sufficient (Internal)	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	22. Quality	22.1. Amenity (Function)	22.1.11	Appropriate Safety and Security Measures are in Place	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	22. Quality	22.1. Amenity (Function)	22.1.12	Way Finding is Visible Legible and Consistant (Internal)	A	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	22. Quality	22.1. Amenity (Function)	22.1.2	Adequate Car Parking Facilities	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	22. Quality	22.1. Amenity (Function)	22.1.3	Accessible by Public and Private Transport	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	22. Quality	22.1. Amenity (Function)	22.1.4	Privacy and Dignity Issues are Addressed	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	22. Quality	22.1. Amenity (Function)	22.1.5	Confidential Conversations can be Held Satisfactorily	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	22. Quality	22.1. Amenity (Function)	22.1.6	Toilet Facilities are Well Provided	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	22. Quality	22.1. Amenity (Function)	22.1.7	Appropriate Storage	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	22. Quality	22.1. Amenity (Function)	22.1.8	Disabled Users are Catered For	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	22. Quality	22.1. Amenity (Function)	22.1.9	Appropriate Facilities Provided For Children	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	22. Quality	22.2. Comfort Engineering	22.2.1	Artificial Lighting Enhances Overall Design	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	22. Quality	22.2. Comfort Engineering	22.2.2	Comfort Conditions are Achieved in Heating	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	22. Quality	22.2. Comfort Engineering	22.2.3	Comfort Conditions are Achieved in Ventilation	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	22. Quality	22.2. Comfort Engineering	22.2.4	Accoustic Privacy is Achieved	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	22. Quality	22.2. Comfort Engineering	22.2.5	Noise Levels are Acceptable	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	22. Quality	22.2. Comfort Engineering	22.2.6	Persistant Odours are Absent	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	22. Quality	22.3. Design (Appearance)	22.3.1	Landscaping is Attratcive	B	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	22. Quality	22.3. Design (Appearance)	22.3.10	Wherever Possible Patients And Staff Have Pleasing Views From Inside And Outside The Building	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	22. Quality	22.3. Design (Appearance)	22.3.2	Planting is Optimised for all Seasons	B	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	22. Quality	22.3. Design (Appearance)	22.3.3	First Impressions of Entrance-Reception Areas are Welcoming	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	22. Quality	22.3. Design (Appearance)	22.3.4	Colour is Used Creatively	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	22. Quality	22.3. Design (Appearance)	22.3.5	Natural Daylight is used to Optimum Effect	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	22. Quality	22.3. Design (Appearance)	22.3.6	Appropriate Finishes are Used for Floors, Ceilings and Walls	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	22. Quality	22.3. Design (Appearance)	22.3.7	Furniture Co-ordinates Well With Overall Design	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	22. Quality	22.3. Design (Appearance)	22.3.8	Art and Craft Work is Integrated into Overall Design	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	22. Quality	22.3. Design (Appearance)	22.3.9	Interior is Reassuring and Nonclinical Where Appropriate	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	22. Quality	22.1. Amenity (Function)	22.1.1	Attractive Main Entrance-Reception-Department	D	5000.00	Backlog Cost - Cost to B	Poor decorations	£ 5,000.00	£ 5,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	22. Quality	22.1. Amenity (Function)	22.1.10	Seating and Waiting Areas are Sufficient (Internal)	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	22. Quality	22.1. Amenity (Function)	22.1.11	Appropriate Safety and Security Measures are in Place	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	22. Quality	22.1. Amenity (Function)	22.1.12	Way Finding is Visible Legible and Consistant (Internal)	C	750.00	Backlog Cost - Cost to B	No fire direction sign to middle stairwell but noted on fire plan as an escape route Install additional signage	£ 750.00	£ 750.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	22. Quality	22.1. Amenity (Function)	22.1.2	Adequate Car Parking Facilities	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	22. Quality	22.1. Amenity (Function)	22.1.3	Accessible by Public and Private Transport	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	22. Quality	22.1. Amenity (Function)	22.1.4	Privacy and Dignity Issues are Addressed	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	22. Quality	22.1. Amenity (Function)	22.1.5	Confidential Conversations can be Held Satisfactorily	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -

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Block	Section	Group	Group (2)	Code	Description	Grade	Cost	Year	Observations	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Machynlleth Hospital	First Floor	22. Quality	22.1. Amenity (Function)	22.1.6	Toilet Facilities are Well Provided	D	7500.00	Backlog Cost - Cost to B	Poor main facilities out of order, refurbishment required.	£ 7,500.00	£ 7,500.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	22. Quality	22.1. Amenity (Function)	22.1.7	Appropriate Storage	D	1500.00	Backlog Cost - Cost to B	See other storage question	£ 1,500.00	£ 1,500.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	22. Quality	22.1. Amenity (Function)	22.1.8	Disabled Users are Catered For	D	6000.00	Backlog Cost - Cost to B	Facilities out of order	£ 6,000.00	£ 6,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	22. Quality	22.1. Amenity (Function)	22.1.9	Appropriate Facilities Provided For Children	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	22. Quality	22.2. Comfort Engineering	22.2.1	Artificial Lighting Enhances Overall Design	D	7500.00	Backlog Cost - Cost to B	Generally poor lighting. District nurses have been updates but the rest of the floor requires replacement. Cost included in condition	£ 7,500.00	£ 7,500.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	22. Quality	22.2. Comfort Engineering	22.2.2	Comfort Conditions are Achieved in Heating	D	8000.00	Backlog Cost - Cost to B	Poor, can't control heating too cold in winter and too hot in summer Costs included in condition	£ 8,000.00	£ 8,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	22. Quality	22.2. Comfort Engineering	22.2.3	Comfort Conditions are Achieved in Ventilation	C	1500.00	Backlog Cost - Cost to B	Poor, natural ventilation only. Access to windows difficult and windows won't stay open. Suggest reconfigure room desks and replacement of windows. See fabric for costs	£ 1,500.00	£ 1,500.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	22. Quality	22.2. Comfort Engineering	22.2.4	Accoustic Privacy is Achieved	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	22. Quality	22.2. Comfort Engineering	22.2.5	Noise Levels are Acceptable	C	1000.00	Backlog Cost - Cost to B	Noise from road side. Windows are already double glazed. Possible replacement of window to group therapy room.	£ 1,000.00	£ 1,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	22. Quality	22.2. Comfort Engineering	22.2.6	Persistant Odours are Absent	C	750.00	Backlog Cost - Cost to B	Poor odours from Wc. Only natural ventilation. Suggest installing fans	£ 750.00	£ 750.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	22. Quality	22.3. Design (Appearance)	22.3.1	Landscaping is Attratcive	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	22. Quality	22.3. Design (Appearance)	22.3.10	Wherever Possible Patients And Staff Have Pleasing Views From Inside And Outside The Building	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	22. Quality	22.3. Design (Appearance)	22.3.2	Planting is Optimised for all Seasons	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	22. Quality	22.3. Design (Appearance)	22.3.3	First Impressions of Entrance-Reception Areas are Welcoming	D	3000.00	Backlog Cost - Cost to B	Poor decorations required	£ 3,000.00	£ 3,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	22. Quality	22.3. Design (Appearance)	22.3.4	Colour is Used Creatively	A	0.00		Colour scheme to reflect function to be incorporated when redecoration are carried out	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	22. Quality	22.3. Design (Appearance)	22.3.5	Natural Daylight is used to Optimum Effect	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	22. Quality	22.3. Design (Appearance)	22.3.6	Appropriate Finishes are Used for Floors, Ceilings and Walls	C	6000.00	Backlog Cost - Cost to B	Recommend removing wallpaper and cover paint walls	£ 6,000.00	£ 6,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	22. Quality	22.3. Design (Appearance)	22.3.7	Furniture Co-ordinates Well With Overall Design	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	22. Quality	22.3. Design (Appearance)	22.3.8	Art and Craft Work is Integrated into Overall Design	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	22. Quality	22.3. Design (Appearance)	22.3.9	Interior is Reassuring and Nonclinical Where Appropriate	A	0.00		Poor redecorating required	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Day Centre)	22. Quality	22.1. Amenity (Function)	22.1.1	Attractive Main Entrance-Reception-Department	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Day Centre)	22. Quality	22.1. Amenity (Function)	22.1.10	Seating and Waiting Areas are Sufficient (Internal)	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Day Centre)	22. Quality	22.1. Amenity (Function)	22.1.11	Appropriate Safety and Security Measures are in Place	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Day Centre)	22. Quality	22.1. Amenity (Function)	22.1.12	Way Finding is Visible Legible and Consistant (Internal)	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Day Centre)	22. Quality	22.1. Amenity (Function)	22.1.2	Adequate Car Parking Facilities	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Day Centre)	22. Quality	22.1. Amenity (Function)	22.1.3	Accessible by Public and Private Transport	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Day Centre)	22. Quality	22.1. Amenity (Function)	22.1.4	Privacy and Dignity Issues are Addressed	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Day Centre)	22. Quality	22.1. Amenity (Function)	22.1.5	Confidential Conversations can be Held Satisfactorily	B(C)	1500.00	Year 2	There is no separate office. Currently uses moveable wall to create space or use other office space. Recommend additional space.	£ 1,500.00	£ 1,500.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Day Centre)	22. Quality	22.1. Amenity (Function)	22.1.6	Toilet Facilities are Well Provided	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Day Centre)	22. Quality	22.1. Amenity (Function)	22.1.7	Appropriate Storage	B(C)	1000.00	Year 2	Storage good however the space could use some low level bench/ tables for patients to use	£ 1,000.00	£ 1,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Day Centre)	22. Quality	22.1. Amenity (Function)	22.1.8	Disabled Users are Catered For	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -

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Block	Section	Group	Group (2)	Code	Description	Grade	Cost	Year	Observations	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Machynlleth Hospital	Ground Floor (Day Centre)	22. Quality	22.1. Amenity (Function)	22.1.9	Appropriate Facilities Provided For Children	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Day Centre)	22. Quality	22.2. Comfort Engineering	22.2.1	Artificial Lighting Enhances Overall Design	B(C)	1000.00	Year 2	There are no blinds and therefore too much light	£ 1,000.00	£ 1,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Day Centre)	22. Quality	22.2. Comfort Engineering	22.2.2	Comfort Conditions are Achieved in Heating	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Day Centre)	22. Quality	22.2. Comfort Engineering	22.2.3	Comfort Conditions are Achieved in Ventilation	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Day Centre)	22. Quality	22.2. Comfort Engineering	22.2.4	Accoustic Privacy is Achieved	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Day Centre)	22. Quality	22.2. Comfort Engineering	22.2.5	Noise Levels are Acceptable	D	5000.00	Backlog Cost - Cost to B	Noise from washup area makes conversations difficult, review project to install some acoustic properties	£ 5,000.00	£ 5,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Day Centre)	22. Quality	22.2. Comfort Engineering	22.2.6	Persistant Odours are Absent	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Day Centre)	22. Quality	22.3. Design (Appearance)	22.3.1	Landscaping is Attratcive	B(C)	20000.00	Year 2	Garden area to the rear would benefit from a refurbishment. Plans for a project are already in place estimated costs 20K (not confirmed by site)	£ 20,000.00	£ 20,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Day Centre)	22. Quality	22.3. Design (Appearance)	22.3.10	Wherever Possible Patients And Staff Have Pleasing Views From Inside And Outside The Building	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Day Centre)	22. Quality	22.3. Design (Appearance)	22.3.2	Planting is Optimised for all Seasons	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Day Centre)	22. Quality	22.3. Design (Appearance)	22.3.3	First Impressions of Entrance-Reception Areas are Welcoming	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Day Centre)	22. Quality	22.3. Design (Appearance)	22.3.4	Colour is Used Creatively	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Day Centre)	22. Quality	22.3. Design (Appearance)	22.3.5	Natural Daylight is used to Optimum Effect	B(C)	2500.00	Year 2	Blinds required	£ 2,500.00	£ 2,500.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Day Centre)	22. Quality	22.3. Design (Appearance)	22.3.6	Appropriate Finishes are Used for Floors, Ceilings and Walls	B(C)	6000.00	Year 2	Flooring as a contrast colour dividing the rooms. This needs to be removed and a single colour vinyl installed	£ 6,000.00	£ 6,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Day Centre)	22. Quality	22.3. Design (Appearance)	22.3.7	Furniture Co-ordinates Well With Overall Design	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Day Centre)	22. Quality	22.3. Design (Appearance)	22.3.8	Art and Craft Work is Integrated into Overall Design	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Day Centre)	22. Quality	22.3. Design (Appearance)	22.3.9	Interior is Reassuring and Nonclinical Where Appropriate	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	22. Quality	22.1. Amenity (Function)	22.1.1	Attractive Main Entrance-Reception-Department	B(C)	5000.00	Year 2	Area ageing and in need of refurbishment	£ 5,000.00	£ 5,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	22. Quality	22.1. Amenity (Function)	22.1.10	Seating and Waiting Areas are Sufficient (Internal)	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	22. Quality	22.1. Amenity (Function)	22.1.11	Appropriate Safety and Security Measures are in Place	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	22. Quality	22.1. Amenity (Function)	22.1.12	Way Finding is Visible Legible and Consistant (Internal)	D	1000.00	Backlog Cost - Cost to B	Signage poor	£ 1,000.00	£ 1,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	22. Quality	22.1. Amenity (Function)	22.1.2	Adequate Car Parking Facilities	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	22. Quality	22.1. Amenity (Function)	22.1.3	Accessible by Public and Private Transport	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	22. Quality	22.1. Amenity (Function)	22.1.4	Privacy and Dignity Issues are Addressed	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	22. Quality	22.1. Amenity (Function)	22.1.5	Confidential Conversations can be Held Satisfactorily	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	22. Quality	22.1. Amenity (Function)	22.1.6	Toilet Facilities are Well Provided	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	22. Quality	22.1. Amenity (Function)	22.1.7	Appropriate Storage	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	22. Quality	22.1. Amenity (Function)	22.1.8	Disabled Users are Catered For	D	1500.00	Backlog Cost - Cost to B	Serveries too high	£ 1,500.00	£ 1,500.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	22. Quality	22.1. Amenity (Function)	22.1.9	Appropriate Facilities Provided For Children	D	500.00	Backlog Cost - Cost to B	No high chairs available	£ 500.00	£ 500.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	22. Quality	22.2. Comfort Engineering	22.2.1	Artificial Lighting Enhances Overall Design	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	22. Quality	22.2. Comfort Engineering	22.2.2	Comfort Conditions are Achieved in Heating	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	22. Quality	22.2. Comfort Engineering	22.2.3	Comfort Conditions are Achieved in Ventilation	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	22. Quality	22.2. Comfort Engineering	22.2.4	Accoustic Privacy is Achieved	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	22. Quality	22.2. Comfort Engineering	22.2.5	Noise Levels are Acceptable	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	22. Quality	22.2. Comfort Engineering	22.2.6	Persistant Odours are Absent	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	22. Quality	22.3. Design (Appearance)	22.3.1	Landscaping is Attratcive	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -

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Block	Section	Group	Group (2)	Code	Description	Grade	Cost	Year	Observations	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	22. Quality	22.3. Design (Appearance)	22.3.10	Wherever Possible Patients And Staff Have Pleasing Views From Inside And Outside The Building	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	22. Quality	22.3. Design (Appearance)	22.3.2	Planting is Optimised for all Seasons	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	22. Quality	22.3. Design (Appearance)	22.3.3	First Impressions of Entrance-Reception Areas are Welcoming	B(C)	1000.00	Year 2	Area generally functional, refurbishment recommended	£ 1,000.00	£ 1,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	22. Quality	22.3. Design (Appearance)	22.3.4	Colour is Used Creatively	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	22. Quality	22.3. Design (Appearance)	22.3.5	Natural Daylight is used to Optimum Effect	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	22. Quality	22.3. Design (Appearance)	22.3.6	Appropriate Finishes are Used for Floors, Ceilings and Walls	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	22. Quality	22.3. Design (Appearance)	22.3.7	Furniture Co-ordinates Well With Overall Design	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	22. Quality	22.3. Design (Appearance)	22.3.8	Art and Craft Work is Integrated into Overall Design	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	22. Quality	22.3. Design (Appearance)	22.3.9	Interior is Reassuring and Nonclinical Where Appropriate	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offices)	22. Quality	22.1. Amenity (Function)	22.1.1	Attractive Main Entrance-Reception-Department	B(C)	1000.00	Year 2	Shares main hospital entrance	£ 1,000.00	£ 1,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offices)	22. Quality	22.1. Amenity (Function)	22.1.10	Seating and Waiting Areas are Sufficient (Internal)	D	1000.00	Backlog Cost - Cost to B	Not enough seating	£ 1,000.00	£ 1,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offices)	22. Quality	22.1. Amenity (Function)	22.1.11	Appropriate Safety and Security Measures are in Place	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offices)	22. Quality	22.1. Amenity (Function)	22.1.12	Way Finding is Visible Legible and Consistant (Internal)	D	750.00	Backlog Cost - Cost to B	Poor signs overlapping signs	£ 750.00	£ 750.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offices)	22. Quality	22.1. Amenity (Function)	22.1.2	Adequate Car Parking Facilities	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offices)	22. Quality	22.1. Amenity (Function)	22.1.3	Accessible by Public and Private Transport	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offices)	22. Quality	22.1. Amenity (Function)	22.1.4	Privacy and Dignity Issues are Addressed	D	1000.00	Backlog Cost - Cost to B	Issue with the privacy and confidentiality of patients attending the maternity section. Separate entrance recommended to the department. This would need to include security access and entry. Additional waiting would be required. Review project costs to change entrance.	£ 1,000.00	£ 1,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offices)	22. Quality	22.1. Amenity (Function)	22.1.5	Confidential Conversations can be Held Satisfactorily	D	1000.00	Backlog Cost - Cost to B	Lack of space to hold private conversations, additional room required	£ 1,000.00	£ 1,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offices)	22. Quality	22.1. Amenity (Function)	22.1.6	Toilet Facilities are Well Provided	D	5000.00	Backlog Cost - Cost to B	Wash hand basin to mother and baby area in poor condition. Replace unit and redecorate disused shower area.	£ 5,000.00	£ 5,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offices)	22. Quality	22.1. Amenity (Function)	22.1.7	Appropriate Storage	D	1000.00	Backlog Cost - Cost to B	Office used as storage but for records. Fire hazard as no fire door	£ 1,000.00	£ 1,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offices)	22. Quality	22.1. Amenity (Function)	22.1.8	Disabled Users are Catered For	D	7500.00	Backlog Cost - Cost to B	No WC facilities and manoeuvrability poor	£ 7,500.00	£ 7,500.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offices)	22. Quality	22.1. Amenity (Function)	22.1.9	Appropriate Facilities Provided For Children	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offices)	22. Quality	22.2. Comfort Engineering	22.2.1	Artificial Lighting Enhances Overall Design	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offices)	22. Quality	22.2. Comfort Engineering	22.2.2	Comfort Conditions are Achieved in Heating	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offices)	22. Quality	22.2. Comfort Engineering	22.2.3	Comfort Conditions are Achieved in Ventilation	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offices)	22. Quality	22.2. Comfort Engineering	22.2.4	Accoustic Privacy is Achieved	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offices)	22. Quality	22.2. Comfort Engineering	22.2.5	Noise Levels are Acceptable	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offices)	22. Quality	22.2. Comfort Engineering	22.2.6	Persistant Odours are Absent	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offices)	22. Quality	22.3. Design (Appearance)	22.3.1	Landscaping is Attratcive	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offices)	22. Quality	22.3. Design (Appearance)	22.3.10	Wherever Possible Patients And Staff Have Pleasing Views From Inside And Outside The Building	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -

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Block	Section	Group	Group (2)	Code	Description	Grade	Cost	Year	Observations	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offices)	22. Quality	22.3. Design (Appearance)	22.3.2	Planting is Optimised for all Seasons	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offices)	22. Quality	22.3. Design (Appearance)	22.3.3	First Impressions of Entrance-Reception Areas are Welcoming	B(C)	1500.00	Year 2	The area is beginning to look dated and paper pealing from the walls. Costs to redecorate etc included in condition	£ 1,500.00	£ 1,500.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offices)	22. Quality	22.3. Design (Appearance)	22.3.4	Colour is Used Creatively	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offices)	22. Quality	22.3. Design (Appearance)	22.3.5	Natural Daylight is used to Optimum Effect	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offices)	22. Quality	22.3. Design (Appearance)	22.3.6	Appropriate Finishes are Used for Floors, Ceilings and Walls	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offices)	22. Quality	22.3. Design (Appearance)	22.3.7	Furniture Co-ordinates Well With Overall Design	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offices)	22. Quality	22.3. Design (Appearance)	22.3.8	Art and Craft Work is Integrated into Overall Design	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offices)	22. Quality	22.3. Design (Appearance)	22.3.9	Interior is Reassuring and Nonclinical Where Appropriate	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	22. Quality	22.1. Amenity (Function)	22.1.1	Attractive Main Entrance-Reception-Department	B	0.00		Chapel area adequate.	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	22. Quality	22.1. Amenity (Function)	22.1.10	Seating and Waiting Areas are Sufficient (Internal)	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	22. Quality	22.1. Amenity (Function)	22.1.11	Appropriate Safety and Security Measures are in Place	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	22. Quality	22.1. Amenity (Function)	22.1.12	Way Finding is Visible Legible and Consistant (Internal)	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	22. Quality	22.1. Amenity (Function)	22.1.2	Adequate Car Parking Facilities	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	22. Quality	22.1. Amenity (Function)	22.1.3	Accessible by Public and Private Transport	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	22. Quality	22.1. Amenity (Function)	22.1.4	Privacy and Dignity Issues are Addressed	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	22. Quality	22.1. Amenity (Function)	22.1.5	Confidential Conversations can be Held Satisfactorily	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	22. Quality	22.1. Amenity (Function)	22.1.6	Toilet Facilities are Well Provided	D	3000.00	Backlog Cost - Cost to B	None use of facilities in the main building	£ 3,000.00	£ 3,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	22. Quality	22.1. Amenity (Function)	22.1.7	Appropriate Storage	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	22. Quality	22.1. Amenity (Function)	22.1.8	Disabled Users are Catered For	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	22. Quality	22.1. Amenity (Function)	22.1.9	Appropriate Facilities Provided For Children	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	22. Quality	22.2. Comfort Engineering	22.2.1	Artificial Lighting Enhances Overall Design	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	22. Quality	22.2. Comfort Engineering	22.2.2	Comfort Conditions are Achieved in Heating	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	22. Quality	22.2. Comfort Engineering	22.2.3	Comfort Conditions are Achieved in Ventilation	B	0.00		Natural ventilation only	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	22. Quality	22.2. Comfort Engineering	22.2.4	Accoustic Privacy is Achieved	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	22. Quality	22.2. Comfort Engineering	22.2.5	Noise Levels are Acceptable	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	22. Quality	22.2. Comfort Engineering	22.2.6	Persistant Odours are Absent	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	22. Quality	22.3. Design (Appearance)	22.3.1	Landscaping is Attratcive	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	22. Quality	22.3. Design (Appearance)	22.3.10	Wherever Possible Patients And Staff Have Pleasing Views From Inside And Outside The Building	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	22. Quality	22.3. Design (Appearance)	22.3.2	Planting is Optimised for all Seasons	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	22. Quality	22.3. Design (Appearance)	22.3.3	First Impressions of Entrance-Reception Areas are Welcoming	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	22. Quality	22.3. Design (Appearance)	22.3.4	Colour is Used Creatively	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	22. Quality	22.3. Design (Appearance)	22.3.5	Natural Daylight is used to Optimum Effect	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	22. Quality	22.3. Design (Appearance)	22.3.6	Appropriate Finishes are Used for Floors, Ceilings and Walls	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	22. Quality	22.3. Design (Appearance)	22.3.7	Furniture Co-ordinates Well With Overall Design	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	22. Quality	22.3. Design (Appearance)	22.3.8	Art and Craft Work is Integrated into Overall Design	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	22. Quality	22.3. Design (Appearance)	22.3.9	Interior is Reassuring and Nonclinical Where Appropriate	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -

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Block	Section	Group	Group (2)	Code	Description	Grade	Cost	Year	Observations	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Machynlleth Hospital	Ground Floor (Occupational Therepy)	22. Quality	22.1. Amenity (Function)	22.1.1	Attractive Main Entrance-Reception-Department	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	22. Quality	22.1. Amenity (Function)	22.1.10	Seating and Waiting Areas are Sufficient (Internal)	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	22. Quality	22.1. Amenity (Function)	22.1.11	Appropriate Safety and Security Measures are in Place	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	22. Quality	22.1. Amenity (Function)	22.1.12	Way Finding is Visible Legible and Consistant (Internal)	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	22. Quality	22.1. Amenity (Function)	22.1.2	Adequate Car Parking Facilities	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	22. Quality	22.1. Amenity (Function)	22.1.3	Accessible by Public and Private Transport	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	22. Quality	22.1. Amenity (Function)	22.1.4	Privacy and Dignity Issues are Addressed	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	22. Quality	22.1. Amenity (Function)	22.1.5	Confidential Conversations can be Held Satisfactorily	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	22. Quality	22.1. Amenity (Function)	22.1.6	Toilet Facilities are Well Provided	B	0.00		Use of toilets in the corridor	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	22. Quality	22.1. Amenity (Function)	22.1.7	Appropriate Storage	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	22. Quality	22.1. Amenity (Function)	22.1.8	Disabled Users are Catered For	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	22. Quality	22.1. Amenity (Function)	22.1.9	Appropriate Facilities Provided For Children	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	22. Quality	22.2. Comfort Engineering	22.2.1	Artificial Lighting Enhances Overall Design	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	22. Quality	22.2. Comfort Engineering	22.2.2	Comfort Conditions are Achieved in Heating	D	500.00	Backlog Cost - Cost to B	The area can get too hot but is controlled by natural ventilation.	£ 500.00	£ 500.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	22. Quality	22.2. Comfort Engineering	22.2.3	Comfort Conditions are Achieved in Ventilation	B	0.00		Natural ventilation is the main element, there is a small fan used when cooking.	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	22. Quality	22.2. Comfort Engineering	22.2.4	Accoustic Privacy is Achieved	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	22. Quality	22.2. Comfort Engineering	22.2.5	Noise Levels are Acceptable	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	22. Quality	22.2. Comfort Engineering	22.2.6	Persistant Odours are Absent	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	22. Quality	22.3. Design (Appearance)	22.3.1	Landscaping is Attratcive	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	22. Quality	22.3. Design (Appearance)	22.3.10	Wherever Possible Patients And Staff Have Pleasing Views From Inside And Outside The Building	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	22. Quality	22.3. Design (Appearance)	22.3.2	Planting is Optimised for all Seasons	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	22. Quality	22.3. Design (Appearance)	22.3.3	First Impressions of Entrance-Reception Areas are Welcoming	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	22. Quality	22.3. Design (Appearance)	22.3.4	Colour is Used Creatively	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	22. Quality	22.3. Design (Appearance)	22.3.5	Natural Daylight is used to Optimum Effect	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	22. Quality	22.3. Design (Appearance)	22.3.6	Appropriate Finishes are Used for Floors, Ceilings and Walls	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	22. Quality	22.3. Design (Appearance)	22.3.7	Furniture Co-ordinates Well With Overall Design	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	22. Quality	22.3. Design (Appearance)	22.3.8	Art and Craft Work is Integrated into Overall Design	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	22. Quality	22.3. Design (Appearance)	22.3.9	Interior is Reassuring and Nonclinical Where Appropriate	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	22. Quality	22.1. Amenity (Function)	22.1.1	Attractive Main Entrance-Reception-Department	B	0.00		No main entrance but main door area is good	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	22. Quality	22.1. Amenity (Function)	22.1.10	Seating and Waiting Areas are Sufficient (Internal)	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -

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Block	Section	Group	Group (2)	Code	Description	Grade	Cost	Year	Observations	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Machynlleth Hospital	Ground Floor (Physiotherepy)	22. Quality	22.1. Amenity (Function)	22.1.11	Appropriate Safety and Security Measures are in Place	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	22. Quality	22.1. Amenity (Function)	22.1.12	Way Finding is Visible Legible and Consistant (Internal)	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	22. Quality	22.1. Amenity (Function)	22.1.2	Adequate Car Parking Facilities	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	22. Quality	22.1. Amenity (Function)	22.1.3	Accessible by Public and Private Transport	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	22. Quality	22.1. Amenity (Function)	22.1.4	Privacy and Dignity Issues are Addressed	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	22. Quality	22.1. Amenity (Function)	22.1.5	Confidential Conversations can be Held Satisfactorily	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	22. Quality	22.1. Amenity (Function)	22.1.6	Toilet Facilities are Well Provided	B	0.00		In reception	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	22. Quality	22.1. Amenity (Function)	22.1.7	Appropriate Storage	C	500.00	Backlog Cost - Cost to B	Additional room required, currently sharing space with OT	£ 500.00	£ 500.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	22. Quality	22.1. Amenity (Function)	22.1.8	Disabled Users are Catered For	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	22. Quality	22.1. Amenity (Function)	22.1.9	Appropriate Facilities Provided For Children	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	22. Quality	22.2. Comfort Engineering	22.2.1	Artificial Lighting Enhances Overall Design	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	22. Quality	22.2. Comfort Engineering	22.2.2	Comfort Conditions are Achieved in Heating	C	4000.00	Backlog Cost - Cost to B	Very warm and humid especially to the gym area. No local controls in place. Recommend installing AC unit	£ 4,000.00	£ 4,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	22. Quality	22.2. Comfort Engineering	22.2.3	Comfort Conditions are Achieved in Ventilation	C	5000.00	Backlog Cost - Cost to B	Only high level natural ventilation. Suggest local extract is comfort local cooling	£ 5,000.00	£ 5,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	22. Quality	22.2. Comfort Engineering	22.2.4	Accoustic Privacy is Achieved	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	22. Quality	22.2. Comfort Engineering	22.2.5	Noise Levels are Acceptable	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	22. Quality	22.2. Comfort Engineering	22.2.6	Persistant Odours are Absent	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	22. Quality	22.3. Design (Appearance)	22.3.1	Landscaping is Attratcive	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	22. Quality	22.3. Design (Appearance)	22.3.10	Wherever Possible Patients And Staff Have Pleasing Views From Inside And Outside The Building	A	0.00		N/A No external windows	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	22. Quality	22.3. Design (Appearance)	22.3.2	Planting is Optimised for all Seasons	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	22. Quality	22.3. Design (Appearance)	22.3.3	First Impressions of Entrance-Reception Areas are Welcoming	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	22. Quality	22.3. Design (Appearance)	22.3.4	Colour is Used Creatively	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	22. Quality	22.3. Design (Appearance)	22.3.5	Natural Daylight is used to Optimum Effect	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	22. Quality	22.3. Design (Appearance)	22.3.6	Appropriate Finishes are Used for Floors, Ceilings and Walls	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	22. Quality	22.3. Design (Appearance)	22.3.7	Furniture Co-ordinates Well With Overall Design	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	22. Quality	22.3. Design (Appearance)	22.3.8	Art and Craft Work is Integrated into Overall Design	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	22. Quality	22.3. Design (Appearance)	22.3.9	Interior is Reassuring and Nonclinical Where Appropriate	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	22. Quality	22.1. Amenity (Function)	22.1.1	Attractive Main Entrance-Reception-Department	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	22. Quality	22.1. Amenity (Function)	22.1.10	Seating and Waiting Areas are Sufficient (Internal)	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	22. Quality	22.1. Amenity (Function)	22.1.11	Appropriate Safety and Security Measures are in Place	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	22. Quality	22.1. Amenity (Function)	22.1.12	Way Finding is Visible Legible and Consistant (Internal)	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	22. Quality	22.1. Amenity (Function)	22.1.2	Adequate Car Parking Facilities	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	22. Quality	22.1. Amenity (Function)	22.1.3	Accessible by Public and Private Transport	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	22. Quality	22.1. Amenity (Function)	22.1.4	Privacy and Dignity Issues are Addressed	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	22. Quality	22.1. Amenity (Function)	22.1.5	Confidential Conversations can be Held Satisfactorily	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	22. Quality	22.1. Amenity (Function)	22.1.6	Toilet Facilities are Well Provided	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	22. Quality	22.1. Amenity (Function)	22.1.7	Appropriate Storage	B	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	22. Quality	22.1. Amenity (Function)	22.1.8	Disabled Users are Catered For	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	22. Quality	22.1. Amenity (Function)	22.1.9	Appropriate Facilities Provided For Children	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -

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Block	Section	Group	Group (2)	Code	Description	Grade	Cost	Year	Observations	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Machynlleth Hospital	Ground Floor (Plantroom)	22. Quality	22.2. Comfort Engineering	22.2.1	Artificial Lighting Enhances Overall Design	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	22. Quality	22.2. Comfort Engineering	22.2.2	Comfort Conditions are Achieved in Heating	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	22. Quality	22.2. Comfort Engineering	22.2.3	Comfort Conditions are Achieved in Ventilation	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	22. Quality	22.2. Comfort Engineering	22.2.4	Accoustic Privacy is Achieved	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	22. Quality	22.2. Comfort Engineering	22.2.5	Noise Levels are Acceptable	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	22. Quality	22.2. Comfort Engineering	22.2.6	Persistant Odours are Absent	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	22. Quality	22.3. Design (Appearance)	22.3.1	Landscaping is Attratcive	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	22. Quality	22.3. Design (Appearance)	22.3.10	Wherever Possible Patients And Staff Have Pleasing Views From Inside And Outside The Building	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	22. Quality	22.3. Design (Appearance)	22.3.2	Planting is Optimised for all Seasons	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	22. Quality	22.3. Design (Appearance)	22.3.3	First Impressions of Entrance-Reception Areas are Welcoming	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	22. Quality	22.3. Design (Appearance)	22.3.4	Colour is Used Creatively	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	22. Quality	22.3. Design (Appearance)	22.3.5	Natural Daylight is used to Optimum Effect	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	22. Quality	22.3. Design (Appearance)	22.3.6	Appropriate Finishes are Used for Floors, Ceilings and Walls	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	22. Quality	22.3. Design (Appearance)	22.3.7	Furniture Co-ordinates Well With Overall Design	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	22. Quality	22.3. Design (Appearance)	22.3.8	Art and Craft Work is Integrated into Overall Design	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	22. Quality	22.3. Design (Appearance)	22.3.9	Interior is Reassuring and Nonclinical Where Appropriate	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	22. Quality	22.1. Amenity (Function)	22.1.1	Attractive Main Entrance-Reception-Department	B(C)	1000.00	Year 2	Dated and would benefit from refurbishment. Project Costs to be investigated	£ 1,000.00	£ 1,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	22. Quality	22.1. Amenity (Function)	22.1.10	Seating and Waiting Areas are Sufficient (Internal)	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	22. Quality	22.1. Amenity (Function)	22.1.11	Appropriate Safety and Security Measures are in Place	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	22. Quality	22.1. Amenity (Function)	22.1.12	Way Finding is Visible Legible and Consistant (Internal)	C	2000.00	Backlog Cost - Cost to B	Signage out of date, suggest review departments and then renew signage	£ 2,000.00	£ 2,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	22. Quality	22.1. Amenity (Function)	22.1.2	Adequate Car Parking Facilities	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	22. Quality	22.1. Amenity (Function)	22.1.3	Accessible by Public and Private Transport	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	22. Quality	22.1. Amenity (Function)	22.1.4	Privacy and Dignity Issues are Addressed	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	22. Quality	22.1. Amenity (Function)	22.1.5	Confidential Conversations can be Held Satisfactorily	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	22. Quality	22.1. Amenity (Function)	22.1.6	Toilet Facilities are Well Provided	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	22. Quality	22.1. Amenity (Function)	22.1.7	Appropriate Storage	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	22. Quality	22.1. Amenity (Function)	22.1.8	Disabled Users are Catered For	D	500.00	Backlog Cost - Cost to B	No wheel chair space available in the waiting area.	£ 500.00	£ 500.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	22. Quality	22.1. Amenity (Function)	22.1.9	Appropriate Facilities Provided For Children	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	22. Quality	22.2. Comfort Engineering	22.2.1	Artificial Lighting Enhances Overall Design	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	22. Quality	22.2. Comfort Engineering	22.2.2	Comfort Conditions are Achieved in Heating	D	1500.00	Backlog Cost - Cost to B	Too warm, review controls. Costs provided under condition.	£ 1,500.00	£ 1,500.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	22. Quality	22.2. Comfort Engineering	22.2.3	Comfort Conditions are Achieved in Ventilation	B	0.00		Natural ventilation only.	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	22. Quality	22.2. Comfort Engineering	22.2.4	Accoustic Privacy is Achieved	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	22. Quality	22.2. Comfort Engineering	22.2.5	Noise Levels are Acceptable	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	22. Quality	22.2. Comfort Engineering	22.2.6	Persistant Odours are Absent	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -

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Block	Section	Group	Group (2)	Code	Description	Grade	Cost	Year	Observations	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	22. Quality	22.3. Design (Appearance)	22.3.1	Landscaping is Attratcive	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	22. Quality	22.3. Design (Appearance)	22.3.10	Wherever Possible Patients And Staff Have Pleasing Views From Inside And Outside The Building	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	22. Quality	22.3. Design (Appearance)	22.3.2	Planting is Optimised for all Seasons	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	22. Quality	22.3. Design (Appearance)	22.3.3	First Impressions of Entrance-Reception Areas are Welcoming	B(C)	15000.00	Year 2	Generally aged, consider refurbishment	£ 15,000.00	£ -	£ -	£ -	£ 15,000.00	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	22. Quality	22.3. Design (Appearance)	22.3.4	Colour is Used Creatively	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	22. Quality	22.3. Design (Appearance)	22.3.5	Natural Daylight is used to Optimum Effect	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	22. Quality	22.3. Design (Appearance)	22.3.6	Appropriate Finishes are Used for Floors, Ceilings and Walls	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	22. Quality	22.3. Design (Appearance)	22.3.7	Furniture Co-ordinates Well With Overall Design	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	22. Quality	22.3. Design (Appearance)	22.3.8	Art and Craft Work is Integrated into Overall Design	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	22. Quality	22.3. Design (Appearance)	22.3.9	Interior is Reassuring and Nonclinical Where Appropriate	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	22. Quality	22.1. Amenity (Function)	22.1.1	Attractive Main Entrance-Reception-Department	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	22. Quality	22.1. Amenity (Function)	22.1.10	Seating and Waiting Areas are Sufficient (Internal)	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	22. Quality	22.1. Amenity (Function)	22.1.11	Appropriate Safety and Security Measures are in Place	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	22. Quality	22.1. Amenity (Function)	22.1.12	Way Finding is Visible Legible and Consistant (Internal)	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	22. Quality	22.1. Amenity (Function)	22.1.2	Adequate Car Parking Facilities	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	22. Quality	22.1. Amenity (Function)	22.1.3	Accessible by Public and Private Transport	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	22. Quality	22.1. Amenity (Function)	22.1.4	Privacy and Dignity Issues are Addressed	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	22. Quality	22.1. Amenity (Function)	22.1.5	Confidential Conversations can be Held Satisfactorily	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	22. Quality	22.1. Amenity (Function)	22.1.6	Toilet Facilities are Well Provided	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	22. Quality	22.1. Amenity (Function)	22.1.7	Appropriate Storage	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	22. Quality	22.1. Amenity (Function)	22.1.8	Disabled Users are Catered For	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	22. Quality	22.1. Amenity (Function)	22.1.9	Appropriate Facilities Provided For Children	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	22. Quality	22.2. Comfort Engineering	22.2.1	Artificial Lighting Enhances Overall Design	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	22. Quality	22.2. Comfort Engineering	22.2.2	Comfort Conditions are Achieved in Heating	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	22. Quality	22.2. Comfort Engineering	22.2.3	Comfort Conditions are Achieved in Ventilation	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	22. Quality	22.2. Comfort Engineering	22.2.4	Accoustic Privacy is Achieved	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	22. Quality	22.2. Comfort Engineering	22.2.5	Noise Levels are Acceptable	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	22. Quality	22.2. Comfort Engineering	22.2.6	Persistant Odours are Absent	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	22. Quality	22.3. Design (Appearance)	22.3.1	Landscaping is Attratcive	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	22. Quality	22.3. Design (Appearance)	22.3.10	Wherever Possible Patients And Staff Have Pleasing Views From Inside And Outside The Building	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	22. Quality	22.3. Design (Appearance)	22.3.2	Planting is Optimised for all Seasons	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	22. Quality	22.3. Design (Appearance)	22.3.3	First Impressions of Entrance-Reception Areas are Welcoming	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	22. Quality	22.3. Design (Appearance)	22.3.4	Colour is Used Creatively	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	22. Quality	22.3. Design (Appearance)	22.3.5	Natural Daylight is used to Optimum Effect	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	22. Quality	22.3. Design (Appearance)	22.3.6	Appropriate Finishes are Used for Floors, Ceilings and Walls	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	22. Quality	22.3. Design (Appearance)	22.3.7	Furniture Co-ordinates Well With Overall Design	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	22. Quality	22.3. Design (Appearance)	22.3.8	Art and Craft Work is Integrated into Overall Design	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -

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Block	Section	Group	Group (2)	Code	Description	Grade	Cost	Year	Observations	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Machynlleth Hospital	Ground Floor (Roof Space)	22. Quality	22.3. Design (Appearance)	22.3.9	Interior is Reassuring and Nonclinical Where Appropriate	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage/Porters)	22. Quality	22.1. Amenity (Function)	22.1.1	Attractive Main Entrance-Reception-Department	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage/Porters)	22. Quality	22.1. Amenity (Function)	22.1.10	Seating and Waiting Areas are Sufficient (Internal)	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage/Porters)	22. Quality	22.1. Amenity (Function)	22.1.11	Appropriate Safety and Security Measures are in Place	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage/Porters)	22. Quality	22.1. Amenity (Function)	22.1.12	Way Finding is Visible Legible and Consistant (Internal)	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage/Porters)	22. Quality	22.1. Amenity (Function)	22.1.2	Adequate Car Parking Facilities	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage/Porters)	22. Quality	22.1. Amenity (Function)	22.1.3	Accessible by Public and Private Transport	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage/Porters)	22. Quality	22.1. Amenity (Function)	22.1.4	Privacy and Dignity Issues are Addressed	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage/Porters)	22. Quality	22.1. Amenity (Function)	22.1.5	Confidential Conversations can be Held Satisfactorily	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage/Porters)	22. Quality	22.1. Amenity (Function)	22.1.6	Toilet Facilities are Well Provided	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage/Porters)	22. Quality	22.1. Amenity (Function)	22.1.7	Appropriate Storage	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage/Porters)	22. Quality	22.1. Amenity (Function)	22.1.8	Disabled Users are Catered For	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage/Porters)	22. Quality	22.1. Amenity (Function)	22.1.9	Appropriate Facilities Provided For Children	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage/Porters)	22. Quality	22.2. Comfort Engineering	22.2.1	Artificial Lighting Enhances Overall Design	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage/Porters)	22. Quality	22.2. Comfort Engineering	22.2.2	Comfort Conditions are Achieved in Heating	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage/Porters)	22. Quality	22.2. Comfort Engineering	22.2.3	Comfort Conditions are Achieved in Ventilation	B	0.00		Natural ventilation only	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage/Porters)	22. Quality	22.2. Comfort Engineering	22.2.4	Accoustic Privacy is Achieved	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage/Porters)	22. Quality	22.2. Comfort Engineering	22.2.5	Noise Levels are Acceptable	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage/Porters)	22. Quality	22.2. Comfort Engineering	22.2.6	Persistant Odours are Absent	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage/Porters)	22. Quality	22.3. Design (Appearance)	22.3.1	Landscaping is Attratcive	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage/Porters)	22. Quality	22.3. Design (Appearance)	22.3.10	Wherever Possible Patients And Staff Have Pleasing Views From Inside And Outside The Building	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage/Porters)	22. Quality	22.3. Design (Appearance)	22.3.2	Planting is Optimised for all Seasons	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage/Porters)	22. Quality	22.3. Design (Appearance)	22.3.3	First Impressions of Entrance-Reception Areas are Welcoming	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage/Porters)	22. Quality	22.3. Design (Appearance)	22.3.4	Colour is Used Creatively	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage/Porters)	22. Quality	22.3. Design (Appearance)	22.3.5	Natural Daylight is used to Optimum Effect	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage/Porters)	22. Quality	22.3. Design (Appearance)	22.3.6	Appropriate Finishes are Used for Floors, Ceilings and Walls	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage/Porters)	22. Quality	22.3. Design (Appearance)	22.3.7	Furniture Co-ordinates Well With Overall Design	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage/Porters)	22. Quality	22.3. Design (Appearance)	22.3.8	Art and Craft Work is Integrated into Overall Design	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage/Porters)	22. Quality	22.3. Design (Appearance)	22.3.9	Interior is Reassuring and Nonclinical Where Appropriate	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	22. Quality	22.1. Amenity (Function)	22.1.1	Attractive Main Entrance-Reception-Department	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	22. Quality	22.1. Amenity (Function)	22.1.10	Seating and Waiting Areas are Sufficient (Internal)	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	22. Quality	22.1. Amenity (Function)	22.1.11	Appropriate Safety and Security Measures are in Place	C	5000.00	Backlog Cost - Cost to B	Easy access to the ward from hospital and direct access from outside. Additional security measures requested. Suggest intercoms and swipe or fob access.	£ 5,000.00	£ 5,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	22. Quality	22.1. Amenity (Function)	22.1.12	Way Finding is Visible Legible and Consistant (Internal)	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	22. Quality	22.1. Amenity (Function)	22.1.2	Adequate Car Parking Facilities	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	22. Quality	22.1. Amenity (Function)	22.1.3	Accessible by Public and Private Transport	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	22. Quality	22.1. Amenity (Function)	22.1.4	Privacy and Dignity Issues are Addressed	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -

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Block	Section	Group	Group (2)	Code	Description	Grade	Cost	Year	Observations	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Machynlleth Hospital	Ground Floor (Twymyn Unit)	22. Quality	22.1. Amenity (Function)	22.1.5	Confidential Conversations can be Held Satisfactorily	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	22. Quality	22.1. Amenity (Function)	22.1.6	Toilet Facilities are Well Provided	C	2500.00	Backlog Cost - Cost to B	Only 1 staff Wc recommend other facility however space is restrictive.	£ 2,500.00	£ 2,500.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	22. Quality	22.1. Amenity (Function)	22.1.7	Appropriate Storage	D	1500.00	Backlog Cost - Cost to B	Additional storage required note comments under function	£ 1,500.00	£ 1,500.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	22. Quality	22.1. Amenity (Function)	22.1.8	Disabled Users are Catered For	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	22. Quality	22.1. Amenity (Function)	22.1.9	Appropriate Facilities Provided For Children	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	22. Quality	22.2. Comfort Engineering	22.2.1	Artificial Lighting Enhances Overall Design	C	5000.00	Backlog Cost - Cost to B	General lighting in good order however lighting to multi bed rooms have bed lights with one switch to all. Requested that these have individual switches. these switches also to be closer to the beds for patient use. The newer bed lights are too bright. Request has been made to make them dimmer. Costs to be investigated to supply dimmer lights and modify the controls and switches.	£ 5,000.00	£ 5,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	22. Quality	22.2. Comfort Engineering	22.2.2	Comfort Conditions are Achieved in Heating	C	1500.00	Backlog Cost - Cost to B	Poor heating control reported. No zone controls available.	£ 1,500.00	£ 1,500.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	22. Quality	22.2. Comfort Engineering	22.2.3	Comfort Conditions are Achieved in Ventilation	C	1500.00	Backlog Cost - Cost to B	Ventilation poor, stand alone fans in use at the time of the surveys and the vents were producing a poor flow of air. investigate air handling.	£ 1,500.00	£ 1,500.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	22. Quality	22.2. Comfort Engineering	22.2.4	Accoustic Privacy is Achieved	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	22. Quality	22.2. Comfort Engineering	22.2.5	Noise Levels are Acceptable	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	22. Quality	22.2. Comfort Engineering	22.2.6	Persistant Odours are Absent	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	22. Quality	22.3. Design (Appearance)	22.3.1	Landscaping is Attratcive	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	22. Quality	22.3. Design (Appearance)	22.3.10	Wherever Possible Patients And Staff Have Pleasing Views From Inside And Outside The Building	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	22. Quality	22.3. Design (Appearance)	22.3.2	Planting is Optimised for all Seasons	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	22. Quality	22.3. Design (Appearance)	22.3.3	First Impressions of Entrance-Reception Areas are Welcoming	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	22. Quality	22.3. Design (Appearance)	22.3.4	Colour is Used Creatively	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	22. Quality	22.3. Design (Appearance)	22.3.5	Natural Daylight is used to Optimum Effect	B	0.00		General good to rooms but none to the nurse base.	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	22. Quality	22.3. Design (Appearance)	22.3.6	Appropriate Finishes are Used for Floors, Ceilings and Walls	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	22. Quality	22.3. Design (Appearance)	22.3.7	Furniture Co-ordinates Well With Overall Design	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	22. Quality	22.3. Design (Appearance)	22.3.8	Art and Craft Work is Integrated into Overall Design	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	22. Quality	22.3. Design (Appearance)	22.3.9	Interior is Reassuring and Nonclinical Where Appropriate	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	22. Quality	22.1. Amenity (Function)	22.1.1	Attractive Main Entrance-Reception-Department	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	22. Quality	22.1. Amenity (Function)	22.1.10	Seating and Waiting Areas are Sufficient (Internal)	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	22. Quality	22.1. Amenity (Function)	22.1.11	Appropriate Safety and Security Measures are in Place	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	22. Quality	22.1. Amenity (Function)	22.1.12	Way Finding is Visible Legible and Consistant (Internal)	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	22. Quality	22.1. Amenity (Function)	22.1.2	Adequate Car Parking Facilities	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	22. Quality	22.1. Amenity (Function)	22.1.3	Accessible by Public and Private Transport	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	22. Quality	22.1. Amenity (Function)	22.1.4	Privacy and Dignity Issues are Addressed	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	22. Quality	22.1. Amenity (Function)	22.1.5	Confidential Conversations can be Held Satisfactorily	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	22. Quality	22.1. Amenity (Function)	22.1.6	Toilet Facilities are Well Provided	B	0.00		None in the department, facilities available in corridor	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	22. Quality	22.1. Amenity (Function)	22.1.7	Appropriate Storage	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	22. Quality	22.1. Amenity (Function)	22.1.8	Disabled Users are Catered For	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	22. Quality	22.1. Amenity (Function)	22.1.9	Appropriate Facilities Provided For Children	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -

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Block	Section	Group	Group (2)	Code	Description	Grade	Cost	Year	Observations	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Machynlleth Hospital	Ground Floor (X-Ray)	22. Quality	22.2. Comfort Engineering	22.2.1	Artificial Lighting Enhances Overall Design	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	22. Quality	22.2. Comfort Engineering	22.2.2	Comfort Conditions are Achieved in Heating	C	4000.00	Backlog Cost - Cost to B	Area too warm, outer wall has much solar gain, can be resolved by natural ventilation opening the door. Recommend installing ac unit	£ 4,000.00	£ 4,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	22. Quality	22.2. Comfort Engineering	22.2.3	Comfort Conditions are Achieved in Ventilation	B	0.00		Natural ventilation only, plus a small fan to the kitchen.	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	22. Quality	22.2. Comfort Engineering	22.2.4	Accoustic Privacy is Achieved	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	22. Quality	22.2. Comfort Engineering	22.2.5	Noise Levels are Acceptable	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	22. Quality	22.2. Comfort Engineering	22.2.6	Persistant Odours are Absent	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	22. Quality	22.3. Design (Appearance)	22.3.1	Landscaping is Attratcive	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	22. Quality	22.3. Design (Appearance)	22.3.10	Wherever Possible Patients And Staff Have Pleasing Views From Inside And Outside The Building	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	22. Quality	22.3. Design (Appearance)	22.3.2	Planting is Optimised for all Seasons	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	22. Quality	22.3. Design (Appearance)	22.3.3	First Impressions of Entrance-Reception Areas are Welcoming	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	22. Quality	22.3. Design (Appearance)	22.3.4	Colour is Used Creatively	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	22. Quality	22.3. Design (Appearance)	22.3.5	Natural Daylight is used to Optimum Effect	B	0.00		Natural light ok however the x-ray room is darkened with blinds as required.	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	22. Quality	22.3. Design (Appearance)	22.3.6	Appropriate Finishes are Used for Floors, Ceilings and Walls	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	22. Quality	22.3. Design (Appearance)	22.3.7	Furniture Co-ordinates Well With Overall Design	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	22. Quality	22.3. Design (Appearance)	22.3.8	Art and Craft Work is Integrated into Overall Design	A	0.00		N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	22. Quality	22.3. Design (Appearance)	22.3.9	Interior is Reassuring and Nonclinical Where Appropriate	B	0.00			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -

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Facet 5 - Statutory Compliance

Block	Section	Group	Group (2)	Code	Description	Grade	Cost	Observations	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Total									£ 134,350.00	£ 134,350.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	24. Statutory Compliance	24.1. Fire Safety	24.1.1	Compartmentation	B	0.00	Fire door to kitchen satisfactory	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	24. Statutory Compliance	24.1. Fire Safety	24.1.2	Compliance With Firecode	C	0.00	Records held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	24. Statutory Compliance	24.1. Fire Safety	24.1.3	Fire Doors	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	24. Statutory Compliance	24.1. Fire Safety	24.1.4	Means Of Escape	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	24. Statutory Compliance	24.1. Fire Safety	24.1.5	Alarms and Detection Systems	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	24. Statutory Compliance	24.1. Fire Safety	24.1.6	Textiles and Furniture	C	1200.00	Recommend testing or replacement is out as no labels evident	£ 1,200.00	£ 1,200.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	24. Statutory Compliance	24.1. Fire Safety	24.1.7	Storage Of Flamable Substances	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	24. Statutory Compliance	24.1. Fire Safety	24.1.8	Fire Fighting Equipment	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	24. Statutory Compliance	24.2. Statutory Safety	24.2.1	Electrical Services - Supply and Distribution	C	0.00	Main records held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	24. Statutory Compliance	24.2. Statutory Safety	24.2.10	Food Hygiene	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	24. Statutory Compliance	24.2. Statutory Safety	24.2.12	Safe Temperatures	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	24. Statutory Compliance	24.2. Statutory Safety	24.2.2	Control of Legionellae	C	0.00	Records held centrall ensure copy held on site, review sampling and risk assessment	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	24. Statutory Compliance	24.2. Statutory Safety	24.2.3	Health and Safety at Work Act etc. 1974	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	24. Statutory Compliance	24.2. Statutory Safety	24.2.4	COSHH Regulations 2000	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	24. Statutory Compliance	24.2. Statutory Safety	24.2.5	Pressure Systems	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	24. Statutory Compliance	24.2. Statutory Safety	24.2.6	Equipment in Confined Spaces	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	24. Statutory Compliance	24.2. Statutory Safety	24.2.8	Asbestos	C	0.00	Asbestos register on site, Risk report held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	24. Statutory Compliance	24.3. Disabled Access	24.3.1	External Approach	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	24. Statutory Compliance	24.3. Disabled Access	24.3.2	External Approach Ramp	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	24. Statutory Compliance	24.3. Disabled Access	24.3.3	Horizontal & Vertical Circulation	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	24. Statutory Compliance	24.3. Disabled Access	24.3.4	Internal Spaces	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	24. Statutory Compliance	24.3. Disabled Access	24.3.5	Sanitary Facilities	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	24. Statutory Compliance	24.3. Disabled Access	24.3.6	Evacuation Management, Implementation	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	24. Statutory Compliance	24.1. Fire Safety	24.1.1	Compartmentation	C	3000.00	Ensure doors enclosing staricase to are FD30S. Check windows adjacent staircase are fixed shut.	£ 3,000.00	£ 3,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	24. Statutory Compliance	24.1. Fire Safety	24.1.2	Compliance With Firecode	D	3000.00	Wall paper hanging off walls presents a fire risk. Storage of records in rooms and no fire doors. Recommend either relocation of records or fire doors installing if it is intended to change the use of the room for an extended period of time.	£ 3,000.00	£ 3,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	24. Statutory Compliance	24.1. Fire Safety	24.1.3	Fire Doors	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	24. Statutory Compliance	24.1. Fire Safety	24.1.4	Means Of Escape	C	1000.00	Escape plan in place no Evac chair in place.	£ 1,000.00	£ 1,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	24. Statutory Compliance	24.1. Fire Safety	24.1.5	Alarms and Detection Systems	B	0.00	Adequate but dated	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	24. Statutory Compliance	24.1. Fire Safety	24.1.6	Textiles and Furniture	C	1200.00	Recommend testing or replacement is out as no labels evident	£ 1,200.00	£ 1,200.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	24. Statutory Compliance	24.1. Fire Safety	24.1.7	Storage Of Flamable Substances	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	24. Statutory Compliance	24.1. Fire Safety	24.1.8	Fire Fighting Equipment	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	24. Statutory Compliance	24.2. Statutory Safety	24.2.1	Electrical Services - Supply and Distribution	D	2000.00	Poor number of sockets available. Main inspection records held centrally	£ 2,000.00	£ 2,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	24. Statutory Compliance	24.2. Statutory Safety	24.2.10	Food Hygiene	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	24. Statutory Compliance	24.2. Statutory Safety	24.2.12	Safe Temperatures	D	1000.00	Pipes to MAC 01 01 020 not boxed in	£ 1,000.00	£ 1,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	24. Statutory Compliance	24.2. Statutory Safety	24.2.2	Control of Legionellae	C	0.00	Most sinks disconnected. Low use taps flushed regularly. Main records held centrally	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -

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Block	Section	Group	Group (2)	Code	Description	Grade	Cost	Observations	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Machynlleth Hospital	First Floor	24. Statutory Compliance	24.2. Statutory Safety	24.2.3	Health and Safety at Work Act etc. 1974	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	24. Statutory Compliance	24.2. Statutory Safety	24.2.4	COSHH Regulations 2000	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	24. Statutory Compliance	24.2. Statutory Safety	24.2.5	Pressure Systems	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	24. Statutory Compliance	24.2. Statutory Safety	24.2.6	Equipment in Confined Spaces	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	24. Statutory Compliance	24.2. Statutory Safety	24.2.8	Asbestos	C	0.00	Asbestos register on site, Risk report held	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	24. Statutory Compliance	24.3. Disabled Access	24.3.1	External Approach	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	24. Statutory Compliance	24.3. Disabled Access	24.3.2	External Approach Ramp	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	24. Statutory Compliance	24.3. Disabled Access	24.3.3	Horizontal & Vertical Circulation	D	5500.00	Lift not up to current accessibility standards. Upgrade recommended.	£ 5,500.00	£ 5,500.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	24. Statutory Compliance	24.3. Disabled Access	24.3.4	Internal Spaces	A	0.00	N/A restricted access	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	24. Statutory Compliance	24.3. Disabled Access	24.3.5	Sanitary Facilities	D	8000.00	Main sanitary facilities out of order. Floor condemned	£ 8,000.00	£ 8,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	24. Statutory Compliance	24.3. Disabled Access	24.3.6	Evacuation Management, Implementation	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground (Day Centre)	24. Statutory Compliance	24.1. Fire Safety	24.1.1	Compartmentation	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground (Day Centre)	24. Statutory Compliance	24.1. Fire Safety	24.1.2	Compliance With Firecode	C	0.00	Records held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground (Day Centre)	24. Statutory Compliance	24.1. Fire Safety	24.1.3	Fire Doors	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground (Day Centre)	24. Statutory Compliance	24.1. Fire Safety	24.1.4	Means Of Escape	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground (Day Centre)	24. Statutory Compliance	24.1. Fire Safety	24.1.5	Alarms and Detection Systems	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground (Day Centre)	24. Statutory Compliance	24.1. Fire Safety	24.1.6	Textiles and Furniture	C	1200.00	Recommend testing or replacement is out as no labels evident	£ 1,200.00	£ 1,200.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground (Day Centre)	24. Statutory Compliance	24.1. Fire Safety	24.1.7	Storage Of Flamable Substances	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground (Day Centre)	24. Statutory Compliance	24.1. Fire Safety	24.1.8	Fire Fighting Equipment	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground (Day Centre)	24. Statutory Compliance	24.2. Statutory Safety	24.2.1	Electrical Services - Supply and Distribution	D	2000.00	More sockets required currently using extension leads. Main records held centrally	£ 2,000.00	£ 2,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground (Day Centre)	24. Statutory Compliance	24.2. Statutory Safety	24.2.10	Food Hygiene	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground (Day Centre)	24. Statutory Compliance	24.2. Statutory Safety	24.2.12	Safe Temperatures	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground (Day Centre)	24. Statutory Compliance	24.2. Statutory Safety	24.2.2	Control of Legionellae	C	0.00	Records held centrall ensure copy held on site, review sampling and risk assessment	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground (Day Centre)	24. Statutory Compliance	24.2. Statutory Safety	24.2.3	Health and Safety at Work Act etc. 1974	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground (Day Centre)	24. Statutory Compliance	24.2. Statutory Safety	24.2.4	COSHH Regulations 2000	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground (Day Centre)	24. Statutory Compliance	24.2. Statutory Safety	24.2.5	Pressure Systems	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground (Day Centre)	24. Statutory Compliance	24.2. Statutory Safety	24.2.6	Equipment in Confined Spaces	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground (Day Centre)	24. Statutory Compliance	24.2. Statutory Safety	24.2.8	Asbestos	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground (Day Centre)	24. Statutory Compliance	24.3. Disabled Access	24.3.1	External Approach	B(C)	500.00	Improve access from the rear. Drop the kerb to allow access to the drop off zone	£ 500.00	£ 500.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground (Day Centre)	24. Statutory Compliance	24.3. Disabled Access	24.3.2	External Approach Ramp	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground (Day Centre)	24. Statutory Compliance	24.3. Disabled Access	24.3.3	Horizontal & Vertical Circulation	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground (Day Centre)	24. Statutory Compliance	24.3. Disabled Access	24.3.4	Internal Spaces	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground (Day Centre)	24. Statutory Compliance	24.3. Disabled Access	24.3.5	Sanitary Facilities	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground (Day Centre)	24. Statutory Compliance	24.3. Disabled Access	24.3.6	Evacuation Management, Implementation	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	24. Statutory Compliance	24.1. Fire Safety	24.1.1	Compartmentation	C	1000.00	Confirm coridor door in coparment wasll is FD30S	£ 1,000.00	£ 1,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	24. Statutory Compliance	24.1. Fire Safety	24.1.2	Compliance With Firecode	C	0.00	Records held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	24. Statutory Compliance	24.1. Fire Safety	24.1.3	Fire Doors	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	24. Statutory Compliance	24.1. Fire Safety	24.1.4	Means Of Escape	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	24. Statutory Compliance	24.1. Fire Safety	24.1.5	Alarms and Detection Systems	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	24. Statutory Compliance	24.1. Fire Safety	24.1.6	Textiles and Furniture	C	1200.00	Recommend testing or replacement is out as no labels evident	£ 1,200.00	£ 1,200.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	24. Statutory Compliance	24.1. Fire Safety	24.1.7	Storage Of Flamable Substances	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	24. Statutory Compliance	24.1. Fire Safety	24.1.8	Fire Fighting Equipment	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -

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Block	Section	Group	Group (2)	Code	Description	Grade	Cost	Observations	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	24. Statutory Compliance	24.2. Statutory Safety	24.2.1	Electrical Services - Supply and Distribution	C	0.00	Main records held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	24. Statutory Compliance	24.2. Statutory Safety	24.2.10	Food Hygiene	C	0.00	Hygiene label viewed, main certificate held centrally	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	24. Statutory Compliance	24.2. Statutory Safety	24.2.12	Safe Temperatures	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	24. Statutory Compliance	24.2. Statutory Safety	24.2.2	Control of Legionellae	C	0.00	Records held centrall ensure copy held on site, review sampling and risk assessment	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	24. Statutory Compliance	24.2. Statutory Safety	24.2.3	Health and Safety at Work Act etc. 1974	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	24. Statutory Compliance	24.2. Statutory Safety	24.2.4	COSHH Regulations 2000	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	24. Statutory Compliance	24.2. Statutory Safety	24.2.5	Pressure Systems	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	24. Statutory Compliance	24.2. Statutory Safety	24.2.6	Equipment in Confined Spaces	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	24. Statutory Compliance	24.2. Statutory Safety	24.2.8	Asbestos	C	0.00	Asbestos register on site, Risk report held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	24. Statutory Compliance	24.3. Disabled Access	24.3.1	External Approach	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	24. Statutory Compliance	24.3. Disabled Access	24.3.2	External Approach Ramp	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	24. Statutory Compliance	24.3. Disabled Access	24.3.3	Horizontal & Vertical Circulation	B(C)	750.00	Door from corridor narrow. It does comply but is still narrow	£ 750.00	£ 750.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	24. Statutory Compliance	24.3. Disabled Access	24.3.4	Internal Spaces	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	24. Statutory Compliance	24.3. Disabled Access	24.3.5	Sanitary Facilities	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	24. Statutory Compliance	24.3. Disabled Access	24.3.6	Evacuation Management, Implementation	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offfices)	24. Statutory Compliance	24.1. Fire Safety	24.1.1	Compartmentation	C	3000.00	Ensure doors enclosing staricase to are FD30S. Check windows adjacent staircase are fixed shut.	£ 3,000.00	£ 3,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offfices)	24. Statutory Compliance	24.1. Fire Safety	24.1.2	Compliance With Firecode	C	0.00	Records held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offfices)	24. Statutory Compliance	24.1. Fire Safety	24.1.3	Fire Doors	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offfices)	24. Statutory Compliance	24.1. Fire Safety	24.1.4	Means Of Escape	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offfices)	24. Statutory Compliance	24.1. Fire Safety	24.1.5	Alarms and Detection Systems	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offfices)	24. Statutory Compliance	24.1. Fire Safety	24.1.6	Textiles and Furniture	C	1200.00	Recommend testing or replacement is out as no labels evident	£ 1,200.00	£ 1,200.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offfices)	24. Statutory Compliance	24.1. Fire Safety	24.1.7	Storage Of Flamable Substances	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offfices)	24. Statutory Compliance	24.1. Fire Safety	24.1.8	Fire Fighting Equipment	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offfices)	24. Statutory Compliance	24.2. Statutory Safety	24.2.1	Electrical Services - Supply and Distribution	C	0.00	Main records held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offfices)	24. Statutory Compliance	24.2. Statutory Safety	24.2.10	Food Hygiene	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offfices)	24. Statutory Compliance	24.2. Statutory Safety	24.2.12	Safe Temperatures	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offfices)	24. Statutory Compliance	24.2. Statutory Safety	24.2.2	Control of Legionellae	C	0.00	Records held centrall ensure copy held on site, review sampling and risk assessment	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offfices)	24. Statutory Compliance	24.2. Statutory Safety	24.2.3	Health and Safety at Work Act etc. 1974	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offfices)	24. Statutory Compliance	24.2. Statutory Safety	24.2.4	COSHH Regulations 2000	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -

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Block	Section	Group	Group (2)	Code	Description	Grade	Cost	Observations	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offfices)	24. Statutory Compliance	24.2. Statutory Safety	24.2.5	Pressure Systems	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offfices)	24. Statutory Compliance	24.2. Statutory Safety	24.2.6	Equipment in Confined Spaces	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offfices)	24. Statutory Compliance	24.2. Statutory Safety	24.2.8	Asbestos	C	0.00	Asbestos register on site, Risk report held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offfices)	24. Statutory Compliance	24.3. Disabled Access	24.3.1	External Approach	D	1500.00	Old front door not used and access is from the main hospital entrance. Convert to auto closers and re use entrance	£ 1,500.00	£ 1,500.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offfices)	24. Statutory Compliance	24.3. Disabled Access	24.3.2	External Approach Ramp	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offfices)	24. Statutory Compliance	24.3. Disabled Access	24.3.3	Horizontal & Vertical Circulation	D	1500.00	Poor through door from corridor. Suggest auto door open n place	£ 1,500.00	£ 1,500.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offfices)	24. Statutory Compliance	24.3. Disabled Access	24.3.4	Internal Spaces	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offfices)	24. Statutory Compliance	24.3. Disabled Access	24.3.5	Sanitary Facilities	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offfices)	24. Statutory Compliance	24.3. Disabled Access	24.3.6	Evacuation Management, Implementation	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	24. Statutory Compliance	24.1. Fire Safety	24.1.1	Compartmentation	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	24. Statutory Compliance	24.1. Fire Safety	24.1.2	Compliance With Firecode	C	0.00	Records held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	24. Statutory Compliance	24.1. Fire Safety	24.1.3	Fire Doors	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	24. Statutory Compliance	24.1. Fire Safety	24.1.4	Means Of Escape	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	24. Statutory Compliance	24.1. Fire Safety	24.1.5	Alarms and Detection Systems	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	24. Statutory Compliance	24.1. Fire Safety	24.1.6	Textiles and Furniture	C	1200.00	Recommend testing or replacement is out as no labels evident	£ 1,200.00	£ 1,200.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	24. Statutory Compliance	24.1. Fire Safety	24.1.7	Storage Of Flamable Substances	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	24. Statutory Compliance	24.1. Fire Safety	24.1.8	Fire Fighting Equipment	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	24. Statutory Compliance	24.2. Statutory Safety	24.2.1	Electrical Services - Supply and Distribution	C	0.00	Main records held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	24. Statutory Compliance	24.2. Statutory Safety	24.2.10	Food Hygiene	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	24. Statutory Compliance	24.2. Statutory Safety	24.2.12	Safe Temperatures	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	24. Statutory Compliance	24.2. Statutory Safety	24.2.2	Control of Legionellae	C	0.00	Records held centrall ensure copy held on site, review sampling and risk assessment	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	24. Statutory Compliance	24.2. Statutory Safety	24.2.3	Health and Safety at Work Act etc. 1974	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	24. Statutory Compliance	24.2. Statutory Safety	24.2.4	COSHH Regulations 2000	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	24. Statutory Compliance	24.2. Statutory Safety	24.2.5	Pressure Systems	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	24. Statutory Compliance	24.2. Statutory Safety	24.2.6	Equipment in Confined Spaces	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	24. Statutory Compliance	24.2. Statutory Safety	24.2.8	Asbestos	C	0.00	Asbestos register on site, Risk report held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	24. Statutory Compliance	24.3. Disabled Access	24.3.1	External Approach	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	24. Statutory Compliance	24.3. Disabled Access	24.3.2	External Approach Ramp	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	24. Statutory Compliance	24.3. Disabled Access	24.3.3	Horizontal & Vertical Circulation	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	24. Statutory Compliance	24.3. Disabled Access	24.3.4	Internal Spaces	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	24. Statutory Compliance	24.3. Disabled Access	24.3.5	Sanitary Facilities	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	24. Statutory Compliance	24.3. Disabled Access	24.3.6	Evacuation Management, Implementation	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	24. Statutory Compliance	24.1. Fire Safety	24.1.1	Compartmentation	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	24. Statutory Compliance	24.1. Fire Safety	24.1.2	Compliance With Firecode	C	0.00	Records held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -

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Block	Section	Group	Group (2)	Code	Description	Grade	Cost	Observations	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Machynlleth Hospital	Ground Floor (Occupational Therepy)	24. Statutory Compliance	24.1. Fire Safety	24.1.3	Fire Doors	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	24. Statutory Compliance	24.1. Fire Safety	24.1.4	Means Of Escape	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	24. Statutory Compliance	24.1. Fire Safety	24.1.5	Alarms and Detection Systems	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	24. Statutory Compliance	24.1. Fire Safety	24.1.6	Textiles and Furniture	C	1200.00	Recommend testing or replacement is out as no labels evident	£ 1,200.00	£ 1,200.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	24. Statutory Compliance	24.1. Fire Safety	24.1.7	Storage Of Flamable Substances	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	24. Statutory Compliance	24.1. Fire Safety	24.1.8	Fire Fighting Equipment	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	24. Statutory Compliance	24.2. Statutory Safety	24.2.1	Electrical Services - Supply and Distribution	C	0.00	Main records held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	24. Statutory Compliance	24.2. Statutory Safety	24.2.10	Food Hygiene	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	24. Statutory Compliance	24.2. Statutory Safety	24.2.12	Safe Temperatures	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	24. Statutory Compliance	24.2. Statutory Safety	24.2.2	Control of Legionellae	C	0.00	Records held centrall ensure copy held on site, review sampling and risk assessment	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	24. Statutory Compliance	24.2. Statutory Safety	24.2.3	Health and Safety at Work Act etc. 1974	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	24. Statutory Compliance	24.2. Statutory Safety	24.2.4	COSHH Regulations 2000	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	24. Statutory Compliance	24.2. Statutory Safety	24.2.5	Pressure Systems	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	24. Statutory Compliance	24.2. Statutory Safety	24.2.6	Equipment in Confined Spaces	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	24. Statutory Compliance	24.2. Statutory Safety	24.2.8	Asbestos	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	24. Statutory Compliance	24.3. Disabled Access	24.3.1	External Approach	D	5750.00	Access from North door, not an auto door and no intercom. Provide mechanical closers and intercom. Contrast of paving is poor for visually impaired users suggest changing the surface to a neutral even tone.	£ 5,750.00	£ 5,750.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	24. Statutory Compliance	24.3. Disabled Access	24.3.2	External Approach Ramp	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	24. Statutory Compliance	24.3. Disabled Access	24.3.3	Horizontal & Vertical Circulation	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	24. Statutory Compliance	24.3. Disabled Access	24.3.4	Internal Spaces	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	24. Statutory Compliance	24.3. Disabled Access	24.3.5	Sanitary Facilities	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	24. Statutory Compliance	24.3. Disabled Access	24.3.6	Evacuation Management, Implementation	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	24. Statutory Compliance	24.1. Fire Safety	24.1.1	Compartmentation	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	24. Statutory Compliance	24.1. Fire Safety	24.1.2	Compliance With Firecode	C	0.00	Records held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	24. Statutory Compliance	24.1. Fire Safety	24.1.3	Fire Doors	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	24. Statutory Compliance	24.1. Fire Safety	24.1.4	Means Of Escape	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	24. Statutory Compliance	24.1. Fire Safety	24.1.5	Alarms and Detection Systems	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -

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Block	Section	Group	Group (2)	Code	Description	Grade	Cost	Observations	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Machynlleth Hospital	Ground Floor (Physiotherepy)	24. Statutory Compliance	24.1. Fire Safety	24.1.6	Textiles and Furniture	C	1200.00	Recommend testing or replacement is out as no labels evident	£ 1,200.00	£ 1,200.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	24. Statutory Compliance	24.1. Fire Safety	24.1.7	Storage Of Flamable Substances	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	24. Statutory Compliance	24.1. Fire Safety	24.1.8	Fire Fighting Equipment	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	24. Statutory Compliance	24.2. Statutory Safety	24.2.1	Electrical Services - Supply and Distribution	C	0.00	Main records held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	24. Statutory Compliance	24.2. Statutory Safety	24.2.10	Food Hygiene	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	24. Statutory Compliance	24.2. Statutory Safety	24.2.12	Safe Temperatures	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	24. Statutory Compliance	24.2. Statutory Safety	24.2.2	Control of Legionellae	C	0.00	Records held centrall ensure copy held on site, review sampling and risk assessment	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	24. Statutory Compliance	24.2. Statutory Safety	24.2.3	Health and Safety at Work Act etc. 1974	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	24. Statutory Compliance	24.2. Statutory Safety	24.2.4	COSHH Regulations 2000	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	24. Statutory Compliance	24.2. Statutory Safety	24.2.5	Pressure Systems	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	24. Statutory Compliance	24.2. Statutory Safety	24.2.6	Equipment in Confined Spaces	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	24. Statutory Compliance	24.2. Statutory Safety	24.2.8	Asbestos	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	24. Statutory Compliance	24.3. Disabled Access	24.3.1	External Approach	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	24. Statutory Compliance	24.3. Disabled Access	24.3.2	External Approach Ramp	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	24. Statutory Compliance	24.3. Disabled Access	24.3.3	Horizontal & Vertical Circulation	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	24. Statutory Compliance	24.3. Disabled Access	24.3.4	Internal Spaces	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	24. Statutory Compliance	24.3. Disabled Access	24.3.5	Sanitary Facilities	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	24. Statutory Compliance	24.3. Disabled Access	24.3.6	Evacuation Management, Implementation	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	24. Statutory Compliance	24.1. Fire Safety	24.1.1	Compartmentation	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	24. Statutory Compliance	24.1. Fire Safety	24.1.2	Compliance With Firecode	C	0.00	Records held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	24. Statutory Compliance	24.1. Fire Safety	24.1.3	Fire Doors	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	24. Statutory Compliance	24.1. Fire Safety	24.1.4	Means Of Escape	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	24. Statutory Compliance	24.1. Fire Safety	24.1.5	Alarms and Detection Systems	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	24. Statutory Compliance	24.1. Fire Safety	24.1.6	Textiles and Furniture	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	24. Statutory Compliance	24.1. Fire Safety	24.1.7	Storage Of Flamable Substances	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	24. Statutory Compliance	24.1. Fire Safety	24.1.8	Fire Fighting Equipment	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	24. Statutory Compliance	24.2. Statutory Safety	24.2.1	Electrical Services - Supply and Distribution	C	0.00	Main records held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	24. Statutory Compliance	24.2. Statutory Safety	24.2.10	Food Hygiene	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	24. Statutory Compliance	24.2. Statutory Safety	24.2.12	Safe Temperatures	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	24. Statutory Compliance	24.2. Statutory Safety	24.2.2	Control of Legionellae	C	0.00	Records held centrall ensure copy held on site, review sampling and risk assessment	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	24. Statutory Compliance	24.2. Statutory Safety	24.2.3	Health and Safety at Work Act etc. 1974	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	24. Statutory Compliance	24.2. Statutory Safety	24.2.4	COSHH Regulations 2000	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	24. Statutory Compliance	24.2. Statutory Safety	24.2.5	Pressure Systems	C	0.00	Records held centrally ensure copy held	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	24. Statutory Compliance	24.2. Statutory Safety	24.2.6	Equipment in Confined Spaces	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	24. Statutory Compliance	24.2. Statutory Safety	24.2.8	Asbestos	C	0.00	Asbestos register on site, Risk report held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	24. Statutory Compliance	24.3. Disabled Access	24.3.1	External Approach	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	24. Statutory Compliance	24.3. Disabled Access	24.3.2	External Approach Ramp	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	24. Statutory Compliance	24.3. Disabled Access	24.3.3	Horizontal & Vertical Circulation	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	24. Statutory Compliance	24.3. Disabled Access	24.3.4	Internal Spaces	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	24. Statutory Compliance	24.3. Disabled Access	24.3.5	Sanitary Facilities	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	24. Statutory Compliance	24.3. Disabled Access	24.3.6	Evacuation Management, Implementation	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	24. Statutory Compliance	24.1. Fire Safety	24.1.1	Compartmentation	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	24. Statutory Compliance	24.1. Fire Safety	24.1.2	Compliance With Firecode	C	0.00	Records held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	24. Statutory Compliance	24.1. Fire Safety	24.1.3	Fire Doors	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -

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Block	Section	Group	Group (2)	Code	Description	Grade	Cost	Observations	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	24. Statutory Compliance	24.1. Fire Safety	24.1.4	Means Of Escape	B(C)	750.00	Exit to the rear of reception partially blocked by seating and children's toys	£ 750.00	£ 750.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	24. Statutory Compliance	24.1. Fire Safety	24.1.5	Alarms and Detection Systems	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	24. Statutory Compliance	24.1. Fire Safety	24.1.6	Textiles and Furniture	C	1200.00	Recommend testing or replacement is out as no labels evident	£ 1,200.00	£ 1,200.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	24. Statutory Compliance	24.1. Fire Safety	24.1.7	Storage Of Flamable Substances	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	24. Statutory Compliance	24.1. Fire Safety	24.1.8	Fire Fighting Equipment	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	24. Statutory Compliance	24.2. Statutory Safety	24.2.1	Electrical Services - Supply and Distribution	C	0.00	Main records held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	24. Statutory Compliance	24.2. Statutory Safety	24.2.10	Food Hygiene	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	24. Statutory Compliance	24.2. Statutory Safety	24.2.12	Safe Temperatures	B(C)	500.00	No covers in place however each radiator does have a TRV. Advise a temperature check be carried out.	£ 500.00	£ 500.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	24. Statutory Compliance	24.2. Statutory Safety	24.2.2	Control of Legionellae	C	0.00	Records held centrall ensure copy held on site, review sampling and risk assessment	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	24. Statutory Compliance	24.2. Statutory Safety	24.2.3	Health and Safety at Work Act etc. 1974	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	24. Statutory Compliance	24.2. Statutory Safety	24.2.4	COSHH Regulations 2000	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	24. Statutory Compliance	24.2. Statutory Safety	24.2.5	Pressure Systems	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	24. Statutory Compliance	24.2. Statutory Safety	24.2.6	Equipment in Confined Spaces	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	24. Statutory Compliance	24.2. Statutory Safety	24.2.8	Asbestos	C	0.00	Asbestos register on site, Risk report held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	24. Statutory Compliance	24.3. Disabled Access	24.3.1	External Approach	D	15000.00	Approach to the main entrance is uneven, the hand rail it too far over the side of the path. Poor contrast to change in level from flat to slope. Project required to improve access also poor signage from the car park designating disability access route. Generally poor pedestrian access from the road, no pavement and bollards in the way. Designated pedestrian route required. Intercom poorly located and doors are not automatic. Approach from the west side better but minimal parking, again an automatic door and relocate intercom.	£ 15,000.00	£ 15,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	24. Statutory Compliance	24.3. Disabled Access	24.3.2	External Approach Ramp	D	15000.00	Approach to the main entrance is uneven, the hand rail it too far over the side of the path. Poor contrast to change in level from flat to slope. Project required to improve access also poor signage from the car park designating disability access route. Generally poor pedestrian access from the road, no pavement and bollards in the way. Designated pedestrian route required. Intercom poorly located and doors are not automatic. Approach from the west side better but minimal parking, again an automatic door and relocate intercom.	£ 15,000.00	£ 15,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -

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Block	Section	Group	Group (2)	Code	Description	Grade	Cost	Observations	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	24. Statutory Compliance	24.3. Disabled Access	24.3.3	Horizontal & Vertical Circulation	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	24. Statutory Compliance	24.3. Disabled Access	24.3.4	Internal Spaces	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	24. Statutory Compliance	24.3. Disabled Access	24.3.5	Sanitary Facilities	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	24. Statutory Compliance	24.3. Disabled Access	24.3.6	Evacuation Management, Implementation	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	24. Statutory Compliance	24.1. Fire Safety	24.1.1	Compartmentation	B	0.00	No breaches evident of between walls.	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	24. Statutory Compliance	24.1. Fire Safety	24.1.2	Compliance With Firecode	C	0.00	Records held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	24. Statutory Compliance	24.1. Fire Safety	24.1.3	Fire Doors	C	500.00	1 No door propped open by handle resting on handrail.	£ 500.00	£ 500.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	24. Statutory Compliance	24.1. Fire Safety	24.1.4	Means Of Escape	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	24. Statutory Compliance	24.1. Fire Safety	24.1.5	Alarms and Detection Systems	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	24. Statutory Compliance	24.1. Fire Safety	24.1.6	Textiles and Furniture	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	24. Statutory Compliance	24.1. Fire Safety	24.1.7	Storage Of Flamable Substances	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	24. Statutory Compliance	24.1. Fire Safety	24.1.8	Fire Fighting Equipment	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	24. Statutory Compliance	24.2. Statutory Safety	24.2.1	Electrical Services - Supply and Distribution	C	0.00	Main records held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	24. Statutory Compliance	24.2. Statutory Safety	24.2.10	Food Hygiene	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	24. Statutory Compliance	24.2. Statutory Safety	24.2.12	Safe Temperatures	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	24. Statutory Compliance	24.2. Statutory Safety	24.2.2	Control of Legionellae	C	0.00	Records held centrall ensure copy held on site, review sampling and risk assessment	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	24. Statutory Compliance	24.2. Statutory Safety	24.2.3	Health and Safety at Work Act etc. 1974	D	500.00	Access difficult grab rail to exit the ladder	£ 500.00	£ 500.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	24. Statutory Compliance	24.2. Statutory Safety	24.2.4	COSHH Regulations 2000	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	24. Statutory Compliance	24.2. Statutory Safety	24.2.5	Pressure Systems	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	24. Statutory Compliance	24.2. Statutory Safety	24.2.6	Equipment in Confined Spaces	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	24. Statutory Compliance	24.2. Statutory Safety	24.2.8	Asbestos	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	24. Statutory Compliance	24.3. Disabled Access	24.3.1	External Approach	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	24. Statutory Compliance	24.3. Disabled Access	24.3.2	External Approach Ramp	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	24. Statutory Compliance	24.3. Disabled Access	24.3.3	Horizontal & Vertical Circulation	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	24. Statutory Compliance	24.3. Disabled Access	24.3.4	Internal Spaces	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	24. Statutory Compliance	24.3. Disabled Access	24.3.5	Sanitary Facilities	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	24. Statutory Compliance	24.3. Disabled Access	24.3.6	Evacuation Management, Implementation	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage)	24. Statutory Compliance	24.1. Fire Safety	24.1.1	Compartmentation	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage)	24. Statutory Compliance	24.1. Fire Safety	24.1.2	Compliance With Firecode	C	500.00	Check codes for storage of paper archive material	£ 500.00	£ 500.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage)	24. Statutory Compliance	24.1. Fire Safety	24.1.3	Fire Doors	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage)	24. Statutory Compliance	24.1. Fire Safety	24.1.4	Means Of Escape	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage)	24. Statutory Compliance	24.1. Fire Safety	24.1.5	Alarms and Detection Systems	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage)	24. Statutory Compliance	24.1. Fire Safety	24.1.6	Textiles and Furniture	C	1200.00	Recommend testing or replacement is out as no labels evident	£ 1,200.00	£ 1,200.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage)	24. Statutory Compliance	24.1. Fire Safety	24.1.7	Storage Of Flamable Substances	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage)	24. Statutory Compliance	24.1. Fire Safety	24.1.8	Fire Fighting Equipment	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage)	24. Statutory Compliance	24.2. Statutory Safety	24.2.1	Electrical Services - Supply and Distribution	C	0.00	Main records held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage)	24. Statutory Compliance	24.2. Statutory Safety	24.2.10	Food Hygiene	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage)	24. Statutory Compliance	24.2. Statutory Safety	24.2.12	Safe Temperatures	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage)	24. Statutory Compliance	24.2. Statutory Safety	24.2.2	Control of Legionellae	C	0.00	Records held centrall ensure copy held on site, review sampling and risk assessment	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage)	24. Statutory Compliance	24.2. Statutory Safety	24.2.3	Health and Safety at Work Act etc. 1974	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage)	24. Statutory Compliance	24.2. Statutory Safety	24.2.4	COSHH Regulations 2000	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -

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Block	Section	Group	Group (2)	Code	Description	Grade	Cost	Observations	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Machynlleth Hospital	Ground Floor (Storage)	24. Statutory Compliance	24.2. Statutory Safety	24.2.5	Pressure Systems	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage)	24. Statutory Compliance	24.2. Statutory Safety	24.2.6	Equipment in Confined Spaces	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage)	24. Statutory Compliance	24.2. Statutory Safety	24.2.8	Asbestos	C	0.00	Asbestos register on site, Risk report held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage)	24. Statutory Compliance	24.3. Disabled Access	24.3.1	External Approach	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage)	24. Statutory Compliance	24.3. Disabled Access	24.3.2	External Approach Ramp	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage)	24. Statutory Compliance	24.3. Disabled Access	24.3.3	Horizontal & Vertical Circulation	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage)	24. Statutory Compliance	24.3. Disabled Access	24.3.4	Internal Spaces	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage)	24. Statutory Compliance	24.3. Disabled Access	24.3.5	Sanitary Facilities	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage)	24. Statutory Compliance	24.3. Disabled Access	24.3.6	Evacuation Management, Implementation	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	24. Statutory Compliance	24.1. Fire Safety	24.1.1	Compartmentation	C	6000.00	Some fire doors damaged, replacement advised, Fire Risk Assessment held centrally ensure copy held on site	£ 6,000.00	£ 6,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	24. Statutory Compliance	24.1. Fire Safety	24.1.2	Compliance With Firecode	C	0.00	Records held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	24. Statutory Compliance	24.1. Fire Safety	24.1.3	Fire Doors	C	1500.00	Corridor doors slightly damaged	£ 1,500.00	£ 1,500.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	24. Statutory Compliance	24.1. Fire Safety	24.1.4	Means Of Escape	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	24. Statutory Compliance	24.1. Fire Safety	24.1.5	Alarms and Detection Systems	B	0.00	Currently operable	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	24. Statutory Compliance	24.1. Fire Safety	24.1.6	Textiles and Furniture	D	3000.00	Some furniture is gel filled and poses a fire risk. Recommend check furniture and replace.	£ 3,000.00	£ 3,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	24. Statutory Compliance	24.1. Fire Safety	24.1.7	Storage Of Flamable Substances	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	24. Statutory Compliance	24.1. Fire Safety	24.1.8	Fire Fighting Equipment	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	24. Statutory Compliance	24.2. Statutory Safety	24.2.1	Electrical Services - Supply and Distribution	D	20000.00	Poor number of sockets reported. Provide additional outlets, Main records held centrally	£ 20,000.00	£ 20,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	24. Statutory Compliance	24.2. Statutory Safety	24.2.10	Food Hygiene	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	24. Statutory Compliance	24.2. Statutory Safety	24.2.12	Safe Temperatures	C	300.00	No TMV's to taps in staff WC	£ 300.00	£ 300.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	24. Statutory Compliance	24.2. Statutory Safety	24.2.2	Control of Legionellae	C	5000.00	Regular flushing carried out however jointed waste in place recommend upgrade wash hand basin units	£ 5,000.00	£ 5,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	24. Statutory Compliance	24.2. Statutory Safety	24.2.3	Health and Safety at Work Act etc. 1974	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	24. Statutory Compliance	24.2. Statutory Safety	24.2.3	Health and Safety at Work Act etc. 1974	D	600.00	No mixing valve to staff Wc facilities. Although there is a warning sign recommend install new mixing valve.	£ 600.00	£ 600.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	24. Statutory Compliance	24.2. Statutory Safety	24.2.4	COSHH Regulations 2000	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	24. Statutory Compliance	24.2. Statutory Safety	24.2.5	Pressure Systems	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	24. Statutory Compliance	24.2. Statutory Safety	24.2.6	Equipment in Confined Spaces	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	24. Statutory Compliance	24.2. Statutory Safety	24.2.8	Asbestos	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	24. Statutory Compliance	24.3. Disabled Access	24.3.1	External Approach	D	12000.00	Entrance door recommend auto doors installing. Pathway to entrance tarmac worn and potential trip hazard also no tactile strip from path to parking area.	£ 12,000.00	£ 12,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	24. Statutory Compliance	24.3. Disabled Access	24.3.2	External Approach Ramp	B	0.00	Flat level entry	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	24. Statutory Compliance	24.3. Disabled Access	24.3.3	Horizontal & Vertical Circulation	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	24. Statutory Compliance	24.3. Disabled Access	24.3.4	Internal Spaces	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	24. Statutory Compliance	24.3. Disabled Access	24.3.5	Sanitary Facilities	C	500.00	Note pull cords for alarms were tied up at the time of visit. Recommend checks to ensure these are loose to the lower level required.	£ 500.00	£ 500.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	24. Statutory Compliance	24.3. Disabled Access	24.3.6	Evacuation Management, Implementation	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	24. Statutory Compliance	24.1. Fire Safety	24.1.1	Compartmentation	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	24. Statutory Compliance	24.1. Fire Safety	24.1.2	Compliance With Firecode	C	0.00	Records held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	24. Statutory Compliance	24.1. Fire Safety	24.1.3	Fire Doors	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	24. Statutory Compliance	24.1. Fire Safety	24.1.4	Means Of Escape	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -

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Machynlleth

Facet 5 - Statutory Compliance

Block	Section	Group	Group (2)	Code	Description	Grade	Cost	Observations	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Total									£ 134,350.00	£ 134,350.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	24. Statutory Compliance	24.1. Fire Safety	24.1.1	Compartmentation	B	0.00	Fire door to kitchen satisfactory	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	24. Statutory Compliance	24.1. Fire Safety	24.1.2	Compliance With Firecode	C	0.00	Records held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	24. Statutory Compliance	24.1. Fire Safety	24.1.3	Fire Doors	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	24. Statutory Compliance	24.1. Fire Safety	24.1.4	Means Of Escape	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	24. Statutory Compliance	24.1. Fire Safety	24.1.5	Alarms and Detection Systems	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	24. Statutory Compliance	24.1. Fire Safety	24.1.6	Textiles and Furniture	C	1200.00	Recommend testing or replacement is out as no labels evident	£ 1,200.00	£ 1,200.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	24. Statutory Compliance	24.1. Fire Safety	24.1.7	Storage Of Flamable Substances	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	24. Statutory Compliance	24.1. Fire Safety	24.1.8	Fire Fighting Equipment	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	24. Statutory Compliance	24.2. Statutory Safety	24.2.1	Electrical Services - Supply and Distribution	C	0.00	Main records held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	24. Statutory Compliance	24.2. Statutory Safety	24.2.10	Food Hygiene	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	24. Statutory Compliance	24.2. Statutory Safety	24.2.12	Safe Temperatures	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	24. Statutory Compliance	24.2. Statutory Safety	24.2.2	Control of Legionellae	C	0.00	Records held centrall ensure copy held on site, review sampling and risk assessment	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	24. Statutory Compliance	24.2. Statutory Safety	24.2.3	Health and Safety at Work Act etc. 1974	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	24. Statutory Compliance	24.2. Statutory Safety	24.2.4	COSHH Regulations 2000	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	24. Statutory Compliance	24.2. Statutory Safety	24.2.5	Pressure Systems	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	24. Statutory Compliance	24.2. Statutory Safety	24.2.6	Equipment in Confined Spaces	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	24. Statutory Compliance	24.2. Statutory Safety	24.2.8	Asbestos	C	0.00	Asbestos register on site, Risk report held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	24. Statutory Compliance	24.3. Disabled Access	24.3.1	External Approach	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	24. Statutory Compliance	24.3. Disabled Access	24.3.2	External Approach Ramp	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	24. Statutory Compliance	24.3. Disabled Access	24.3.3	Horizontal & Vertical Circulation	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	24. Statutory Compliance	24.3. Disabled Access	24.3.4	Internal Spaces	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	24. Statutory Compliance	24.3. Disabled Access	24.3.5	Sanitary Facilities	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ambulance Station	24. Statutory Compliance	24.3. Disabled Access	24.3.6	Evacuation Management, Implementation	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	24. Statutory Compliance	24.1. Fire Safety	24.1.1	Compartmentation	C	3000.00	Ensure doors enclosing staricase to are FD30S. Check windows adjacent staircase are fixed shut.	£ 3,000.00	£ 3,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	24. Statutory Compliance	24.1. Fire Safety	24.1.2	Compliance With Firecode	D	3000.00	Wall paper hanging off walls presents a fire risk. Storage of records in rooms and no fire doors. Recommend either relocation of records or fire doors installing if it is intended to change the use of the room for an extended period of time.	£ 3,000.00	£ 3,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	24. Statutory Compliance	24.1. Fire Safety	24.1.3	Fire Doors	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	24. Statutory Compliance	24.1. Fire Safety	24.1.4	Means Of Escape	C	1000.00	Escape plan in place no Evac chair in place.	£ 1,000.00	£ 1,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	24. Statutory Compliance	24.1. Fire Safety	24.1.5	Alarms and Detection Systems	B	0.00	Adequate but dated	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	24. Statutory Compliance	24.1. Fire Safety	24.1.6	Textiles and Furniture	C	1200.00	Recommend testing or replacement is out as no labels evident	£ 1,200.00	£ 1,200.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	24. Statutory Compliance	24.1. Fire Safety	24.1.7	Storage Of Flamable Substances	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	24. Statutory Compliance	24.1. Fire Safety	24.1.8	Fire Fighting Equipment	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	24. Statutory Compliance	24.2. Statutory Safety	24.2.1	Electrical Services - Supply and Distribution	D	2000.00	Poor number of sockets available. Main inspection records held centrally	£ 2,000.00	£ 2,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	24. Statutory Compliance	24.2. Statutory Safety	24.2.10	Food Hygiene	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	24. Statutory Compliance	24.2. Statutory Safety	24.2.12	Safe Temperatures	D	1000.00	Pipes to MAC 01 01 020 not boxed in	£ 1,000.00	£ 1,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	24. Statutory Compliance	24.2. Statutory Safety	24.2.2	Control of Legionellae	C	0.00	Most sinks disconnected. Low use taps flushed regularly. Main records held centrally	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -

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Block	Section	Group	Group (2)	Code	Description	Grade	Cost	Observations	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Machynlleth Hospital	First Floor	24. Statutory Compliance	24.2. Statutory Safety	24.2.3	Health and Safety at Work Act etc. 1974	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	24. Statutory Compliance	24.2. Statutory Safety	24.2.4	COSHH Regulations 2000	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	24. Statutory Compliance	24.2. Statutory Safety	24.2.5	Pressure Systems	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	24. Statutory Compliance	24.2. Statutory Safety	24.2.6	Equipment in Confined Spaces	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	24. Statutory Compliance	24.2. Statutory Safety	24.2.8	Asbestos	C	0.00	Asbestos register on site, Risk report held	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	24. Statutory Compliance	24.3. Disabled Access	24.3.1	External Approach	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	24. Statutory Compliance	24.3. Disabled Access	24.3.2	External Approach Ramp	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	24. Statutory Compliance	24.3. Disabled Access	24.3.3	Horizontal & Vertical Circulation	D	5500.00	Lift not up to current accessibility standards. Upgrade recommended.	£ 5,500.00	£ 5,500.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	24. Statutory Compliance	24.3. Disabled Access	24.3.4	Internal Spaces	A	0.00	N/A restricted access	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	24. Statutory Compliance	24.3. Disabled Access	24.3.5	Sanitary Facilities	D	8000.00	Main sanitary facilities out of order. Floor condemned	£ 8,000.00	£ 8,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	First Floor	24. Statutory Compliance	24.3. Disabled Access	24.3.6	Evacuation Management, Implementation	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground (Day Centre)	24. Statutory Compliance	24.1. Fire Safety	24.1.1	Compartmentation	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground (Day Centre)	24. Statutory Compliance	24.1. Fire Safety	24.1.2	Compliance With Firecode	C	0.00	Records held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground (Day Centre)	24. Statutory Compliance	24.1. Fire Safety	24.1.3	Fire Doors	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground (Day Centre)	24. Statutory Compliance	24.1. Fire Safety	24.1.4	Means Of Escape	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground (Day Centre)	24. Statutory Compliance	24.1. Fire Safety	24.1.5	Alarms and Detection Systems	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground (Day Centre)	24. Statutory Compliance	24.1. Fire Safety	24.1.6	Textiles and Furniture	C	1200.00	Recommend testing or replacement is out as no labels evident	£ 1,200.00	£ 1,200.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground (Day Centre)	24. Statutory Compliance	24.1. Fire Safety	24.1.7	Storage Of Flamable Substances	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground (Day Centre)	24. Statutory Compliance	24.1. Fire Safety	24.1.8	Fire Fighting Equipment	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground (Day Centre)	24. Statutory Compliance	24.2. Statutory Safety	24.2.1	Electrical Services - Supply and Distribution	D	2000.00	More sockets required currently using extension leads. Main records held centrally	£ 2,000.00	£ 2,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground (Day Centre)	24. Statutory Compliance	24.2. Statutory Safety	24.2.10	Food Hygiene	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground (Day Centre)	24. Statutory Compliance	24.2. Statutory Safety	24.2.12	Safe Temperatures	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground (Day Centre)	24. Statutory Compliance	24.2. Statutory Safety	24.2.2	Control of Legionellae	C	0.00	Records held centrall ensure copy held on site, review sampling and risk assessment	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground (Day Centre)	24. Statutory Compliance	24.2. Statutory Safety	24.2.3	Health and Safety at Work Act etc. 1974	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground (Day Centre)	24. Statutory Compliance	24.2. Statutory Safety	24.2.4	COSHH Regulations 2000	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground (Day Centre)	24. Statutory Compliance	24.2. Statutory Safety	24.2.5	Pressure Systems	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground (Day Centre)	24. Statutory Compliance	24.2. Statutory Safety	24.2.6	Equipment in Confined Spaces	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground (Day Centre)	24. Statutory Compliance	24.2. Statutory Safety	24.2.8	Asbestos	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground (Day Centre)	24. Statutory Compliance	24.3. Disabled Access	24.3.1	External Approach	B(C)	500.00	Improve access from the rear. Drop the kerb to allow access to the drop off zone	£ 500.00	£ 500.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground (Day Centre)	24. Statutory Compliance	24.3. Disabled Access	24.3.2	External Approach Ramp	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground (Day Centre)	24. Statutory Compliance	24.3. Disabled Access	24.3.3	Horizontal & Vertical Circulation	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground (Day Centre)	24. Statutory Compliance	24.3. Disabled Access	24.3.4	Internal Spaces	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground (Day Centre)	24. Statutory Compliance	24.3. Disabled Access	24.3.5	Sanitary Facilities	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground (Day Centre)	24. Statutory Compliance	24.3. Disabled Access	24.3.6	Evacuation Management, Implementation	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	24. Statutory Compliance	24.1. Fire Safety	24.1.1	Compartmentation	C	1000.00	Confirm coridor door in coparment wasll is FD30S	£ 1,000.00	£ 1,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	24. Statutory Compliance	24.1. Fire Safety	24.1.2	Compliance With Firecode	C	0.00	Records held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	24. Statutory Compliance	24.1. Fire Safety	24.1.3	Fire Doors	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	24. Statutory Compliance	24.1. Fire Safety	24.1.4	Means Of Escape	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	24. Statutory Compliance	24.1. Fire Safety	24.1.5	Alarms and Detection Systems	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	24. Statutory Compliance	24.1. Fire Safety	24.1.6	Textiles and Furniture	C	1200.00	Recommend testing or replacement is out as no labels evident	£ 1,200.00	£ 1,200.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	24. Statutory Compliance	24.1. Fire Safety	24.1.7	Storage Of Flamable Substances	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	24. Statutory Compliance	24.1. Fire Safety	24.1.8	Fire Fighting Equipment	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -

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Block	Section	Group	Group (2)	Code	Description	Grade	Cost	Observations	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	24. Statutory Compliance	24.2. Statutory Safety	24.2.1	Electrical Services - Supply and Distribution	C	0.00	Main records held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	24. Statutory Compliance	24.2. Statutory Safety	24.2.10	Food Hygiene	C	0.00	Hygiene label viewed, main certificate held centrally	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	24. Statutory Compliance	24.2. Statutory Safety	24.2.12	Safe Temperatures	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	24. Statutory Compliance	24.2. Statutory Safety	24.2.2	Control of Legionellae	C	0.00	Records held centrall ensure copy held on site, review sampling and risk assessment	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	24. Statutory Compliance	24.2. Statutory Safety	24.2.3	Health and Safety at Work Act etc. 1974	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	24. Statutory Compliance	24.2. Statutory Safety	24.2.4	COSHH Regulations 2000	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	24. Statutory Compliance	24.2. Statutory Safety	24.2.5	Pressure Systems	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	24. Statutory Compliance	24.2. Statutory Safety	24.2.6	Equipment in Confined Spaces	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	24. Statutory Compliance	24.2. Statutory Safety	24.2.8	Asbestos	C	0.00	Asbestos register on site, Risk report held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	24. Statutory Compliance	24.3. Disabled Access	24.3.1	External Approach	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	24. Statutory Compliance	24.3. Disabled Access	24.3.2	External Approach Ramp	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	24. Statutory Compliance	24.3. Disabled Access	24.3.3	Horizontal & Vertical Circulation	B(C)	750.00	Door from corridor narrow. It does comply but is still narrow	£ 750.00	£ 750.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	24. Statutory Compliance	24.3. Disabled Access	24.3.4	Internal Spaces	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	24. Statutory Compliance	24.3. Disabled Access	24.3.5	Sanitary Facilities	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Kitchen/Dining)	24. Statutory Compliance	24.3. Disabled Access	24.3.6	Evacuation Management, Implementation	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offfices)	24. Statutory Compliance	24.1. Fire Safety	24.1.1	Compartmentation	C	3000.00	Ensure doors enclosing staricase to are FD30S. Check windows adjacent staircase are fixed shut.	£ 3,000.00	£ 3,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offfices)	24. Statutory Compliance	24.1. Fire Safety	24.1.2	Compliance With Firecode	C	0.00	Records held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offfices)	24. Statutory Compliance	24.1. Fire Safety	24.1.3	Fire Doors	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offfices)	24. Statutory Compliance	24.1. Fire Safety	24.1.4	Means Of Escape	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offfices)	24. Statutory Compliance	24.1. Fire Safety	24.1.5	Alarms and Detection Systems	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offfices)	24. Statutory Compliance	24.1. Fire Safety	24.1.6	Textiles and Furniture	C	1200.00	Recommend testing or replacement is out as no labels evident	£ 1,200.00	£ 1,200.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offfices)	24. Statutory Compliance	24.1. Fire Safety	24.1.7	Storage Of Flamable Substances	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offfices)	24. Statutory Compliance	24.1. Fire Safety	24.1.8	Fire Fighting Equipment	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offfices)	24. Statutory Compliance	24.2. Statutory Safety	24.2.1	Electrical Services - Supply and Distribution	C	0.00	Main records held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offfices)	24. Statutory Compliance	24.2. Statutory Safety	24.2.10	Food Hygiene	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offfices)	24. Statutory Compliance	24.2. Statutory Safety	24.2.12	Safe Temperatures	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offfices)	24. Statutory Compliance	24.2. Statutory Safety	24.2.2	Control of Legionellae	C	0.00	Records held centrall ensure copy held on site, review sampling and risk assessment	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offfices)	24. Statutory Compliance	24.2. Statutory Safety	24.2.3	Health and Safety at Work Act etc. 1974	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offfices)	24. Statutory Compliance	24.2. Statutory Safety	24.2.4	COSHH Regulations 2000	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -

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Block	Section	Group	Group (2)	Code	Description	Grade	Cost	Observations	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offfices)	24. Statutory Compliance	24.2. Statutory Safety	24.2.5	Pressure Systems	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offfices)	24. Statutory Compliance	24.2. Statutory Safety	24.2.6	Equipment in Confined Spaces	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offfices)	24. Statutory Compliance	24.2. Statutory Safety	24.2.8	Asbestos	C	0.00	Asbestos register on site, Risk report held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offfices)	24. Statutory Compliance	24.3. Disabled Access	24.3.1	External Approach	D	1500.00	Old front door not used and access is from the main hospital entrance. Convert to auto closers and re use entrance	£ 1,500.00	£ 1,500.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offfices)	24. Statutory Compliance	24.3. Disabled Access	24.3.2	External Approach Ramp	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offfices)	24. Statutory Compliance	24.3. Disabled Access	24.3.3	Horizontal & Vertical Circulation	D	1500.00	Poor through door from corridor. Suggest auto door open n place	£ 1,500.00	£ 1,500.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offfices)	24. Statutory Compliance	24.3. Disabled Access	24.3.4	Internal Spaces	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offfices)	24. Statutory Compliance	24.3. Disabled Access	24.3.5	Sanitary Facilities	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Maternity/Paediatrics/Offfices)	24. Statutory Compliance	24.3. Disabled Access	24.3.6	Evacuation Management, Implementation	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	24. Statutory Compliance	24.1. Fire Safety	24.1.1	Compartmentation	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	24. Statutory Compliance	24.1. Fire Safety	24.1.2	Compliance With Firecode	C	0.00	Records held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	24. Statutory Compliance	24.1. Fire Safety	24.1.3	Fire Doors	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	24. Statutory Compliance	24.1. Fire Safety	24.1.4	Means Of Escape	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	24. Statutory Compliance	24.1. Fire Safety	24.1.5	Alarms and Detection Systems	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	24. Statutory Compliance	24.1. Fire Safety	24.1.6	Textiles and Furniture	C	1200.00	Recommend testing or replacement is out as no labels evident	£ 1,200.00	£ 1,200.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	24. Statutory Compliance	24.1. Fire Safety	24.1.7	Storage Of Flamable Substances	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	24. Statutory Compliance	24.1. Fire Safety	24.1.8	Fire Fighting Equipment	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	24. Statutory Compliance	24.2. Statutory Safety	24.2.1	Electrical Services - Supply and Distribution	C	0.00	Main records held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	24. Statutory Compliance	24.2. Statutory Safety	24.2.10	Food Hygiene	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	24. Statutory Compliance	24.2. Statutory Safety	24.2.12	Safe Temperatures	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	24. Statutory Compliance	24.2. Statutory Safety	24.2.2	Control of Legionellae	C	0.00	Records held centrall ensure copy held on site, review sampling and risk assessment	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	24. Statutory Compliance	24.2. Statutory Safety	24.2.3	Health and Safety at Work Act etc. 1974	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	24. Statutory Compliance	24.2. Statutory Safety	24.2.4	COSHH Regulations 2000	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	24. Statutory Compliance	24.2. Statutory Safety	24.2.5	Pressure Systems	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	24. Statutory Compliance	24.2. Statutory Safety	24.2.6	Equipment in Confined Spaces	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	24. Statutory Compliance	24.2. Statutory Safety	24.2.8	Asbestos	C	0.00	Asbestos register on site, Risk report held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	24. Statutory Compliance	24.3. Disabled Access	24.3.1	External Approach	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	24. Statutory Compliance	24.3. Disabled Access	24.3.2	External Approach Ramp	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	24. Statutory Compliance	24.3. Disabled Access	24.3.3	Horizontal & Vertical Circulation	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	24. Statutory Compliance	24.3. Disabled Access	24.3.4	Internal Spaces	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	24. Statutory Compliance	24.3. Disabled Access	24.3.5	Sanitary Facilities	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Mortuary)	24. Statutory Compliance	24.3. Disabled Access	24.3.6	Evacuation Management, Implementation	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	24. Statutory Compliance	24.1. Fire Safety	24.1.1	Compartmentation	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	24. Statutory Compliance	24.1. Fire Safety	24.1.2	Compliance With Firecode	C	0.00	Records held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -

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Block	Section	Group	Group (2)	Code	Description	Grade	Cost	Observations	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Machynlleth Hospital	Ground Floor (Occupational Therepy)	24. Statutory Compliance	24.1. Fire Safety	24.1.3	Fire Doors	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	24. Statutory Compliance	24.1. Fire Safety	24.1.4	Means Of Escape	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	24. Statutory Compliance	24.1. Fire Safety	24.1.5	Alarms and Detection Systems	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	24. Statutory Compliance	24.1. Fire Safety	24.1.6	Textiles and Furniture	C	1200.00	Recommend testing or replacement is out as no labels evident	£ 1,200.00	£ 1,200.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	24. Statutory Compliance	24.1. Fire Safety	24.1.7	Storage Of Flamable Substances	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	24. Statutory Compliance	24.1. Fire Safety	24.1.8	Fire Fighting Equipment	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	24. Statutory Compliance	24.2. Statutory Safety	24.2.1	Electrical Services - Supply and Distribution	C	0.00	Main records held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	24. Statutory Compliance	24.2. Statutory Safety	24.2.10	Food Hygiene	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	24. Statutory Compliance	24.2. Statutory Safety	24.2.12	Safe Temperatures	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	24. Statutory Compliance	24.2. Statutory Safety	24.2.2	Control of Legionellae	C	0.00	Records held centrall ensure copy held on site, review sampling and risk assessment	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	24. Statutory Compliance	24.2. Statutory Safety	24.2.3	Health and Safety at Work Act etc. 1974	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	24. Statutory Compliance	24.2. Statutory Safety	24.2.4	COSHH Regulations 2000	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	24. Statutory Compliance	24.2. Statutory Safety	24.2.5	Pressure Systems	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	24. Statutory Compliance	24.2. Statutory Safety	24.2.6	Equipment in Confined Spaces	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	24. Statutory Compliance	24.2. Statutory Safety	24.2.8	Asbestos	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	24. Statutory Compliance	24.3. Disabled Access	24.3.1	External Approach	D	5750.00	Access from North door, not an auto door and no intercom. Provide mechanical closers and intercom. Contrast of paving is poor for visually impaired users suggest changing the surface to a neutral even tone.	£ 5,750.00	£ 5,750.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	24. Statutory Compliance	24.3. Disabled Access	24.3.2	External Approach Ramp	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	24. Statutory Compliance	24.3. Disabled Access	24.3.3	Horizontal & Vertical Circulation	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	24. Statutory Compliance	24.3. Disabled Access	24.3.4	Internal Spaces	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	24. Statutory Compliance	24.3. Disabled Access	24.3.5	Sanitary Facilities	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Occupational Therepy)	24. Statutory Compliance	24.3. Disabled Access	24.3.6	Evacuation Management, Implementation	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	24. Statutory Compliance	24.1. Fire Safety	24.1.1	Compartmentation	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	24. Statutory Compliance	24.1. Fire Safety	24.1.2	Compliance With Firecode	C	0.00	Records held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	24. Statutory Compliance	24.1. Fire Safety	24.1.3	Fire Doors	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	24. Statutory Compliance	24.1. Fire Safety	24.1.4	Means Of Escape	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	24. Statutory Compliance	24.1. Fire Safety	24.1.5	Alarms and Detection Systems	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -

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Block	Section	Group	Group (2)	Code	Description	Grade	Cost	Observations	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Machynlleth Hospital	Ground Floor (Physiotherepy)	24. Statutory Compliance	24.1. Fire Safety	24.1.6	Textiles and Furniture	C	1200.00	Recommend testing or replacement is out as no labels evident	£ 1,200.00	£ 1,200.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	24. Statutory Compliance	24.1. Fire Safety	24.1.7	Storage Of Flamable Substances	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	24. Statutory Compliance	24.1. Fire Safety	24.1.8	Fire Fighting Equipment	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	24. Statutory Compliance	24.2. Statutory Safety	24.2.1	Electrical Services - Supply and Distribution	C	0.00	Main records held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	24. Statutory Compliance	24.2. Statutory Safety	24.2.10	Food Hygiene	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	24. Statutory Compliance	24.2. Statutory Safety	24.2.12	Safe Temperatures	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	24. Statutory Compliance	24.2. Statutory Safety	24.2.2	Control of Legionellae	C	0.00	Records held centrall ensure copy held on site, review sampling and risk assessment	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	24. Statutory Compliance	24.2. Statutory Safety	24.2.3	Health and Safety at Work Act etc. 1974	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	24. Statutory Compliance	24.2. Statutory Safety	24.2.4	COSHH Regulations 2000	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	24. Statutory Compliance	24.2. Statutory Safety	24.2.5	Pressure Systems	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	24. Statutory Compliance	24.2. Statutory Safety	24.2.6	Equipment in Confined Spaces	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	24. Statutory Compliance	24.2. Statutory Safety	24.2.8	Asbestos	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	24. Statutory Compliance	24.3. Disabled Access	24.3.1	External Approach	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	24. Statutory Compliance	24.3. Disabled Access	24.3.2	External Approach Ramp	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	24. Statutory Compliance	24.3. Disabled Access	24.3.3	Horizontal & Vertical Circulation	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	24. Statutory Compliance	24.3. Disabled Access	24.3.4	Internal Spaces	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	24. Statutory Compliance	24.3. Disabled Access	24.3.5	Sanitary Facilities	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Physiotherepy)	24. Statutory Compliance	24.3. Disabled Access	24.3.6	Evacuation Management, Implementation	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	24. Statutory Compliance	24.1. Fire Safety	24.1.1	Compartmentation	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	24. Statutory Compliance	24.1. Fire Safety	24.1.2	Compliance With Firecode	C	0.00	Records held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	24. Statutory Compliance	24.1. Fire Safety	24.1.3	Fire Doors	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	24. Statutory Compliance	24.1. Fire Safety	24.1.4	Means Of Escape	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	24. Statutory Compliance	24.1. Fire Safety	24.1.5	Alarms and Detection Systems	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	24. Statutory Compliance	24.1. Fire Safety	24.1.6	Textiles and Furniture	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	24. Statutory Compliance	24.1. Fire Safety	24.1.7	Storage Of Flamable Substances	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	24. Statutory Compliance	24.1. Fire Safety	24.1.8	Fire Fighting Equipment	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	24. Statutory Compliance	24.2. Statutory Safety	24.2.1	Electrical Services - Supply and Distribution	C	0.00	Main records held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	24. Statutory Compliance	24.2. Statutory Safety	24.2.10	Food Hygiene	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	24. Statutory Compliance	24.2. Statutory Safety	24.2.12	Safe Temperatures	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	24. Statutory Compliance	24.2. Statutory Safety	24.2.2	Control of Legionellae	C	0.00	Records held centrall ensure copy held on site, review sampling and risk assessment	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	24. Statutory Compliance	24.2. Statutory Safety	24.2.3	Health and Safety at Work Act etc. 1974	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	24. Statutory Compliance	24.2. Statutory Safety	24.2.4	COSHH Regulations 2000	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	24. Statutory Compliance	24.2. Statutory Safety	24.2.5	Pressure Systems	C	0.00	Records held centrally ensure copy held	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	24. Statutory Compliance	24.2. Statutory Safety	24.2.6	Equipment in Confined Spaces	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	24. Statutory Compliance	24.2. Statutory Safety	24.2.8	Asbestos	C	0.00	Asbestos register on site, Risk report held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	24. Statutory Compliance	24.3. Disabled Access	24.3.1	External Approach	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	24. Statutory Compliance	24.3. Disabled Access	24.3.2	External Approach Ramp	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	24. Statutory Compliance	24.3. Disabled Access	24.3.3	Horizontal & Vertical Circulation	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	24. Statutory Compliance	24.3. Disabled Access	24.3.4	Internal Spaces	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	24. Statutory Compliance	24.3. Disabled Access	24.3.5	Sanitary Facilities	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Plantroom)	24. Statutory Compliance	24.3. Disabled Access	24.3.6	Evacuation Management, Implementation	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	24. Statutory Compliance	24.1. Fire Safety	24.1.1	Compartmentation	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	24. Statutory Compliance	24.1. Fire Safety	24.1.2	Compliance With Firecode	C	0.00	Records held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	24. Statutory Compliance	24.1. Fire Safety	24.1.3	Fire Doors	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -

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Block	Section	Group	Group (2)	Code	Description	Grade	Cost	Observations	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	24. Statutory Compliance	24.1. Fire Safety	24.1.4	Means Of Escape	B(C)	750.00	Exit to the rear of reception partially blocked by seating and children's toys	£ 750.00	£ 750.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	24. Statutory Compliance	24.1. Fire Safety	24.1.5	Alarms and Detection Systems	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	24. Statutory Compliance	24.1. Fire Safety	24.1.6	Textiles and Furniture	C	1200.00	Recommend testing or replacement is out as no labels evident	£ 1,200.00	£ 1,200.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	24. Statutory Compliance	24.1. Fire Safety	24.1.7	Storage Of Flamable Substances	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	24. Statutory Compliance	24.1. Fire Safety	24.1.8	Fire Fighting Equipment	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	24. Statutory Compliance	24.2. Statutory Safety	24.2.1	Electrical Services - Supply and Distribution	C	0.00	Main records held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	24. Statutory Compliance	24.2. Statutory Safety	24.2.10	Food Hygiene	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	24. Statutory Compliance	24.2. Statutory Safety	24.2.12	Safe Temperatures	B(C)	500.00	No covers in place however each radiator does have a TRV. Advise a temperature check be carried out.	£ 500.00	£ 500.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	24. Statutory Compliance	24.2. Statutory Safety	24.2.2	Control of Legionellae	C	0.00	Records held centrall ensure copy held on site, review sampling and risk assessment	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	24. Statutory Compliance	24.2. Statutory Safety	24.2.3	Health and Safety at Work Act etc. 1974	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	24. Statutory Compliance	24.2. Statutory Safety	24.2.4	COSHH Regulations 2000	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	24. Statutory Compliance	24.2. Statutory Safety	24.2.5	Pressure Systems	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	24. Statutory Compliance	24.2. Statutory Safety	24.2.6	Equipment in Confined Spaces	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	24. Statutory Compliance	24.2. Statutory Safety	24.2.8	Asbestos	C	0.00	Asbestos register on site, Risk report held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	24. Statutory Compliance	24.3. Disabled Access	24.3.1	External Approach	D	15000.00	Approach to the main entrance is uneven, the hand rail it too far over the side of the path. Poor contrast to change in level from flat to slope. Project required to improve access also poor signage from the car park designating disability access route. Generally poor pedestrian access from the road, no pavement and bollards in the way. Designated pedestrian route required. Intercom poorly located and doors are not automatic. Approach from the west side better but minimal parking, again an automatic door and relocate intercom.	£ 15,000.00	£ 15,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	24. Statutory Compliance	24.3. Disabled Access	24.3.2	External Approach Ramp	D	15000.00	Approach to the main entrance is uneven, the hand rail it too far over the side of the path. Poor contrast to change in level from flat to slope. Project required to improve access also poor signage from the car park designating disability access route. Generally poor pedestrian access from the road, no pavement and bollards in the way. Designated pedestrian route required. Intercom poorly located and doors are not automatic. Approach from the west side better but minimal parking, again an automatic door and relocate intercom.	£ 15,000.00	£ 15,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -

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Block	Section	Group	Group (2)	Code	Description	Grade	Cost	Observations	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	24. Statutory Compliance	24.3. Disabled Access	24.3.3	Horizontal & Vertical Circulation	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	24. Statutory Compliance	24.3. Disabled Access	24.3.4	Internal Spaces	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	24. Statutory Compliance	24.3. Disabled Access	24.3.5	Sanitary Facilities	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Reception/Outpatients)	24. Statutory Compliance	24.3. Disabled Access	24.3.6	Evacuation Management, Implementation	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	24. Statutory Compliance	24.1. Fire Safety	24.1.1	Compartmentation	B	0.00	No breaches evident of between walls.	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	24. Statutory Compliance	24.1. Fire Safety	24.1.2	Compliance With Firecode	C	0.00	Records held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	24. Statutory Compliance	24.1. Fire Safety	24.1.3	Fire Doors	C	500.00	1 No door propped open by handle resting on handrail.	£ 500.00	£ 500.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	24. Statutory Compliance	24.1. Fire Safety	24.1.4	Means Of Escape	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	24. Statutory Compliance	24.1. Fire Safety	24.1.5	Alarms and Detection Systems	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	24. Statutory Compliance	24.1. Fire Safety	24.1.6	Textiles and Furniture	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	24. Statutory Compliance	24.1. Fire Safety	24.1.7	Storage Of Flamable Substances	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	24. Statutory Compliance	24.1. Fire Safety	24.1.8	Fire Fighting Equipment	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	24. Statutory Compliance	24.2. Statutory Safety	24.2.1	Electrical Services - Supply and Distribution	C	0.00	Main records held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	24. Statutory Compliance	24.2. Statutory Safety	24.2.10	Food Hygiene	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	24. Statutory Compliance	24.2. Statutory Safety	24.2.12	Safe Temperatures	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	24. Statutory Compliance	24.2. Statutory Safety	24.2.2	Control of Legionellae	C	0.00	Records held centrall ensure copy held on site, review sampling and risk assessment	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	24. Statutory Compliance	24.2. Statutory Safety	24.2.3	Health and Safety at Work Act etc. 1974	D	500.00	Access difficult grab rail to exit the ladder	£ 500.00	£ 500.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	24. Statutory Compliance	24.2. Statutory Safety	24.2.4	COSHH Regulations 2000	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	24. Statutory Compliance	24.2. Statutory Safety	24.2.5	Pressure Systems	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	24. Statutory Compliance	24.2. Statutory Safety	24.2.6	Equipment in Confined Spaces	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	24. Statutory Compliance	24.2. Statutory Safety	24.2.8	Asbestos	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	24. Statutory Compliance	24.3. Disabled Access	24.3.1	External Approach	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	24. Statutory Compliance	24.3. Disabled Access	24.3.2	External Approach Ramp	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	24. Statutory Compliance	24.3. Disabled Access	24.3.3	Horizontal & Vertical Circulation	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	24. Statutory Compliance	24.3. Disabled Access	24.3.4	Internal Spaces	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	24. Statutory Compliance	24.3. Disabled Access	24.3.5	Sanitary Facilities	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Roof Space)	24. Statutory Compliance	24.3. Disabled Access	24.3.6	Evacuation Management, Implementation	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage)	24. Statutory Compliance	24.1. Fire Safety	24.1.1	Compartmentation	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage)	24. Statutory Compliance	24.1. Fire Safety	24.1.2	Compliance With Firecode	C	500.00	Check codes for storage of paper archive material	£ 500.00	£ 500.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage)	24. Statutory Compliance	24.1. Fire Safety	24.1.3	Fire Doors	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage)	24. Statutory Compliance	24.1. Fire Safety	24.1.4	Means Of Escape	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage)	24. Statutory Compliance	24.1. Fire Safety	24.1.5	Alarms and Detection Systems	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage)	24. Statutory Compliance	24.1. Fire Safety	24.1.6	Textiles and Furniture	C	1200.00	Recommend testing or replacement is out as no labels evident	£ 1,200.00	£ 1,200.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage)	24. Statutory Compliance	24.1. Fire Safety	24.1.7	Storage Of Flamable Substances	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage)	24. Statutory Compliance	24.1. Fire Safety	24.1.8	Fire Fighting Equipment	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage)	24. Statutory Compliance	24.2. Statutory Safety	24.2.1	Electrical Services - Supply and Distribution	C	0.00	Main records held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage)	24. Statutory Compliance	24.2. Statutory Safety	24.2.10	Food Hygiene	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage)	24. Statutory Compliance	24.2. Statutory Safety	24.2.12	Safe Temperatures	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage)	24. Statutory Compliance	24.2. Statutory Safety	24.2.2	Control of Legionellae	C	0.00	Records held centrall ensure copy held on site, review sampling and risk assessment	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage)	24. Statutory Compliance	24.2. Statutory Safety	24.2.3	Health and Safety at Work Act etc. 1974	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage)	24. Statutory Compliance	24.2. Statutory Safety	24.2.4	COSHH Regulations 2000	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -

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Block	Section	Group	Group (2)	Code	Description	Grade	Cost	Observations	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Machynlleth Hospital	Ground Floor (Storage)	24. Statutory Compliance	24.2. Statutory Safety	24.2.5	Pressure Systems	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage)	24. Statutory Compliance	24.2. Statutory Safety	24.2.6	Equipment in Confined Spaces	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage)	24. Statutory Compliance	24.2. Statutory Safety	24.2.8	Asbestos	C	0.00	Asbestos register on site, Risk report held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage)	24. Statutory Compliance	24.3. Disabled Access	24.3.1	External Approach	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage)	24. Statutory Compliance	24.3. Disabled Access	24.3.2	External Approach Ramp	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage)	24. Statutory Compliance	24.3. Disabled Access	24.3.3	Horizontal & Vertical Circulation	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage)	24. Statutory Compliance	24.3. Disabled Access	24.3.4	Internal Spaces	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage)	24. Statutory Compliance	24.3. Disabled Access	24.3.5	Sanitary Facilities	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Storage)	24. Statutory Compliance	24.3. Disabled Access	24.3.6	Evacuation Management, Implementation	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	24. Statutory Compliance	24.1. Fire Safety	24.1.1	Compartmentation	C	6000.00	Some fire doors damaged, replacement advised, Fire Risk Assessment held centrally ensure copy held on site	£ 6,000.00	£ 6,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	24. Statutory Compliance	24.1. Fire Safety	24.1.2	Compliance With Firecode	C	0.00	Records held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	24. Statutory Compliance	24.1. Fire Safety	24.1.3	Fire Doors	C	1500.00	Corridor doors slightly damaged	£ 1,500.00	£ 1,500.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	24. Statutory Compliance	24.1. Fire Safety	24.1.4	Means Of Escape	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	24. Statutory Compliance	24.1. Fire Safety	24.1.5	Alarms and Detection Systems	B	0.00	Currently operable	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	24. Statutory Compliance	24.1. Fire Safety	24.1.6	Textiles and Furniture	D	3000.00	Some furniture is gel filled and poses a fire risk. Recommend check furniture and replace.	£ 3,000.00	£ 3,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	24. Statutory Compliance	24.1. Fire Safety	24.1.7	Storage Of Flamable Substances	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	24. Statutory Compliance	24.1. Fire Safety	24.1.8	Fire Fighting Equipment	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	24. Statutory Compliance	24.2. Statutory Safety	24.2.1	Electrical Services - Supply and Distribution	D	20000.00	Poor number of sockets reported. Provide additional outlets, Main records held centrally	£ 20,000.00	£ 20,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	24. Statutory Compliance	24.2. Statutory Safety	24.2.10	Food Hygiene	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	24. Statutory Compliance	24.2. Statutory Safety	24.2.12	Safe Temperatures	C	300.00	No TMV's to taps in staff WC	£ 300.00	£ 300.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	24. Statutory Compliance	24.2. Statutory Safety	24.2.2	Control of Legionellae	C	5000.00	Regular flushing carried out however jointed waste in place recommend upgrade wash hand basin units	£ 5,000.00	£ 5,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	24. Statutory Compliance	24.2. Statutory Safety	24.2.3	Health and Safety at Work Act etc. 1974	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	24. Statutory Compliance	24.2. Statutory Safety	24.2.3	Health and Safety at Work Act etc. 1974	D	600.00	No mixing valve to staff Wc facilities. Although there is a warning sign recommend install new mixing valve.	£ 600.00	£ 600.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	24. Statutory Compliance	24.2. Statutory Safety	24.2.4	COSHH Regulations 2000	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	24. Statutory Compliance	24.2. Statutory Safety	24.2.5	Pressure Systems	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	24. Statutory Compliance	24.2. Statutory Safety	24.2.6	Equipment in Confined Spaces	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	24. Statutory Compliance	24.2. Statutory Safety	24.2.8	Asbestos	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	24. Statutory Compliance	24.3. Disabled Access	24.3.1	External Approach	D	12000.00	Entrance door recommend auto doors installing. Pathway to entrance tarmac worn and potential trip hazard also no tactile strip from path to parking area.	£ 12,000.00	£ 12,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	24. Statutory Compliance	24.3. Disabled Access	24.3.2	External Approach Ramp	B	0.00	Flat level entry	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	24. Statutory Compliance	24.3. Disabled Access	24.3.3	Horizontal & Vertical Circulation	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	24. Statutory Compliance	24.3. Disabled Access	24.3.4	Internal Spaces	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	24. Statutory Compliance	24.3. Disabled Access	24.3.5	Sanitary Facilities	C	500.00	Note pull cords for alarms were tied up at the time of visit. Recommend checks to ensure these are loose to the lower level required.	£ 500.00	£ 500.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (Twymyn Unit)	24. Statutory Compliance	24.3. Disabled Access	24.3.6	Evacuation Management, Implementation	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	24. Statutory Compliance	24.1. Fire Safety	24.1.1	Compartmentation	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	24. Statutory Compliance	24.1. Fire Safety	24.1.2	Compliance With Firecode	C	0.00	Records held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	24. Statutory Compliance	24.1. Fire Safety	24.1.3	Fire Doors	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	24. Statutory Compliance	24.1. Fire Safety	24.1.4	Means Of Escape	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -

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Block	Section	Group	Group (2)	Code	Description	Grade	Cost	Observations	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Machynlleth Hospital	Ground Floor (X-Ray)	24. Statutory Compliance	24.1. Fire Safety	24.1.5	Alarms and Detection Systems	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	24. Statutory Compliance	24.1. Fire Safety	24.1.6	Textiles and Furniture	C	1200.00	Recommend testing or replacement is out as no labels evident	£ 1,200.00	£ 1,200.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	24. Statutory Compliance	24.1. Fire Safety	24.1.7	Storage Of Flamable Substances	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	24. Statutory Compliance	24.1. Fire Safety	24.1.8	Fire Fighting Equipment	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	24. Statutory Compliance	24.2. Statutory Safety	24.2.1	Electrical Services - Supply and Distribution	C	0.00	Main records held centrally ensure copy held on site	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	24. Statutory Compliance	24.2. Statutory Safety	24.2.10	Food Hygiene	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	24. Statutory Compliance	24.2. Statutory Safety	24.2.12	Safe Temperatures	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	24. Statutory Compliance	24.2. Statutory Safety	24.2.2	Control of Legionellae	C	0.00	Records held centrall ensure copy held on site, review sampling and risk assessment	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	24. Statutory Compliance	24.2. Statutory Safety	24.2.3	Health and Safety at Work Act etc. 1974	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	24. Statutory Compliance	24.2. Statutory Safety	24.2.4	COSHH Regulations 2000	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	24. Statutory Compliance	24.2. Statutory Safety	24.2.5	Pressure Systems	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	24. Statutory Compliance	24.2. Statutory Safety	24.2.6	Equipment in Confined Spaces	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	24. Statutory Compliance	24.2. Statutory Safety	24.2.8	Asbestos	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	24. Statutory Compliance	24.3. Disabled Access	24.3.1	External Approach	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	24. Statutory Compliance	24.3. Disabled Access	24.3.2	External Approach Ramp	A	0.00	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	24. Statutory Compliance	24.3. Disabled Access	24.3.3	Horizontal & Vertical Circulation	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	24. Statutory Compliance	24.3. Disabled Access	24.3.4	Internal Spaces	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	24. Statutory Compliance	24.3. Disabled Access	24.3.5	Sanitary Facilities	A	0.00	Access to facilities in the corridor	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Ground Floor (X-Ray)	24. Statutory Compliance	24.3. Disabled Access	24.3.6	Evacuation Management, Implementation	B	0.00		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Machynlleth Hospital	Site Wide	24. Statutory Compliance	24.4. Lightning Protection	24.4.1	Lightning Protection	B	0.00	Tested 2014 - No issues	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -

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Machynlleth

Facet 6 - Environmental

Block	Section	Question Group	Question Group (2) (2)	Code	Description	Grade	Cost	Column1	Answer	Comments
							£ 1,185,964.00	Year of Cost		
Machynlleth Hospital	Main Building	6. Environmental Management	6.1. Energy	6.1.1	Is there a Building Management Controls System installed at site which monitors the performance of the plant and energy usage?	D	£ -		No	Fairly small site.
Machynlleth Hospital	Main Building	6. Environmental Management	6.1. Energy	6.1.2	Is there a lighting control system installed and are the lamps energy efficient e.g. LED?	C	£ 32,500.00	Year 5	No	No lighting controls however a number of lamps have been replaced with LED. Upgrade entire hospital with LED lights to reduce consumption.
Machynlleth Hospital	Main Building	6. Environmental Management	6.1. Energy	6.1.7	Are there sufficient measures to monitor and improve the efficiency of combustion at the main boiler?	C	£ 12,230.00	Year 5	No	Install thermostatic radiator valves throught to provide improved local control of space heating.
Machynlleth Hospital	Main Building	6. Environmental Management	6.1. Energy	6.1.3	Does the site have valid Display Energy Certificate?	B	£ 500.00	Year 2	No expired	
Machynlleth Hospital	Main Building	6. Environmental Management	6.1. Energy	6.1.4	Does the site have an Energy Performance Certificate?	D	£ -		No	Non found. May be held on file off site.
Machynlleth Hospital	Main Building	6. Environmental Management	6.1. Energy	6.1.5	Is sub-metering installed on substantive items of energy usage?	D	£ -		No	
Machynlleth Hospital	Main Building	6. Environmental Management	6.1. Energy	6.1.6	Miscellaneous	D	£ 3,000.00	Year 5	No	DHW to be linked to new heating control unit for electric immersion interlock outside normal space heating season boiler operations and temperature settings.
Machynlleth Hospital	Main Building	6. Environmental Management	6.1. Energy	6.1.6	Miscellaneous	D	£ 341,601.00	Year 7	No	Overcladding to improve thermal efficiency of the building.
Machynlleth Hospital	Main Building	6. Environmental Management	6.1. Energy	6.1.6	Miscellaneous	C	£ 53,824.00	Year 7	No	Suplement existing lot insulation to the prevailing building regultions standard.
Machynlleth Hospital	Main Building	6. Environmental Management	6.1. Energy	6.1.6	Miscellaneous	C	£ 7,000.00	Year 7	No	Review insulation to ductwork, heating hot water and cooling pipe-work.
Machynlleth Hospital	Main Building	6. Environmental Management	6.1. Energy	6.1.6	Miscellaneous	D	£ 243,309.00	Year 7	No	Survey windows and doors to improve draught proofing. And possible replacement of windows to ensure air tightness.
Machynlleth Hospital	Main Building	6. Environmental Management	6.1. Energy	6.1.6	Miscellaneous	D	£ 450,000.00	Year 7	No	Install solar collector for geerating elecricity or providing hot water.
Machynlleth Hospital	Main Building	6. Environmental Management	6.2. Water	6.2.1	Collection of site data – e.g. where is water obtained from, what consumption fittings are present etc.	B	£ -		Yes	Water supplied by Severn Trent

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Block	Section	Question Group	Question Group (2) (2)	Code	Description	Grade	Cost	Column1	Answer	Comments
Machynlleth Hospital	Main Building	6. Environmental Management	6.2. Water	6.2.2	Does the site incorporate leak detection systems on the mains water supply?	D	£ 5,000.00	year 2	No	
Machynlleth Hospital	Main Building	6. Environmental Management	6.3. Transport	6.3.1	Does the site have secure and well-lit cycle storage facilities for all staff, visitors and patients?	D	£ 5,000.00	year 2	No	Some staff cycle to work but have to hide and chain them up around the site
Machynlleth Hospital	Main Building	6. Environmental Management	6.3. Transport	6.3.2	Does the site provide cyclist facilities in addition to cycle storage (e.g. showers, changing facilities, lockers)?	N/A	£ 30,000.00	year 2	No	
Machynlleth Hospital	Main Building	6. Environmental Management	6.3. Transport	6.3.3	Does the site have a dedicated space for the provision of real-time public transport information?	N/A	£ 2,000.00	year 2	No	
Machynlleth Hospital	Main Building	6. Environmental Management	6.3. Transport	6.3.4	Do the sites have on-site amenities (food outlets/cash points etc.). Please provide details against each site shown below.	B	£ -		Yes	On site restaurant
Machynlleth Hospital	Main Building	6. Environmental Management	6.4. Waste	6.4.1	Does the site have dedicated facilities for the collection, separation and storage of waste materials (all waste streams) generated through the operation of the buildings and the people that are in the buildings?	B	£ -		No	Small site. The cleaners area by the kitchens sorts the food waste.
Machynlleth Hospital	Main Building	6. Environmental Management	6.4. Waste	6.4.2	How often is waste collected?	B	£ -		Yes	Weekly
Machynlleth Hospital	Main Building	6. Environmental Management	6.4. Waste	6.4.3	Are there any waste management technologies used on the site e.g. anaerobic digestion, incineration, mechanical biological treatment, in-vessel composting etc.?	N/A	£ -		No	
Machynlleth Hospital	Main Building	6. Environmental Management	6.4. Waste	6.4.4	Does the site have any recycling/regeneration projects for furniture/non-clinical equipment re-use? i.e. Polypropolene Wrap initiative at St Woolos	D	£ -		No	
Machynlleth Hospital	Main Building	6. Environmental Management	6.4. Waste	6.4.5	Who is responsible for managing waste on each site and does the person responsible have knowledge/training in the compliance and regulatory requirements of the following areas: environment and waste; controlled drugs, infection control, health and safety, transport?	B	£ -		Yes	Margret

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Block	Section	Question Group	Question Group (2) (2)	Code	Description	Grade	Cost	Column1	Answer	Comments
Machynlleth Hospital	Main Building	6. Environmental Management	6.4. Waste	6.4.6	Are waste storage facilities clearly labelled using EWC codes/colour coding to ensure no contamination of hazardous/non-hazardous and clinical waste	B	£ -		Yes	

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Total Costs

Costs

Contract	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Total	£ 5,429,365.40	£ 959,896.85	£ 306,621.78	£ 918,826.44	£ 428,585.74	£ 28,829.17	£ 1,027,617.32	£ 288,970.40	£ 1,168,451.78	£ 49,857.80	£ 251,708.12
Machynlleth Hospital	£ 5,429,365.40	£ 959,896.85	£ 306,621.78	£ 918,826.44	£ 428,585.74	£ 28,829.17	£ 1,027,617.32	£ 288,970.40	£ 1,168,451.78	£ 49,857.80	£ 251,708.12

Facet 1 - Phys Condition	Sum of 2017	Sum of 2018	Sum of 2019	Sum of 2020	Sum of 2021	Sum of 2022	Sum of 2023	Sum of 2024	Sum of 2025	Sum of 2026	Sum of Total
Block A	£ 218,611.72	£ 110,200.60	£ 37,118.97	£ 37,835.79	£ 14,964.00	£ 182,003.39	£ 63,134.27	£ 1,372.54	£ 19,376.62	£ 282.00	£ 684,899.89
Block A,B,C,D,F	£ 5,000.00	£ 38,000.00	£ 580,000.00	£ 150,000.00	£ -	£ 434,000.00	£ 10,000.00	£ -	£ -	£ 250,000.00	£ 1,467,000.00
Block B	£ 31,031.74	£ 17,684.39	£ 33,006.59	£ 42,969.37	£ 5,202.64	£ 57,320.94	£ 46,238.29	£ 5,772.12	£ 8,037.02	£ 625.60	£ 247,888.72
Block C	£ 34,887.79	£ 1,937.14	£ 6,853.41	£ 2,142.96	£ 900.00	£ 29,944.72	£ 33,869.62	£ 1,940.96	£ 2,142.96	£ -	£ 114,619.56
Block D	£ 1,066.16	£ 1,069.20	£ 3,641.74	£ 100,000.00	£ -	£ 1,257.30	£ 1,339.66	£ 1,103.74	£ -	£ -	£ 109,477.80
Block E	£ 1,739.01	£ -	£ -	£ -	£ -	£ 3,117.25	£ -	£ -	£ -	£ -	£ 4,856.26
Block F	£ 10,992.72	£ 10,000.00	£ 99,521.32	£ 56,106.18	£ 7,510.62	£ 188,242.89	£ 115,598.37	£ 61,844.00	£ 15,939.04	£ 548.62	£ 566,303.76
Block G	£ 1,142.10	£ 76,245.00	£ 14,000.00	£ 2,037.96	£ -	£ 15,989.20	£ 3,874.76	£ -	£ 1,037.96	£ -	£ 114,326.98
Block H	£ 957.60	£ 2,685.45	£ 684.42	£ 4,493.48	£ 251.90	£ 3,211.62	£ 9,305.43	£ 684.42	£ 3,324.20	£ 251.90	£ 25,850.42
Site Wide	£ 344,868.00	£ -	£ -	£ -	£ -	£ 16,800.00	£ 610.00	£ -	£ -	£ -	£ 362,278.00
Total	£ 650,296.85	£ 257,821.78	£ 774,826.44	£ 395,585.74	£ 28,829.17	£ 931,887.32	£ 283,970.40	£ 72,717.78	£ 49,857.80	£ 251,708.12	£ 3,697,501.40

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Appendix B

Photographs

Photo Location	Element	Defect	Action	Cost Estimate	Comments	Photo
Building Wide	10. Medical Gas Pipeline Services / Manifolds	Lifecycle Replacement	Replace	£2,000.00	None	
Building Wide	11.1. Lifts / Passenger 26 person 4 stops	Exceeded lifecycle	Replace	£100,000.00	None	
Building Wide	11.1. Lifts / Controls and electrical work from and including isolator where supplied with the installation	Exceeded lifecycle	Replace	£5,000.00	None	
MAC-01-00-156	12.4. Catering Equipment / Catering Equipment	Lifecycle Replacement	Replace	£3,000.00	None	

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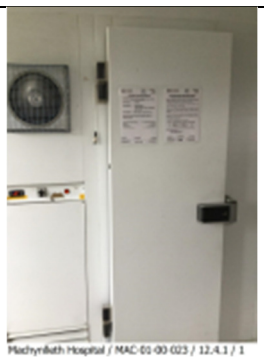
Photo Location	Element	Defect	Action	Cost Estimate	Comments	Photo
MAC-01-00-025	12.4. Catering Equipment / Catering Equipment	Lifecycle Replacement	Replace	£2,000.00	None	
MAC-01-00-021	12.4. Catering Equipment / Catering Equipment	Lifecycle Replacement	Replace	£3,000.00	None	
MAC-01-00-023	12.4. Catering Equipment / Catering Equipment	Lifecycle Replacement	Replace	£20,000.00	None	
MAC-01-00-025	12.4. Catering Equipment / Catering Equipment	Lifecycle Replacement	Replace	£3,000.00	None	

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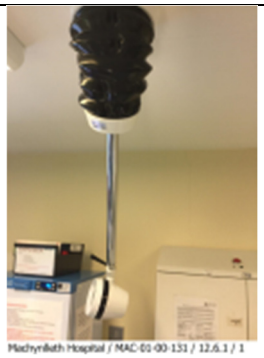
Photo Location	Element	Defect	Action	Cost Estimate	Comments	Photo
MAC-01-00-025	12.4. Catering Equipment / Catering Equipment	Lifecycle Replacement	Replace	£3,000.00	None	
MAC-01-00-025	12.4. Catering Equipment / Catering Equipment	Lifecycle Replacement	Replace	£2,000.00	None	
MAC-01-00-025	12.4. Catering Equipment / Catering Equipment	Lifecycle Replacement	Replace	£2,000.00	None	
MAC-01-00-131	12.6. Miscellaneous Equipment / Miscellaneous Equipment	Lifecycle replacement	Replace	£2,000.00	None	

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Photo Location	Element	Defect	Action	Cost Estimate	Comments	Photo
MAC-01-00-137 Bathroom	12.6. Miscellaneous Equipment / Miscellaneous Equipment	Lifecycle Replacement	Replace	£10,000.00	None	
MAC-01-00-154 Bathroom	12.6. Miscellaneous Equipment / Miscellaneous Equipment	Lifecycle Replacement	Replace	£10,000.00	None	
MAC-03-00-001 Plant/Equipment	12.6. Miscellaneous Equipment / Miscellaneous Equipment	Lifecycle Replacement	Replace	£4,000.00	None	
MAC-02-00-001 mortuary	12.6. Miscellaneous Equipment / Miscellaneous Equipment	Lifecycle Replacement	Replace	£100,000.00	None	

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Photo Location	Element	Defect	Action	Cost Estimate	Comments	Photo
MAC-03-00-001 Plant/Equipment	13. Electrical Systems / 13.2. Distribution Boards / Distribution Boards	Exceeded lifecycle	Replace	£3,000.00	None	
MAC-01-00-035 Store	13. Electrical Systems / 13.2. Distribution Boards / Distribution Boards	Lifecycle Replacement	Replace	£2,000.00	None	
MAC-01-00-073 Circulation (Corridor)	13. Electrical Systems / 13.2. Distribution Boards / Distribution Boards	Exceeded lifecycle	Replace	£2,000.00	None	
MAC-01-00-015 Circulation (Corridor)	13. Electrical Systems / 13.2. Distribution Boards / Distribution Boards	Lifecycle Replacement	Replace	£2,000.00	None	
MAC-01-00-026 Circulation (Corridor)	13. Electrical Systems / 13.2. Distribution Boards / Distribution Boards	Lifecycle Replacement	Replace	£4,000.00	None	

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Photo Location	Element	Defect	Action	Cost Estimate	Comments	Photo
MAC-01-00-134 Plant/Equipment	13. Electrical Systems / 13.2. Distribution Boards / Distribution Boards	Lifecycle Replacement	Replace	£2,000.00	None	
Building wide	13. Electrical Systems / 13.2. Distribution Boards / Distribution Boards	Lifecycle Replacement	Replace	£2,000.00	None	
MAC-01-00-157 Switch Room	13. Electrical Systems / 13.2. Distribution Boards / Distribution Boards	Lifecycle Replacement	Replace	£3,000.00	None	
MAC-01-00-076	13. Electrical Systems / 13.2. Distribution Boards / Distribution Boards	Lifecycle Replacement	Replace	£2,000.00	None	

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Photo Location	Element	Defect	Action	Cost Estimate	Comments	Photo
Building Wide	13. Electrical Systems / 13.3. Switchgear / Switchgear	Exceeded lifecycle	Replace	£15,000.00	None	
Building Wide	13. Electrical Systems / 13.3. Switchgear / Switchgear	Exceeded lifecycle	Replace	£3,000.00	None	
MAC-01-00-157 Switch Room	13. Electrical Systems / 13.3. Switchgear / Switchgear	Lifecycle Replacement	Replace	£2,000.00	None	
MAC-01-00-026 Circulation (Corridor)	13. Electrical Systems / 13.3. Switchgear / Switchgear	Lifecycle Replacement	Replace	£2,000.00	None	
MAC-03-00-001 Plant/Equipment	13. Electrical Systems / 13.3. Switchgear / Switchgear	Exceeded lifecycle	Replace	£3,000.00	None	

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Photo Location	Element	Defect	Action	Cost Estimate	Comments	Photo
Building Wide	13. Electrical Systems / 13.6. Lightning Protection / Bonded steel frame and other tape based systems	Exceeded lifecycle	Replace	£3,000.00	None	
Building Wide	13. Electrical Systems / 13.7. Local Electricity Generation Systems / Emergency power supply (EPS) generators 1000 hVA - Internal - Day Tank	Lifecycle Replacement	Maintain	£250,000.00	None	
MAC-01-00-015 Circulation (Corridor)	14. Alarms & Detection Systems / 14.1. Fire Alarm Systems / Fire Alarm Devices & Interfaces	Lifecycle Replacement	Replace	£2,000.00	None	
Building Wide	14. Alarms & Detection Systems / 14.2. Security Systems / Communication Installations - CCTV External £3,500/Comm Internal £2,200/Camera	Lifecycle Replacement	Replace	£10,000.00	None	

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Photo Location	Element	Defect	Action	Cost Estimate	Comments	Photo
Building Wide Boiler House	2. External Fabric / 2.1. Walls & Finishes / Brick	Pointing failing	Replace	£6,345.00	West elevation in poor condition. Repointing required	
Building Wide Ambulance Station	2. External Fabric / 2.2. Windows / Softwood Casement	Lifecycle replacement	Replace	£3,722.40	Casements beginning to fail. Localized repairs have been made	
Building Wide Boiler House	3. Roofs / 3.2. Coverings – Flat / Timber Fascia/Soffit	Lifecycle replacement	Replace	£2,594.40	Timber beginning to fail	
MAC-01-01-010	4. Internal Fabric & Fixtures / 4.2. Ceilings / Internal Suspended Ceiling Finishes - Mineral Tile Suspended Ceiling	Missing and distorted tiles	Replace	£2,192.55	Affected by humidity	

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Photo Location	Element	Defect	Action	Cost Estimate	Comments	Photo
MAC-01-01-005 Shower	4. Internal Fabric & Fixtures / 4.6. Unit Furniture / Kitchen units	At end of useful life	Replace	£2,820.00	Relocated into room for storage	
MAC-01-01-011 Kitchen	4. Internal Fabric & Fixtures / 4.6. Unit Furniture / Kitchen units	At end of useful life	Replace	£3,525.00	2 base plus drawer unit with laminate worktop	
Building Wide	5. External Building Works / 5.2. Roads/Car Parks / Double Yellow & White Lining	Lines faded	Replace	£11,220.00	Line marking to west entrance poor	
Building Wide	5. External Building Works / 5.2. Roads/Car Parks / Double Yellow & White Lining	Lines Faded	Replace	£16,150.00	Line marking to east car park poor, also the disabled bays have faded	

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Photo Location	Element	Defect	Action	Cost Estimate	Comments	Photo
Building Wide	5. External Building Works / 5.2. Roads/Car Parks / Double Yellow & White Lining	Lines faded	Replace	£4,420.00	Line marking to front entrance poor	
Building Wide	5. External Building Works / 5.2. Roads/Car Parks / Tarmacadam	Surface degraded	Replace	£118,500.00	East car park surface poor	
Building Wide	5. External Building Works / 5.2. Roads/Car Parks / Tarmacadam	Surface degraded	Replace	£63,200.00	West entrance and parking surface poor	
Building Wide	5. External Building Works / 5.2. Roads/Car Parks / Tarmacadam	Surface degraded	Replace	£35,550.00	Parking area to the front of the hospital poor	

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Photo Location	Element	Defect	Action	Cost Estimate	Comments	Photo
Building Wide Boiler House	5. External Building Works / 5.4. Block/Paved Areas/Tarmac Areas/Concrete Areas / Tarmac Areas	Surface degraded	Replace	£8,400.00	Tarmac generally in poor condition	
Building Wide Boiler House	5. External Building Works / 5.4. Block/Paved Areas/Tarmac Areas/Concrete Areas / Tarmac Areas	Surface degraded	Replace	£8,400.00	Tarmac generally in poor condition	
MAC-03-00-001 Plant/Equipment	6. Energy Centre Systems / Fuel Supply / Storage (Gas)	Exceeded lifecycle	Replace	£2,000.00	None	
MAC-03-00-001 Plant/Equipment	6. Energy Centre Systems / Flues	Exceeded lifecycle	Replace	£12,000.00	None	
MAC-01-00-140 Plant/Equipment	6. Energy Centre Systems / Flues	Lifecycle Replacement	Replace	£3,000.00	None	

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Photo Location	Element	Defect	Action	Cost Estimate	Comments	Photo
MAC-01-00-140 Plant/Equipment	6. Energy Centre Systems / Controls Inc. meters	Lifecycle Replacement	Replace	£10,000.00	None	
MAC-01-00-140 Plant/Equipment	6. Energy Centre Systems / Controls Inc. meters	Not working correctly	Replace	£10,000.00	None	
MAC-03-00-001 Plant/Equipment	6. Energy Centre Systems / Controls Inc. meters	Exceeded lifecycle	Replace	£5,000.00	None	
Building Wide	6. Energy Centre Systems / Fuel Supply / Storage (Oil)	Lifecycle Replacement	Replace	£10,000.00	None	

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Photo Location	Element	Defect	Action	Cost Estimate	Comments	Photo
MAC-01-00-140 Plant/Equipment	6. Energy Centre Systems / Boiler Plant - Up to 100kw	Exceeded lifecycle	Replace	£18,000.00	None	
MAC-03-00-001 Plant/Equipment	6. Energy Centre Systems / Boiler Plant - Over 100 - 400kw	Exceeded lifecycle	Replace	£48,000.00	None	
MAC-01-00-140 Plant/Equipment	6. Energy Centre Systems / Pressurisation Plant	Lifecycle Replacement	Replace	£7,000.00	None	
MAC-03-00-001 Plant/Equipment	6. Energy Centre Systems / Pressurisation Plant	Lifecycle Replacement	Replace	£3,000.00	None	
MAC-01-00-079 Plant/Equipment	7. Heating & Chilled Systems / Heating Pumps - medium 30 litres/s	Lifecycle Replacement	Replace	£6,000.00	None	

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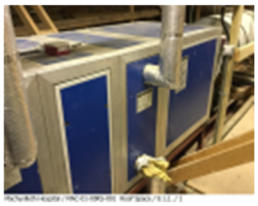
Photo Location	Element	Defect	Action	Cost Estimate	Comments	Photo
MAC-03-00-001 Plant/Equipment	7. Heating & Chilled Systems / Heating Pumps - medium 30 litres/s	Lifecycle Replacement	Replace	£6,000.00	None	
Building Wide	7. Heating & Chilled Systems / Heating Pumps - medium 30 litres/s	Lifecycle Replacement	Replace	£12,000.00	None	
Building Wide	8. Hot & Cold Water Systems / Cold Water Storage Tanks 4x4x3m; GRP; externally flanged	Lifecycle Replacement	Replace	£16,800.00	None	
Building Wide	9. Ventilation Systems / Air Handling units; general; internal; 3m3/s	Lifecycle Replacement	Replace	£30,000.00	None	
Building Wide	9. Ventilation Systems / Air Handling units; general; internal; 3m3/s	Lifecycle Replacement	Replace	£30,000.00	None	

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Photo Location	Element	Defect	Action	Cost Estimate	Comments	Photo
MAC-01-00-025	9. Ventilation Systems / Kitchen extract fans (medium size kitchen)	Lifecycle Replacement	Replace	£5,000.00	None	

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Appendix C

Energy Assessment Report

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PICK EVERARD

6 Facet Survey Bro Ddyfi Community Hospital.

Energy Performance.

for

Powys Local Health Board

GIG CYMRU NHS WALES

Bwrdd Iechyd Addysgu Powys

Powys Teaching Health Board

Patricia Liz
09:59:43

Issue Number 1
14/07/2017
IN09-11 Rev B

Document History

Issue	Date	Comment	Author	Chk'd
01	14/07/17	Issue 1	NAD	DHO

Patterson
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1.0 EXECUTIVE SUMMARY

1.1 Executive Summary Energy Performance

Powys Local Health Board Bro Ddyfi Community Hospital was originally constructed at the turn of the 19/20th century, two extensions have been added one during the 1980's the last extension was constructed during the late 1990's century and it is currently operated as a health clinic. It has been possible to make a summary evaluation of its operational energy performance by using invoiced supply data. This information indicates that the building is performing well overall compared with others in the same category, having a rating of **C-63**. Nevertheless, it is evident that the building operates at very low levels of occupancy, and the floors above ground level are not used at all. Hospital Building Designation Is; Short Term Non-Acute.

However, while the building consumes less electricity than many of its contemporaries, its use of heating fuel is higher than normal. Therefore, several of the following recommendations concern opportunities for reducing the consumption of gas in particular.

Recommendations for improvements have been presented in tabular format for clarity, together with some initial estimates of possible savings and costs of implementation. An attempt has been made to assess the potential return on any investment that might be expected.

As the building occupier, regulation 12(2)(a) of SI 2007/991 requires that you have in your 'possession or control at all times a valid advisory report' Regulation 16(4) specifies that 'an advisory report is valid for a period of seven years beginning with the date it is issued'.

You must be able to produce a copy of this Advisory Report within seven days if requested by an Enforcement Authority under regulation 39 of SI 2007/991. The buildings advisory report is out of date and contravenes the above.

1.2 Energy Performance Data 2016-17

This data aims to give you a reasonable representation of the buildings energy consumption electrical and mechanical services condition of your property that can be used to compare it with other properties using a common standard.

Adapted from OR-Calc & SBEM.

1.3 Energy Consumption.

The information in the table below demonstrates the facility produces 282.8 tonnes of CO2 during 2016/17

Utility	Consumption		Cost		CO2 emissions & energy		
	kWh/yr.	%	£/yr.	%	kg	tCO2	Gj
Electricity	281,353.0	23.67	41,858.00	62.95%	115,932	115.932	485.059
Gas	906,915.9	76.32	24,632.97	37.05%	166,875	166.875	698.205
Total	**1188,268.90**	**100**	**£66,490.97**	**100%**	**282,807**	**282.80**	**1183.26**

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1.4 Consumption & Cost per m2.

The information table below demonstrates the distinction between consumption & cost per metre squared (m2).

Utility	Consumption	m2 4657.		m2/CO2 emissions		
	kWh/yr.	£/yr.	m2/£yr.	m2/kg	m2/tCO2	m2/Gj
Electricity	281,353.0	41,858.00	8.99	24.89	0.0248	0.1683
Gas	906,915.9	24,632.97	5.29	35.83	0.0085	0.0357
Total	**1188,268.90**	**£66,490.97**	**14.28**	**60.72**	**0.0487**	**0.2040**

2.0 Survey Data

The following sections list recommendations for the improvement of the energy performance of the building. The recommendations are listed under four headings below: short payback, medium payback, long payback.

2.1 Recommendations with short payback of less than three years

Recommendation	Potential Impact	Unit	Cost
Take measures to improve the sub metering of the buildings over 1,000m2 for the benefit of performance analysis. Where possible prioritise high energy using buildings and/or process energy use Metering & Monitoring It is recommended that the tariff meters for electricity and gas be converted to provide high frequency half-hourly data. This would enable episodes of exceptional consumption to be identified rapidly by the site management, so that corrective action could be taken as appropriate before any problem became expensive. Display Energy Certificates are required for all public buildings >500 sq.mt total useful floor area. The GIA for this building has been estimated at 4657 sq.mt and a draft rating has been produced and attached to this report. Commission a full certificate and display it prominently to comply with legislation.	*Low*	*1*	*£500*
Establish a site wide energy plan and energy and carbon policy endorsed by the trust Board and recognise the five step approach detailed in HTM 07-02: EnCO2de 2015 – making energy work in healthcare (part A: policy and management) & HTM 07-02: EnCO2de 2015 – making energy work in healthcare (part B: procurement and energy considerations for new and existing building facilities)	*High*		
Energy costs for the building amounted to **£66,490.97** last year. However, this expenditure is not generally appreciated by building users. It may be helpful if status reports could be published on the main notice board. Such information can help raise awareness and may act as a powerful incentive to switch off equipment and report wasteful consumption.	*Low*		
Improve procurement process to ensure that the energy/carbon is an essential part of performance evaluation. *Recommendations* Where appropriate achieve lowest energy rating for appliances and equipment.	*Low*		

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2.2 Recommendations with a medium payback of between three & seven years;

Recommendation	Potential Impact	Unit	Cost
Identify lighting installations that can benefit from improvement to high efficiency light fittings, rationalisation of layout to improve efficiency, application of sensor switching and general switching to reduce unwanted use Internal lighting is very poor fluorescent switch-start luminaires, probably >60 lumens / circuit watt Estimated no of light fittings 650 x T8 *Recommendation*: undertake a lighting upgrade programme to reduce energy consumption and improve general working conditions.	*High*	*(650 x T8) £50.00*	*£ 32,500*
Ensure measures are in place to monitor and improve where possible, the efficiency of combustion at the main boiler plant, adequate control of time and temperature and the correct function of associated pumps etc. Heating Controls Wall-mounted sensors at ground-floor level that are linked to the boiler operation regulate internal space temperatures. *Recommendation*: Install thermostatic radiator valves throughout to provide improved local control of space heating.	*High*	*Unit*	*£12,350*
Review performance of ventilation plant to ensure adequate rating and control of environment including setback, fan motors, run-around coils, associated cooling units *Recommendation*: DHW unit to be linked to new heating control unit for electric immersion *interlock* outside normal space heating season boiler operation and temperature settings.	*Low*	*Unit*	*£ 3,000*
Improve procurement process to ensure that the energy/carbon is an essential part of performance evaluation. Where appropriate achieve lowest energy rating for appliances and equipment.	*Low*		

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2.3 Recommendations with long payback of over seven years.

Recommendation	Potential Impact	Unit	Cost
Review roof and building insulation to ensure efficiency of existing measures and identify cost effective improvements, where appropriate Wall Fabric Generally brick construction to the newer elements of the hospital and solid slate walls to the original building. All external walls have a poor thermal performance, probably uneconomic to insulate, but over-cladding may be considered beneficial as part of a general improvement schedule. Roofing Fabric Pitched and tiled roofing, with minimal thermal insulation above ceilings. *Recommendation*: Supplement existing loft insulation to the prevailing building regulation standard.	*High* *High*	*M2 4019.9* *M2 9195.0*	*£ 341,601* *£ 53,824*
Review insulation to ventilation ductwork, heating, hot water, cooling pipe-work. Replace missing or damaged sections with particular regard to valves, junctions areas exposed to external or low temperature conditions.	*High*		*£ 7,000*
Survey windows and doors to identify and improve insulation i.e. glazing and air-tightness. Mixture of glazed windows throughout, part timber, part uPVC frames; Doorways require draught proofing. Probably not viable to replace on energy saving grounds alone, but should be included as an important part of any major refurbishment programme.	*Medium* *Medium*	*M2* *LM*	*£ 242,309* *£ 1,000*
Consider evaluating the opportunity to install utilise low carbon technology (LCT) in support of the buildings energy needs. This building has no significant area of south-facing roofing that might be favourable for the mounting of solar collectors for generating electricity or providing hot water.	*Low*	*Possible 2500 m2 of LCT*	*£ 450,000*
Estimated total (including potential LCT that will offer a return for the facility)			***£1,144,084.***

1. total savings may be affected by the order in which individual measures are applied
2. implementation costs include design, planning & project management allowances
3. all measures are subject to detailed feasibility studies

3.0 Summary of Estimated Costs

The Summary of Estimated Costs summarizes the findings of the Performance Report and includes the recommended priorities for the works, together with responsibilities where appropriate.

- Envelope upgrade costs £694,048.00
- Potential low carbon technology costs £450,000. Potential return for facility by utilizing potential feed in tariffs (FITS).
  All measures are subject to detailed feasibility studies.

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4.0 Property Information

For the purpose of the survey, each property is divided into "buildings", generally based on type/age of construction the description of these buildings is set out in the "property profile" including photographs. Additional information concerning the property, such as Room Plans numbered to assist the location of identified works are also included.

5.0 Display Energy Certificate *(via land registry, see attached)*

It is noted that the current Display Energy Certificate is not valid.

6.0 Glossary

The payback periods are based on data provided by Good Practice Guides and Carbon Trust energy survey reports and are average figures calculated using a simple payback method. It is assumed that the source data is correct and accurate using up to date information.

The figures have been calculated as an average across a range of buildings and may differ from the actual payback period for the building being assessed. Therefore, it is recommended that each suggested measure be further investigated before reaching any decision on how to improve the energy efficiency of the building.

The High / Medium / Low carbon impact indicators against each recommendation are provided to distinguish, between the suggested recommendations, those that would most effectively reduce carbon emissions from the building.

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Display Energy Certificate

How efficiently is this building being used?

HM Government

NHS
Powys Local Health Board
Bro Ddyfi Community Hospital
Heol Maengwyn
MACHYNLLETH
SY20 8AD

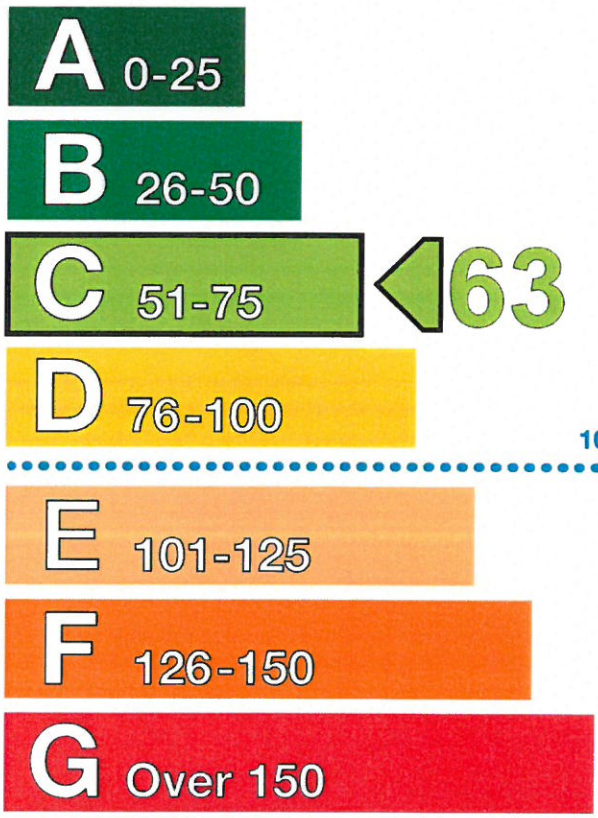
Certificate Reference Number:
0030-7000-0108-1230-4060

This certificate indicates how much energy is being used to operate this building. The operational rating is based on meter readings of all the energy actually used in the building. It is compared to a benchmark that represents performance indicative of all buildings of this type. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Operational Rating

This tells you how efficiently energy has been used in the building. The numbers do not represent actual units of energy consumed; they represent comparative energy efficiency. 100 would be typical for this kind of building.

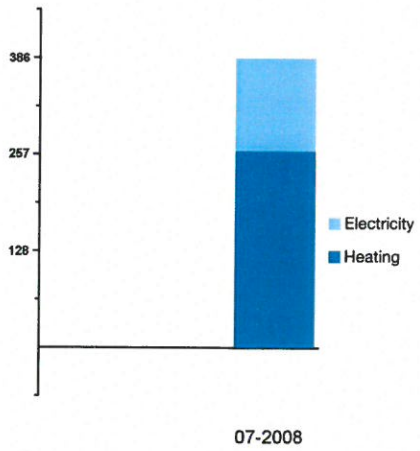
More energy efficient



Less energy efficient

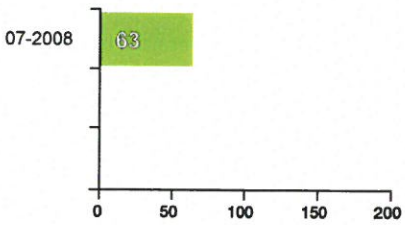
Total CO_2 Emissions

This tells you how much carbon dioxide the building emits. It shows tonnes per year of CO_2.



Previous Operational Ratings

This tells you how efficiently energy has been used in this building over the last three accounting periods



Technical information

This tells you technical information about how energy is used in this building. Consumption data based on actual meter readings.

Main heating fuel: Natural Gas
Building Environment: Mixed-mode with Natural Ventilation
Total useful floor area (m²): 4657
Asset Rating: Not available.

	Heating	Electrical
Annual Energy Use (kWh/m²/year)	296	48
Typical Energy Use (kWh/m²/year)	416	81
Energy from renewables	0%	0%

Administrative information

This is a Display Energy Certificate as defined in SI 2007/991 as amended.

Assessment Software:	NHS Assessor 1
Property Reference:	760004310000
Assessor Name:	Stephen Leonard Thomas
Assessor Number:	LCEA019849
Accreditation Scheme:	CIBSE Certification Limited
Employer/Trading Name:	West Midlands Strategic Health Authority
Employer/Trading Address:	St. Chads Court, 213 Hagley Road, Birmingham B16 9RG
Issue Date:	01-10-2008
Nominated Date:	02-07-2008
Valid Until:	01-10-2009
Related Party Disclosure:	N/A

Recommendations for improving the energy efficiency of the building are contained in the accompanying Advisory Report.

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Appendix D

Floor Plan

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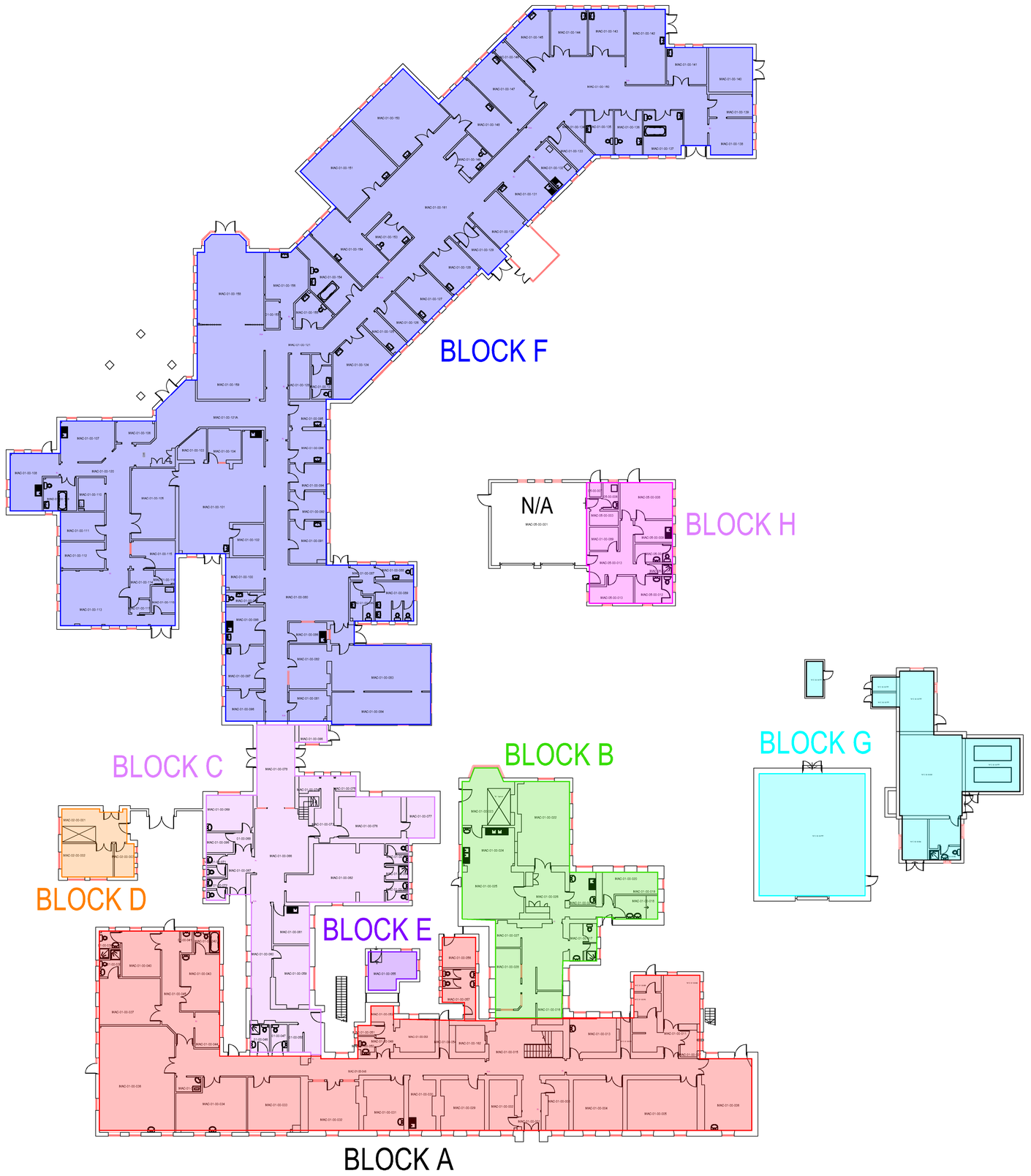
NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

CDM - RESIDUAL HAZARDS The following are considered to be significant risks relevant to this drawing, which could not be fully mitigated or removed through design:

	CDM - RESIDUAL HAZARDS
1	TBC
2	TBC
3	TBC
0	Further possible control measures have been identified within the Design Risk Assessments which may help to mitigate these and other identified risks further during the construction / maintenance process.



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Revision	Date	Drn	Chk
P01 Revision 1			

Client
Powys Teaching Trust

Project
Machynlleth Hospital

Drawing Title
Machynlleth Ground Floor Plan

Suitability Status
S2 - Suitable for Information

Job No.	Scale	Size	Rev
170033	1:200	@ A1	P01

Drawing Number
170033-PEV-XX-00-DR-B-1032
Project Code - Originator - Zone - Level - Type - Role - Number

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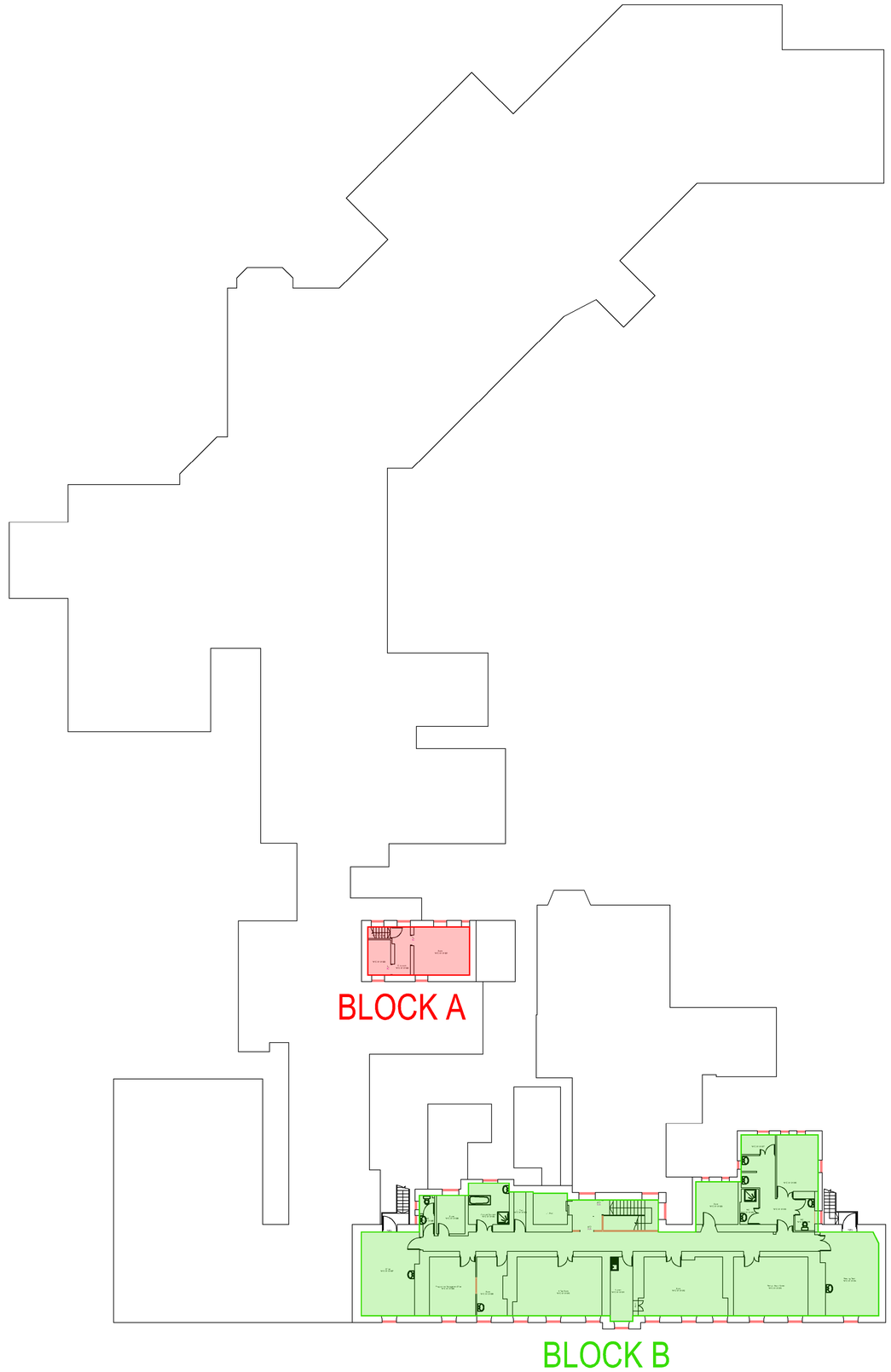
NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

CDM - RESIDUAL HAZARDS The following are considered to be significant risks relevant to this drawing, which could not be fully mitigated or removed through design:

	CDM - RESIDUAL HAZARDS
1	TBC
2	TBC
3	TBC
0	Further possible control measures have been identified within the Design Risk Assessments which may help to mitigate these and other identified risks further during the construction / maintenance process.



Revision	Date	Drn	Chk
P01 Revision 1			

Client
Powys Teaching Trust

Project
Machynlleth Hospital

Drawing Title
Machynlleth First Floor Plan

Suitability Status
S2 - Suitable for Information

Job No.	Scale	Size	Rev
170033	**1:200**	**@ A1**	**P01**

Drawing Number
170033-PEV-XX-01-DR-B-1033
Project Code - Originator - Zone - Level - Type - Role - Number

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Utilisation Paper

Bro Ddyfi Community Hospital - Health and Well-being Project

The following paper has been developed in support of the Bro Ddyfi Community Hospital (BDCH) Outline Business Case (OBC). The information below is set out on a department by department basis and details the requirements for the proposals for each area along with current and proposed utilisation information which underpins the Business Case.

Adult Mental Health Services

Current

The current Adult Mental Health (AMH) service at Machynlleth includes a base for Community Psychiatric Nurse's (CPN's) seeing clients 5 days a week both at home and at the hospital. The area is also used by a counsellor on Thursdays and Fridays as well as a Primary Care Cognitive Behavioural Therapist and a visiting Psychologist on a Wednesday. The current AMH areas are detailed below:

Room	Area	Utilisation
AMH office	25m^2	3 staff (can fit up to 5) 5 days per week
Interview Room	28m^2	Used 3 days a week
Sitting Room	28m^2	Used 70% of the time 5 days a week
Total	**81m^2**	

The current location for adult mental health services is not appropriate. The accommodation is located on the first floor of the front block adjacent to the floor that has been condemned.

The rooms themselves do not supply the requisite atmosphere and intimacy for counselling.

There is no formal reception and service users report to the main reception and are met by the counsellors and escorted to the department. They are also escorted to reception at the end of their appointment; this can cause issues in the late afternoon, as the main reception is locked down at 16:30 and the only available exit is through the Twymyn Ward. There is also the issue that some services users can feel uncomfortable and singled out by being escorted, as if they are a security risk. In addition the current location of the department also poses a lone working risk.

Due to the building condition in this area there is also a potential risk of the future closure of this service. This would mean service users being seen at home which contravenes mental health recovery strategies which encourage socialisation or the transfer of services to Newtown which would negatively impact the uptake of services.

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Proposed

A new purpose built adult mental health 'hub' would address all the issues above as well as facilitating greater integration between Primary and Secondary Mental Health teams as well as much stronger links to voluntary sector organisations such as MIND (based in Aberystwyth), CAMAD and Pont Hafren (Newtown) and Kaleidoscope (drug and alcohol team) and thus offer a much more holistic approach for service users. Kaleidoscope used to offer an outreach service at Machynlleth but this is no longer available due to the lack of appropriate accommodation currently available at BDCH. There is also an aspiration to further integrate the visiting Consultant Psychiatrist, who is currently based within the outpatient clinic. There is also currently a 1-2 year waiting list for psychology services, the proposals for Machynlleth would support future plans to increase this service and provide a base for a permanent psychologist based on site. These plans demonstrate the increasing demand for mental health services in the area.

Group activities are extremely important and any future development will enhance the range of group therapies including; Yoga groups, art therapy, garden therapy and community group sessions.

Room	Area	Proposed Utilisation
Waiting Area/Lobby	21m^2	Will seat up to 6
Reception/office	24m^2	Up to 5 staff 5 days per week
WC	4m^2	Required
Interview	8m^2	70% 5 days a week
Interview	7m^2	70% 5 days a week
Interview (Shared)	7m^2	30% for AMH
Group/Meeting Room	23m^2	Initially 30% with plans to develop groups such as yoga etc
Total	**94m^2**	

The above tables demonstrate that only a 13m^2 increase is required to support AMH aspirations.

Catering Services

Current

The current catering department is underutilised providing approximately 20 inpatient meals as well as 12 staff meals daily. The current location is not ideal with a long and convoluted route to the wards, an issue which will be further compounded following any reconfiguration of the front block of the hospital. The current kitchen equipment is largely coming to the end of its life and the current layout is not efficient and contravenes aspects of fire regulations. Limited meals/refreshments are available to staff and there are currently no facilities for visitors.

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The catering department is poorly laid out, with a common thoroughfare through its demise and equipment stored in public lobbies.

Room	Area	Utilisation
Goods in & dry store	21m^2	7 days

Kitchen	42m^2	7 days – demand varies (generally underutilised) prepares 20 inpatient meals and 12 staff meals daily
Staff dining room	36m^2	7 days – demand varies (generally underutilised)
Lobby/Kitchen storage/Regen	17m^2	7 days
Pot wash	7m^2	7 days
Cleaners store	11m^2	7 days
Catering store	5m^2	7 days
Catering Staff Change	8m^2	7 days
Total	**147m^2**	

Proposed

As the existing services are not appropriate and much of the equipment requires replacement, the BDCH redevelopment offers an opportunity to redesign the service and increase utilisation. The proposals outlined in the OBC will allow the catering department to offer a wider range of meals for staff and to extend this service to patients and visitors. This would not only improve patient/visitor experience but could also provide a valuable revenue stream for the hospital due to the planned increase in visitors and staff associated with the integration of Primary Care. Based on a list size of 4,500 (7,000 in total with an estimated 2,500 remaining at Cemmaes Rd), this would equate to approximately 108 additional visitors per day.

As an integrated Diagnostic, Assessment and Treatment hub focusing on prevention and health promotion the catering department at BDCH has a real opportunity to promote healthy eating to the local community. Plans for the department include:

- Internet Café – improving access for local residents to health information and online booking services
- Healthy eating and cookery demonstrations – including local school children, new mums and as part of Diabetes management
- A facility for holding HB and local events

Room	Area	Proposed Utilisation
Entrance Lobby	10m^2	7 days
Fridge	4m^2	7 days
Freezer	4m^2	7 days
Staff Change	8m^2	7 days
Dry goods	4m^2	7 days
Cleaners room	4m^2	7 days
Kitchen	37m^2	7 days
Servery	15m^2	7 days
Dining	68m^2	Seating for Approx 35 used 7 days a week for patients, visitors and staff
Total	**154m^2**	

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The above tables demonstrate that only a 7m^2 increase is required to support the benefits outlined above.

Outpatients

Current

The main issue with this area is the lack of a main reception point. In order to meet current HBN guidance a main reception should be easily identifiable, open and welcoming which is currently not the case. Additionally, there is no observation to patient waiting areas which is also desirable.

Clinic Rooms are generally under area against HBN guidance and several rooms are underutilised (see table below)

Room	Area	Utilisation
Reception	14m^2	7 days per week
Waiting Area	30m^2	7 days per week
Office	6m^2	6 days per week
Medical Records	37m^2	7 days per week
Consult/Exam 1 (artificial eye)	12m^2	1 day per week
Consult/Exam 2	13m^2	4 days per week
Consult/Exam 3 (ophthalmology)	10m^2	1 day per week
Consult/Exam 4 (District Nurses)	9m^2	7 days per week
Consult/Exam 5 (Lung function room)	11m^2	0 days per week
Consult/Exam 6	13m^2	5 days per week
Consult/Exam 7	8m^2	4 days per week
Consult/Exam 8	8m^2	4 days per week
Consult/Exam 9	10m^2	5 days per week
Podiatry	14m^2	3 days per week
Sluice	2m^2	unused
Total	**197m^2**	

Proposed

The development proposes the redesign/relocation of main reception, medical records, office and waiting area to the centre of the hospital to assist in wayfinding and improve patient/visitor experience.

The ophthalmology room (which is underutilised) is being removed and an integrated 'eye' room is being created by combining two consult exam rooms. By providing this facility in outpatients the utilisation of this space will be improved. Assuming every four week period will involve 40 sessions, the current assessment for additional services run from this room is as follows:

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- 8 sessions for Clive Williams as the optometrist who will transfer his practice to the hospital
- 2 sessions for the visiting consultant ophthalmologist from Bronglais Hospital.

- 2 sessions for diabetic eye screening (estimated)
- 2 sessions for artificial eye fitting (estimated)

This totals and additional 14 sessions per month

In Addition District Nurses and Podiatry are being integrated/relocated with Primary Care

Room	Area	Proposed Utilisation
Reception	8m^2	7 days per week
Waiting Area	25m^2	7 days per week
Office	21m^2	6 days per week
Medical Records	25m^2	intermittent
Photocopy	5m^2	intermittent
Interview room	5m^2	intermittent
Consult/Exam 1	12m^2	3 days per week
Consult/Exam 2 (Integrated 'eye' room)	22m^2	4 days per week
Consult/Exam 3 (ophthalmology)	0m^2	Removed
Consult/Exam 4 (District Nurses)	13m^2	7 days per week
District Nurse Store	6m^2	
Consult/Exam 5	10m^2	3 days per week
Consult/Exam 6	13m^2	5 days per week
Consult/Exam 7	8m^2	4 days per week
Consult/Exam 8	8m^2	4 days per week
Consult/Exam 9	10m^2	5 days per week
Podiatry	0m^2	Relocated to Primary Care
Store	2m^2	intermittent
Total	**193m^2**	

The above tables demonstrate that only a 4m^2 increase is required to support the increase in activity outlined above.

Women and Children's services

Current

The current accommodation, which was built as a birthing unit is not fit for purpose and the spaces could be reconfigured more efficiently. Further investigation as part of this redevelopment has identified structural issues with the existing extension which requires demolishing and rebuilding.

The lack of a dedicated group room does not support aspirations to increase group activities such as baby massage and weaning groups

Room	Area	Utilisation
Midwives clinic Room	15m^2	7 days per week
DU	2m^2	Not fit for purpose. Dangerous space.

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WC (ensuite)	5m^2	Not fit for purpose, toilet not working. Bath out of commission - space wasted should be removed
Midwives office	18m^2	7 days per week
Health visitor clinic room	23m^2	5 days – used between 3-10
Midwives store	7m^2	intermittent
Sluice	3m^2	Unused
Physio Room	28m^2	2 days per week
School nurse &CAMHS	23m^2	3 staff share 2 desks 5 days a week
Health visitor	16m^2	4-5 days per week
Health visitor office	16m^2	3 days per week
CAMHS waiting room	18m^2	1 day per week
District nurse store	12m^2	intermittent
Total	**186m^2**	

Proposed

The reconfiguration of this space represents a net saving in space of 7m^2 and creates a much more useable facility. It also represents the following benefits:

- Further integration between maternity, paediatric physiotherapy and Health visitors including an integrated team office
- A dedicated department for Women and Children's services including waiting area and family friendly environment
- To increase the numbers of assessment and treatment appointments for children based at Machynlleth reducing travel to Newtown & Bronglais
- Increase the number of family group services including antenatal education, breastfeeding, baby yoga, mother and child groups and weaning parties
- Enhance services to include Community Paediatrician clinic which is currently only available at Newtown

Room	Area	Proposed Utilisation
Group room (shared)	36m^2	5 days per week
Sluice room	4m^2	intermittent
Specimen WC	4m^2	intermittent
Midwives clinical room	16m^2	7 days per week
Sub wait	5m^2	intermittent
Group meeting room	Part of flexible space schedule	Will provide base for paediatric physio and be bookable the rest of the time
Office health visitor/school nurses	41m^2	7 days per week
Office Midwifery	15m^2	7 days per week

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Midwifery store	12m^2	intermittent
Immunisation coordinator	12m^2	5 days per week
HV/SN Store	2m^2	intermittent
Store	6m^2	intermittent
HV store	8m^2	intermittent
CAMHS/SALT Clinic room	Part of flexible space schedule	Will provide base for CAMHS/SALT and be bookable the rest of the time
Total	**161m^2**	

Non Clinical services

Current

Staff and public support accommodation are not currently fit for purpose and will not support the increase in staff and visitor numbers associated with the integration of primary care. Based on a list size of 4,500 (7,000 in total with an estimated 2,500 remaining at Cemmaes Rd), this would equate to approximately 108 additional visitors per day.

Room	Area	Utilisation
Resource Room	65m^2	50% utilised
Male WC	4m^2	Fully utilised
Female WC	4m^2	Fully utilised
WC	2m^2	Not in use
WC	1m^2	Not in use
Bathroom	10m^2	Not in use
Porters lodge and store	28m^2	Fully utilised
WC	4m^2	Not in use
M staff change	33m^2	Not fit for purpose
F staff change	39m^2	Not fit for purpose
WC	2m^2	Fully utilised
WC	2m^2	Fully utilised
WC	2m^2	Fully utilised
WC	2m^2	Fully utilised
Staff Kitchen	10m^2	Fully utilised
Male change	10m^2	Not used
Total	**218m^2**	

Proposed

Part of the required additional accommodation has been created by the removal of the Mortuary building and creating an infill extension in order to provide a central core of facilities for visitors and staff

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Room	Area	Proposed Utilisation
Resource Room	48m^2	required
Staff Room	18m^2	required
Lockers	13m^2	required
Cleaners room	10m^2	required

Switch Room	1m^2	required
IT Hub	10m^2	required
Porters lodge and store	31m^2	required
WC	3m^2	required
WC	3m^2	required
WC	3m^2	required
M staff change	20m^2	required
F staff change	23m^2	required
Male WC's	16m^2	required
Female WC's	12m^2	required
Disabled WC	4m^2	required
Changing Places	7m^2	required
Switch Room	2m^2	required
Cleaners room	6m^2	required
IT Hub	5m^2	required
WC	4m^2	required
Staff Kitchen	9m^2	required
Cleaners	6m^2	required
switch	2m^2	required
Total	**256m^2**	

The above tables demonstrate that only a 38m^2 increase is required to provide the required support accommodation for the scheme.

Flexible Space

Current

This project presents a unique opportunity to develop a community hospital facility that will act as a locality hub for a network of services and a truly integrated, sustainable, co-located model of health and social care that has been designed to meet the specific needs of the local community.

In order to enhance current services and also include, community, third sector and health promotion services proposals include the development of a number of bookable spaces and a hot-desk base for visiting organisations.

Proposed

The provision of these bookable rooms will predominantly be used by community and third sector services representing a potential income of £32.5k based on 5 number rooms booked for 3 sessions per week at £42 per session (with remaining session capacity for internal and charitable/non-charged use). This would also offer valuable future expansion space. These spaces have been designed to be flexible and located within the building to provide easy out of hours access.

Room	Area	Proposed Utilisation
Interview room	7m^2	30% utilisation identified for Mental Health services
Group meeting room	28m^2	Will be utilised by paediatric Physio and Health visitors 40%

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Community room	17m^2	Will be used by CAMHS and SALT approx. 40%
Community room	18m^2	Bookable
Community room	18m^2	Bookable
Sub wait	1.5m^2	Supporting community rooms
Hot desk office	21m^2	Bookable
Interview room	9m^2	Bookable
Total	**101.5m^2**	

Please note that the Office/interview room element also replaces 3 existing office spaces at Machynlleth which equates to 36m^2

PTHB are currently engaging with the following organisations to verify the inclusion of these rooms:

- **CAMAD-Pathways** run a drop in service for people experiencing mental health difficulties and also run a volunteer coordination service.
- **Gerddi Bro Ddyfi** is a community gardening group who run volunteer well-being sessions in the garden.
- **Mach Maethlon** are a community food group who run cooking classes and encourage community food growth in public spaces.
- **PAVO Community Connectors** are a community link service – sign posting people to appropriate local organisations.
- **Celf Able** are an inclusive art group running sessions in Machynlleth who would benefit from a venue.
- **MIND Aberystwyth** currently run a Health and Well-being service in Machynlleth- comprising of 1:1 support, community signposting, and group work. The organisation are now looking to develop the service to running psycho-educative groups in maternal mental health and are currently in the process of evidencing a need for this with the community midwifery team.
- **Kaleidoscope** drug and alcohol services
- **Ponthafren Association** promoting positive mental Health
- **Age UK**
- **Menter Berllan** community enterprise hub
- **League of Friends**
- **Complimentary therapies –** Sports massage, reflexology, acupuncture, chiropractor

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Integration of third sector organisations is a key consideration of any plans for the future of the BDCH. The Community Connectors are already working with health colleagues across Powys providing added value as part of the integrated team based in the hospital at Ystradgynlais. Having a dedicated space on the Machynlleth site could, therefore, provide significant benefits to the local population.

This is reinforced through the patient forum who have committed to actively promote the use of the hospital by the organisations that the individual members represent.

This will be further verified through the FBC process.

Palliative care

Current

The vision for Palliative Care is for Machynlleth and the surrounding area to be a community in which people with life-limiting illnesses have timely access to skilled, compassionate and sensitive care. For patients and their families to maintain dignity and quality of life by providing exceptional care in a place of their choice. For those people for whom BDCH is their place of choice, the aim is to provide a calm and peaceful environment, where they and their family can receive the highest quality of care in comfortable surroundings that feel like home.

The plan for the palliative care suite is to support a network of palliative care facilities being developed throughout Powys including 2 recent developments at Llanidloes and Welshpool which have been funded by League of Friends in order to improve this important element of end of life care and care closer to home. This unit will also be the main Bariatric service for the North.

Proposed

Current ward activity has demonstrated that an area of the ward could be reconfigured in order to provide the following Palliative Care accommodation:

- 2 Patient bedrooms with ensuite and access to the garden for patients
- 1 relatives' bedroom and 1 relative's day room
- 1 assisted bathroom
- 1 doctors/resource room
- 1 staff room for 10
- Quiet room/interview room
- Store room
- Linen room
- Relatives WC and shower

Medical Records

A proportion of the accommodation at BDCH is currently being used to house medical records (in unsatisfactory accommodation).

The storage of these notes provides governance and safety issues as live and archived medical records are stored in rooms which are not fire compliant.

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The live and archived notes stored at BDCH occupy 9 rooms totalling 132sqm.

By relocating these notes, this space could be reconfigured to create additional clinical capacity.

A joint initiative has been investigated in relation to a new Powys County Council Archive Facility at Llandrindod; the facility went live in July 2017 and an area is potentially available for PTHB

immediate use – costs are being explored although with the storage itself being minimal cost and the retrieval costs being explored.

Primary Care

In January 2017, the partners of Glantwymyn Health Centre were awarded the GMS contract to provide care to the patients of both Glantwymyn Health Centre and Machynlleth Medical Practice (a total list size of 7,000 patients), meaning that the Primary care needs of the Ddyfi Valley will now be delivered by one integrated team.

Current

The Glantwymyn Health Centre is currently facing issues of capacity with planning approval to extend the building to provide 1 additional Treatment room and 1 additional Consult Exam room alongside an additional 16 patient parking spaces. If these works were to be undertaken the revenue implication would equate to an additional **£5.5k** (excluding VAT) per annum in rental costs (Approximately **£100k** over a 15-year life span). However, following the merger of the practices it is expected that a proportion of existing patients will elect to see their GP in Machynlleth – potentially reducing demand at Glantwymyn but increasing it at Machynlleth (estimated split is 4,500 list for Machynlleth and 2,500 for Glantwymyn).

The Machynlleth Medical Practice (located on Forge Road) is currently leased at a cost of **£83k** per annum. The current lease is due for renewal in June 2018. Although purpose built, some of the facilities have become tired over time and would soon require investment for refurbishment and to make improvements in disabled access.

Room Type	Current Machynlleth practice (included)	Current Glantwymyn Practice (not included)	Additional planned space (included)	Additional required space (included)	Total
Consult exam	8	4	1	0	**9**
Treatment	1	1	1	1	**3**
Dedicated phlebotomy room	0	0	0	1	**1**
Total	**9**	**5**	**2**	**2**	**13**

Proposed

The proposed schedule of accommodation is based on a number of factors:

1) The recommendations of WHBN36
2) The re-provision of current accommodation available at Machynlleth and the proposed extended accommodation planned at Glantwymyn
3) The aspirations of the GP partners to enhance services including offering point of care testing and the inclusion of dedicated registrars training facilities.

The enhancements / benefits associated with this area can be found in the OBC document, page 34.

Activity

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The development at BDCH estimates a total list size 4,500 patients which equates to a potential 108 visitors per day.

Based on the planned enhancements above, current activity demands and the planned transfer of patients electing to be seen in Machynlleth the following required clinical accommodation has been identified.

Along with the core clinical rooms, support accommodation is required as identified in 'Welsh Health Building Note 36: General Medical Practice Premises in Wales' including sufficient admin space to facilitate the management of both practices.

Room	Area	Proposed Utilisation
Consult exam 1	15m^2	70%
Consult exam 2	14m^2	70%
Consult exam 3	13m^2	70%
Consult exam 4	16m^2	70%
Consult exam 5	15m^2	70%
Consult exam 6	18m^2	70%
Consult exam 7	14m^2	Training
Consult exam 8	15m^2	Training
Planned treatment	18m^2	30%; future service development
Store	2m^2	Required
Store	4m^2	Required
Store	8m^2	Required
WC	3m^2	Required
Specimen WC	4m^2	Required
Waiting	11m^2	Required
Waiting	21m^2	Required
Waiting	9m^2	Required
Child zone	8m^2	Required
Interview room	6m^2	Required
Phlebotomy room	16m^2	Required
Dispensary	24m^2	Required
Reception	14m^2	Required
ANP	15m^2	70%
Disposal hold	12m^2	Required
Dirty utility	10m^2	Required
Minor injuries room	16m^2	Required
Duty Doctor room	16m^2	100%
Meeting room	20m^2	Required
Office	12m^2	Required
Office admin	16m^2	Required
Assistant practice manager	12m^2	Required
Practice manager	12m^2	Required
Data management	12m^2	Required
Medical records	16m^2	Required
Photocopy	6m^2	Required
Dental surgery	21m^2	Relocated from Mach providing both general and

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		community dental services – fully utilised
Dental room	5m^2	Required
Podiatry room	18m^2	Existing - relocated
Total	**487m^2**	

Conclusion

The information above supports the proposals of the Bro Ddyfi Community Hospital (BDCH) Outline Business Case (OBC). It is intended to demonstrate the high level of demand for services and the projected increase in utilisation of the facility by integrating Primary, Community and Social care services. By reconfiguring the existing space (rather than simply adding to it) the facility can offer a much higher proportion of useable fit for purpose clinical accommodation as well as the necessary support accommodation required for patients, visitors and staff in a high quality environment.

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APPENDIX L

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OPTION 1 - DISCOUNTED CASH FLOW
1.1 - Maintain Status Quo
Base Date Apr-16 includes VAT & excludes Capital Charges

		Cost				Discount	PV
Year	Revenue	Capital	Transit'	Benefits	Total	Rate	
	£	£	£	£	£	3.50%	3%
0	0				0	1.0000	0
1	0	-182,767		0	-182,767	0.9662	-176,586
2	0	-182,767		0	-182,767	0.9335	-170,615
3	0	-182,767		0	-182,767	0.9019	-164,845
4	0	-182,767		0	-182,767	0.8714	-159,271
5	0	-182,767		0	-182,767	0.8420	-153,885
6	0	-182,767		0	-182,767	0.8135	-148,681
7	0	-182,767		0	-182,767	0.7860	-143,653
8	0	-182,767		0	-182,767	0.7594	-138,795
9	0	-182,767		0	-182,767	0.7337	-134,102
10	0	-182,767		0	-182,767	0.7089	-129,567
11	0	-182,767		0	-182,767	0.6849	-125,185
12	0	-182,767		0	-182,767	0.6618	-120,952
13	0	-182,767		0	-182,767	0.6394	-116,862
14	0	-182,767		0	-182,767	0.6178	-112,910
15	0	-182,767		0	-182,767	0.5969	-109,092
16	0	-182,767		0	-182,767	0.5767	-105,403
17	0	-182,767		0	-182,767	0.5572	-101,838
18	0	-182,767		0	-182,767	0.5384	-98,394
19	0	-182,767		0	-182,767	0.5202	-95,067
20	0	-182,767		0	-182,767	0.5026	-91,852
21	0	-182,767		0	-182,767	0.4856	-88,746
22	0	-182,767		0	-182,767	0.4692	-85,745
23	0	-182,767		0	-182,767	0.4533	-82,846
24	0	-182,767		0	-182,767	0.4380	-80,044
25	0	-182,767		0	-182,767	0.4231	-77,337
26	0	-182,767		0	-182,767	0.4088	-74,722
27	0	-182,767		0	-182,767	0.3950	-72,195
28	0	-182,767		0	-182,767	0.3817	-69,754
29	0	-182,767		0	-182,767	0.3687	-67,395
30	0	-182,767		0	-182,767	0.3563	-65,116
31	0	-182,767		0	-182,767	0.3442	-62,914
32	0	-182,767		0	-182,767	0.3326	-60,786
33	0	-182,767		0	-182,767	0.3213	-58,731
34	0	-182,767		0	-182,767	0.3105	-56,745
35	0	-182,767		0	-182,767	0.3000	-54,826
36	0	-182,767		0	-182,767	0.2898	-52,972
						NPV	-3,708,426
		-6,579,600			-6,579,600	AEC	-296,261

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OPTION 2 - DISCOUNTED CASH FLOW
1.2 - Minimum Scope
Base Date Apr-16 includes VAT & excludes Capital Charges

		Cost				Discount	PV
Year	Revenue	Capital	Transit'	Benefits	Total	Rate	
	£	£	£	£	£	3.50%	3%
0	0	-382,707			-382,707	1.0000	-382,707
1	0	-82,359		0	-82,359	0.9662	-79,574
2	0	0		0	0	0.9335	0
3	0	0		0	0	0.9019	0
4	0	0		0	0	0.8714	0
5	0	-3,796,048		0	-3,796,048	0.8420	-3,196,171
6	0	-7,402		0	-7,402	0.8135	-6,022
7	0	0		0	0	0.7860	0
8	0	0		0	0	0.7594	0
9	0	0		0	0	0.7337	0
10	0	0		0	0	0.7089	0
11	0	0		0	0	0.6849	0
12	0	0		0	0	0.6618	0
13	0	0		0	0	0.6394	0
14	0	0		0	0	0.6178	0
15	0	0		0	0	0.5969	0
16	0	0		0	0	0.5767	0
17	0	0		0	0	0.5572	0
18	0	0		0	0	0.5384	0
19	0	0		0	0	0.5202	0
20	0	0		0	0	0.5026	0
21	0	0		0	0	0.4856	0
22	0	0		0	0	0.4692	0
23	0	0		0	0	0.4533	0
24	0	0		0	0	0.4380	0
25	0	0		0	0	0.4231	0
26	0	0		0	0	0.4088	0
27	0	0		0	0	0.3950	0
28	0	0		0	0	0.3817	0
29	0	0		0	0	0.3687	0
30	0	0		0	0	0.3563	0
31	0	0		0	0	0.3442	0
32	0	0		0	0	0.3326	0
33	0	0		0	0	0.3213	0
34	0	0		0	0	0.3105	0
35	0	0		0	0	0.3000	0
36	0	0		0	0	0.2898	0
						NPV	-3,664,473
	0	-4,268,516		0		AEC	-292,750

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OPTION 3 DISCOUNTED CASH FLOW
1.3 - Intermediate Scope
Base Date Apr-16 includes VAT & excludes Capital Charges

		Cost				Discount	PV
Year	Revenue	Capital	Transit'	Benefits	Total	Rate	
	£	£	£	£	£	3.50%	3%
0	0	-382,708		0	-382,708	1.0000	-382,708
1	0	-438,875		0	-438,875	0.9662	-424,034
2	0	-108,989		0	-108,989	0.9335	-101,742
3	0	-244,504		0	-244,504	0.9019	-220,529
4	0	-1,934,651		0	-1,934,651	0.8714	-1,685,937
5	0	-6,972,545		0	-6,972,545	0.8420	-5,870,696
6	0	0		74,265	74,265	0.8135	60,415
7	0	0		74,265	74,265	0.7860	58,372
8	0	0		74,265	74,265	0.7594	56,398
9	0	0		74,265	74,265	0.7337	54,491
10	0	0		74,265	74,265	0.7089	52,648
11	0	0		74,265	74,265	0.6849	50,867
12	0	0		74,265	74,265	0.6618	49,147
13	0	0		74,265	74,265	0.6394	47,485
14	0	0		74,265	74,265	0.6178	45,880
15	0	0		74,265	74,265	0.5969	44,328
16	0	0		74,265	74,265	0.5767	42,829
17	0	0		74,265	74,265	0.5572	41,381
18	0	0		74,265	74,265	0.5384	39,981
19	0	0		74,265	74,265	0.5202	38,629
20	0	0		74,265	74,265	0.5026	37,323
21	0	0		74,265	74,265	0.4856	36,061
22	0	0		74,265	74,265	0.4692	34,841
23	0	0		74,265	74,265	0.4533	33,663
24	0	0		74,265	74,265	0.4380	32,525
25	0	0		74,265	74,265	0.4231	31,425
26	0	0		74,265	74,265	0.4088	30,362
27	0	0		74,265	74,265	0.3950	29,336
28	0	0		74,265	74,265	0.3817	28,344
29	0	0		74,265	74,265	0.3687	27,385
30	0	0		74,265	74,265	0.3563	26,459
31	0	0		74,265	74,265	0.3442	25,564
32	0	0		74,265	74,265	0.3326	24,700
33	0	0		74,265	74,265	0.3213	23,865
34	0	0		74,265	74,265	0.3105	23,058
35	0	0		74,265	74,265	0.3000	22,278
36	0	0		74,265	74,265	0.2898	21,524
						NPV	-7,514,082
		-10,082,272		2,302,215		AEC	-600,290

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OPTION 4 - DISCOUNTED CASH FLOW
1.4 - Maximum Scope
Base Date Apr-16 includes VAT & excludes Capital Charges

		Cost				Discount	PV
Year	Revenue	Capital	Transit'	Benefits	Total	Rate	
	£	£	£	£	£	3.50%	3%
0	0	-382,708		0	-382,708	1.0000	-382,708
1	0	-438,875		0	-438,875	0.9662	-424,034
2	0	-108,989		0	-108,989	0.9335	-101,742
3	0	-244,504		0	-244,504	0.9019	-220,529
4	0	-1,934,651		0	-1,934,651	0.8714	-1,685,937
5	0	-9,571,221		0	-9,571,221	0.8420	-8,058,711
6	0	-2,241,598		116,765	-2,124,833	0.8135	-1,728,553
7	0	0		116,765	116,765	0.7860	91,776
8	0	0		116,765	116,765	0.7594	88,673
9	0	0		116,765	116,765	0.7337	85,674
10	0	0		116,765	116,765	0.7089	82,777
11	0	0		116,765	116,765	0.6849	79,978
12	0	0		116,765	116,765	0.6618	77,273
13	0	0		116,765	116,765	0.6394	74,660
14	0	0		116,765	116,765	0.6178	72,135
15	0	0		116,765	116,765	0.5969	69,696
16	0	0		116,765	116,765	0.5767	67,339
17	0	0		116,765	116,765	0.5572	65,062
18	0	0		116,765	116,765	0.5384	62,862
19	0	0		116,765	116,765	0.5202	60,736
20	0	0		116,765	116,765	0.5026	58,682
21	0	0		116,765	116,765	0.4856	56,698
22	0	0		116,765	116,765	0.4692	54,780
23	0	0		116,765	116,765	0.4533	52,928
24	0	0		116,765	116,765	0.4380	51,138
25	0	0		116,765	116,765	0.4231	49,409
26	0	0		116,765	116,765	0.4088	47,738
27	0	0		116,765	116,765	0.3950	46,124
28	0	0		116,765	116,765	0.3817	44,564
29	0	0		116,765	116,765	0.3687	43,057
30	0	0		116,765	116,765	0.3563	41,601
31	0	0		116,765	116,765	0.3442	40,194
32	0	0		116,765	116,765	0.3326	38,835
33	0	0		116,765	116,765	0.3213	37,522
34	0	0		116,765	116,765	0.3105	36,253
35	0	0		116,765	116,765	0.3000	35,027
36	0	0		116,765	116,765	0.2898	33,842
						NPV	-10,855,182
		-14,922,546		3,619,715		AEC	-867,207

Savings (From Year 3) (Excl' Works / Facilities / Capital Charges)

	1.1 - Maintain Status Quo	1.2 - Minimum Scope	1.3 - Intermediate Scope	1.4 - Maximum Scope
	£	£	£	£
Additional Cost		0	0	0
Costs Avoided (Benefits)		0	(74,265)	(116,765)
Net Saving	**0**	**0**	**74,265**	**116,765**

Capital Summary

	1.1 - Maintain Status Quo	1.2 - Minimum Scope	1.3 - Intermediate Scope	1.4 - Maximum Scope
Capital Cost	0	3,214,409	7,852,409	12,354,590
Equipment and fittings	0	0	99,000	280,000
Fees	0	411,225	498,225	244,786
Capital Costs (Exc VAT):	**0**	**3,625,634**	**8,449,634**	**12,879,376**
Vat	**0**	**725,127**	**1,894,362**	**2,369,761**
Less Recoverable VAT	0	(82,245)	(261,724)	(326,591)
Capital Costs	**0**	**4,268,516**	**10,082,272**	**14,922,546**
BackLog Maint:	2,741,500	0	0	0
Backlog Maint (Exc' VAT)	**2,741,500**	**0**	**0**	**0**

Assume will reoccur every 15 years, and spend evenly over that period.

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Annual Revenue Requirements

	1 - Do Nothing	2 - Essential H&S and Relocation	3 - Extensive redesign - hospital	4 - Redesign hospital and other premises
	0	£'000	£'000	£'000
Cost (inc' Capital Charges / works	0	0	0	0
Costs Avoided (Benefits)	0	0	74	117
Sub Total:	**0**	**0**	**74**	**117**
Capital Charges:	0	107	252	373
Total (excl Capital Charges):	**0**	**0**	**74**	**117**

Options		**£'000**
1	1.1 - Maintain Status Quo	0
2	1.2 - Minimum Scope	4,269
3	1.3 - Intermedaite Scope	10,082
4	1.4 - Maximum Scope	14,923

116,765

Assumptions:

1) Capital Charges assume 25% revaluation impairment and DV assessed 30 year life.
2) Assumes Capital Cost expended in 2016/17 to 2022/23, each option operational in 2022/23.

NPV & AEC Summary

Summary of NPV & AEC

	Option 1	Option 2	Option 3	Option 4
	£M	£M	£M	£M
Revenue (Ex Capital Ch	£0.000	£0.000	£2.302	£3.620
Capital (inc VAT)	-£6.580	-£4.269	-£10.082	-£14.923
NPV	-£3.708	-£3.664	-£7.514	-£10.855
AEC	-£0.296	-£0.293	-£0.600	-£0.867

Machynlleth Redevelopment - Option 2

Revenue Costs	Current £	Future £	£
Present Machynlleth Health Centre	£3,000	£3,000	£0
Nursing	£891,000	£891,000	£0
Day Hospital	£24,000	£24,000	£0
Outpatients	£24,000	£24,000	£0
Medical staffing	£359,000	£359,000	£0
Medical & Surgical Equipment	£48,000	£48,000	£0
Pharmacy	£25,000	£25,000	£0
Pathology	£8,000	£8,000	£0
Administration	£63,000	£63,000	£0
Catering	£111,000	£111,000	£0
Domestics	£95,000	£95,000	£0
Porters	£55,000	£55,000	£0
Energy & Utilities	£115,000	£115,000	£0
Depreciation	£143,000	£143,000	£0
Estates & Maintenance	£11,000	£11,000	£0
Total Hospital	£1,972,000	£1,972,000	£0
Dyfi Valley Health			
Rates- Pass through cost	£0	£0	£0
Running costs - Income	£0	£0	£0
Maintenance - Expdenditure - £140/m² x 0	£0	£0	£0
Rents	£83,000	£83,000	£0
Total Primary Care	£83,000	£83,000	£0
	£2,058,000	**£2,058,000**	**£0**

	0	**0**	**£2,058,000**	**£2,058,000**	**£0**

0

Savings (From Year 1) (Excl' Works / Facilities / Capital Charges)	**1 - Do Nothing**	**2 - Essential H&S and Relocation**	**3 - Extensive redesign - hospital**	**4 - Redesign hospital and other premises**
	£'000	£'000	£'000	£'000
Additional Cost	0	0		
Costs Avoided (Benefits)	0	0		
Net Saving	**0**	**0**		

0

Capital Summary	1 - Do Nothing	2 - Essential H&S and Relocation	3 - Extensive redesign - hospital	4 - Redesign hospital and other premises
Capital Cost	0	3,214,409	7,852,409	12,354,590
Equipment and fittings	0	0	99,000	280,000
Fees	0	411,225	498,225	244,786
Capital Costs:	**0**	**3,625,634**	**8,449,634**	**12,879,376**
Vat		725,127	1,894,362	2,369,761
Less Recoveravable VAT	0	(82,245)	(261,724)	(326,591)
Capital Costs (Exc' VAT)	**0**	**4,268,516**	**10,082,272**	**14,922,546**

Annual Revenue Costs of the Preferred option (Incremental over Do Nothing)	**Costs (£'000)**	**Costs Avoided (£'000)**	**Net Revenue Costs (£'000)**
Capital Charges	373		373
Capital Charge Funding	(373)		(373)
Revenue Costs	0		0
Total	**0**	**0**	**0**

The working assumptions in calculating the above costs are as follows:

The estimated impairment as a result of the development due to a change in asset value on the bringing into use the redevelopment will to be funded by WG on actuals.

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Machynlleth Redevelopment - Option 3

Revenue Costs			Current £	Future £	£	
Present Machynlleth Health Centre			£3,000	£0	-£3,000	
Nursing			£891,000	£891,000	£0	
Day Hospital			£24,000	£24,000	£0	
Outpatients			£24,000	£24,000	£0	
Medical staffing			£359,000	£359,000	£0	
Medical & Surgical Equipment			£48,000	£48,000	£0	
Pharmacy			£25,000	£25,000	£0	
Pathology			£8,000	£8,000	£0	
Administration			£63,000	£90,500	£27,500	**gr097446:** Add'l Admin for reception
Catering			£111,000	£111,000	£0	
Domestics			£95,000	£95,000	£0	
Porters			£55,000	£55,000	£0	
Energy & Utilities			£115,000	£99,235	-£15,765	**gr097446:** Reduction in utilirtes cost in energy efficient building
Depreciation			£143,000	£143,000	£0	
Estates & Maintenance			£11,000	£11,000	£0	
Total Hospital			£1,972,000	£1,983,735	£11,735	
Dyfi Valley Health						
Rates- Pass through cost			£0	£0	£0	
Running costs - Income			£0	£0	£0	
Maintenance - Expdenditure - £140/m² x 134m²	134		£0	£0	£0	
Rents			£83,000	£0	-£83,000	
Total Primary Care			£83,000	£0	-£83,000	
			£2,058,000	**£1,983,735**	**-£74,265**	-74,265
		0	**0**	**£2,058,000**	**£1,983,735**	**-£74,265**

Savings (From Year 1) (Excl' Works / Facilities / Capital Charges)	**1 - Do Nothing**	**2 - Essential H&S and Relocation**	**3 - Extensive redesign - hospital**	**4 - Redesign hospital and other premises**	
	£'000	£'000	£'000	£'000	
Additional Cost	0	0	0	0	
Costs Avoided (Benefits)	0	0	(74,265)	0	
Net Saving	**0**	**0**	**(74,265)**	**0**	0

Capital Summary	1 - Do Nothing	2 - Essential H&S and Relocation	3 - Extensive redesign - hospital	4 - Redesign hospital and other premises
Capital Cost	0	3,214,409	7,852,409	12,354,590
Equipment and fittings	0	0	99,000	280,000
Fees	0	411,225	498,225	244,786
Capital Costs:	**0**	**3,625,634**	**8,449,634**	**12,879,376**
Vat		725,127	1,894,362	2,369,761
Less Recoveravable VAT	0	(82,245)	(261,724)	(326,591)
Capital Costs (Exc' VAT)	**0**	**4,268,516**	**10,082,272**	**14,922,546**

Annual Revenue Costs of the Preferred option (Incremental over Do Nothing)	**Costs (£'000)**	**Costs Avoided (£'000)**	**Net Revenue Costs (£'000)**
Capital Charges	373		373
Capital Charge Funding	(373)		(373)
Revenue Costs	(74)		(74)
Total	**(74)**	**0**	**(74)**

The working assumptions in calculating the above costs are as follows:

The estimated impairment as a result of the development due to a change in asset value on the bringing into use the redevelopment will to be funded by WG on actuals.

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Machynlleth Redevelopment - Option 4

Revenue Costs			Current £	Future £	£	
Present Machynlleth Health Centre			£3,000	£0	-£3,000	
Nursing			£891,000	£891,000	£0	
Day Hospital			£24,000	£24,000	£0	
Outpatients			£24,000	£24,000	£0	
Medical staffing			£359,000	£359,000	£0	
Medical & Surgical Equipment			£48,000	£48,000	£0	
Pharmacy			£25,000	£25,000	£0	
Pathology			£8,000	£8,000	£0	
Administration			£63,000	£90,500	£27,500	
Room Rental				-£32,500	-£32,500	
Catering			£111,000	£111,000	£0	
Catering Income				-£10,000	-£10,000	
Domestics			£95,000	£95,000	£0	
Porters			£55,000	£55,000	£0	
Energy & Utilities			£115,000	£99,235	-£15,765	
Depreciation			£143,000	£143,000	£0	
Estates & Maintenance			£11,000	£11,000	£0	
Total Hospital			£1,972,000	£1,941,235	-£30,765	
Dyfi Valley Health						
Rates- Pass through cost			£0	£0	£0	
Running costs - Income			£0	£0	£0	
Maintenance - Expdenditure - £140/m² x 478m²	478		£0	£0	£0	
Rents			£83,000	£0	-£83,000	
Total Primary Care			£83,000	£0	-£83,000	
			£2,058,000	**£1,941,235**	**-£116,765**	-116,765
		0	**£2,058,000**	**£1,941,235**	**-£116,765**	

gr097446: Assume room rental 5 rooms 3 sessions per week @ £42 per session

gr097446: Reduction in utilirtes cost in energy efficient building

Savings (From Year 1) (Excl' Works / Facilities / Capital Charges)	**1 - Do Nothing**	**2 - Essential H&S and Relocation**	**3 - Extensive redesign - hospital**	**4 - Redesign hospital and other premises**	
	£'000	£'000	£'000	£'000	
Additional Cost	0	0	0	0	
Costs Avoided (Benefits)	0	0	0	(116,765)	
Net Saving	**0**	**0**	**0**	**(116,765)**	116,765

Capital Summary	1 - Do Nothing	2 - Essential H&S and Relocation	3 - Extensive redesign - hospital	4 - Redesign hospital and other premises
Capital Cost	0	3,214,409	7,852,409	12,354,590
Equipment and fittings	0	0	99,000	280,000
Fees	0	411,225	498,225	244,786
Capital Costs:	**0**	**3,625,634**	**8,449,634**	**12,879,376**
Vat		725,127	1,894,362	2,369,761
Less Recoveravable VAT	0	(82,245)	(261,724)	(326,591)
Capital Costs (Exc' VAT)	**0**	**4,268,516**	**10,082,272**	**14,922,546**

Annual Revenue Costs of the Preferred option (Incremental over Do Nothing)	**Costs (£'000)**	**Costs Avoided (£'000)**	**Net Revenue Costs (£'000)**
Capital Charges	373		373
Capital Charge Funding	(373)		(373)
Revenue Costs	(117)		(117)
Total	**(117)**	**0**	**(117)**

The working assumptions in calculating the above costs are as follows:

The estimated impairment as a result of the development due to a change in asset value on the bringing into use the redevelopment will to be funded by WG on actua

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Machynlleth Revenue Costs

	Budget wte	Proejction wte			Budget 2019-20 £	Projection Post Refurbishment £	"Savings" £				
Community:											
Mac Health Centre					3,000	0	(3,000)				
Community Hospital:											
Hospital Nursing:											
Staff	25.48	25.48	0.00	891,000							
Non-Pay					891,000	891,000	0				
Day Hospital:											
Staff	0.80	0.80	0.00	24,000							
Non-Pay					24,000	24,000	0				
Outpatients:											
Staff	1.00	1.00	0.00	24,000							
Non-Pay					24,000	24,000	0				
Medical Staffing:											
Staff	0.00	0.00	0.00	359,000							
Non-Pay					359,000	359,000	0				
M & SE:											
Non-Pay				48,000	48,000	48,000	0				
Pharmacy:											
Non-Pay				25,000	25,000	25,000	0				
Pathology:											
Non-Pay				8,000	8,000	8,000	0				
Admin:											
Staff	2.56	3.81	1.25	63,000							
Non-Pay				0	63,000	90,500	27,500				
Catering:											
Staff	4.33	4.33	0.00	111,000							
Non-Pay				0	111,000	111,000	0				
Domestics:											
Staff	3.65	3.65	0.00	95,000							
Non-Pay				0	95,000	95,000	0				
Porters:											
Staff	2.00	2.00	0.00	55,000							
Non-Pay				0	55,000	55,000	0				
Energy & Utilities:											
Electricity				37,000		36,075	(925)				
Gas				38,000		23,160	(14,840)				
Rates				36,000		36,000	0				
Sewerage				1,000		1,000	0				
Water				3,000	115,000	3,000	99,235 0				
Depreciation:											
Depreciation				143,000		516,000	373,000				
Funding				0	143,000	(373,000)	(373,000)				
					1,964,000	**1,972,735**	**8,735**				
								8,735			
Estates & Maintenance:											
B & E Maintenance				15,000		15,000	0				
Building Contracts				2,000		2,000	0				
Rental Income				(6,000)		(6,000)	0				
Grounds				0	11,000	0	0				
Total Hospital & Community					**1,975,000**	**1,983,735**	**8,735**		400,500	(391,765)	8,735
								8,735			
Primary Care:											
Machynlleth:											
Rates				0		0	0				
Running Costs - Income				0		0	0				
Maintenance - Expenditure				0		0	0				
Rents				83,000	83,000	0	(83,000)				
Total Primary Care					**83,000**	**0**	**(83,000)**				
Total Revenue Costs					**2,058,000**	**1,983,735**	**(74,265)**		400,500	(474,765)	(74,265)
								(74,265)			0

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(1) SCAPE PROCURE LIMITED

and

(2) WILLMOTT DIXON (CONSTRUCTION) LIMITED

FRAMEWORK AGREEMENT

NATIONAL CONSTRUCTION FRAMEWORK

LOT 2

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Lot 2	*Wales*	*The Agreement is drafted on the basis that the law of England and Wales applies.*

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This Agreement is made on

Between

(1) **Scape Procure Limited** (registration number 09955814) whose registered office is at Suite B, 7th Floor, City Gate East, Tollhouse Hill, Nottingham NG1 5SF (**'Scape'**); and

(2) **Willmott Dixon (Construction) Limited** (registration number 00768173) whose registered office is at Lock House, Castle Meadow Road, Nottingham, NG2 1AG ('**Contractor'**);

(together the 'Parties' and individually a 'Party')

Whereas

(A) On 21 July 2016 Scape placed an advertisement, reference **2016/S 139-251663** in the Official Journal of the European Union (the 'Notice'), seeking expressions of interest from economic operators for the provision of services to public sector bodies under a framework agreement in the area stated in the Notice.

(B) The Contractor submitted its expression of interest on **27 September 2016** Scape invited potential contractors (including the Contractor) to tender for the provision of construction services and the Contractor submitted a tender on **12 January 2017** (the 'Tender');

(C) On the basis of the Tender, Scape selected the Contractor to enter into a framework agreement;

(D) The Contractor has agreed to enter into this Agreement with Scape for the provision of construction works and associated services.

(E) Pursuant to the Notice, this Agreement provides that contracting authorities within the area specified in the Notice may enter into separate Delivery Agreements with the Contractor.

(F) The Parties acknowledge that this Agreement does not provide any form of guarantee of work and that no contracting authority has given a commitment to use the Contractor; accordingly these arrangements are speculative in nature.

1. Definitions and interpretation

1.1 In this Agreement, unless the context otherwise requires, the following expressions shall have the following meanings:

Access Agreement	the agreement between Scape and a potential Employer, execution of which is required before an Employer may call off Services under this Agreement;
Affiliate	any person, partnership, joint venture, corporation or other form of enterprise that directly or indirectly is Controlled by, or is under common Control with the Contractor or any company of which the Contractor is a Subsidiary;
Agreed Scope	sets out Contractor activities and the costs of these as agreed by the Contractor and the Employer;
Agreement	this agreement, including its Schedules;
Business Day	a day other than a Saturday, Sunday or public holiday in England when banks in London are open for business;
Change Request	a request to change any part of this agreement in accordance with Clause 10.4

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Client	Either an Employer acting as the Client under an NEC Professional Services Short Contractor; or A third party client body, named within a specific Delivery Agreement's X12 Partnering Option.
Commencement Date	the date of execution of this Agreement;
Confidential Information	any information designated as confidential by the Party disclosing that information at the time of its disclosure, or which is clearly confidential in its nature;
Consents	all permissions, consents, approvals, certificates, permits, licences, statutory agreements and authorisations required by Law and all necessary consents and agreements from any third parties (including, without limitation, any planning permission), needed to carry out the Services in accordance with this Agreement and each Delivery Agreement;
Continuous Improvement Plan	the plan agreed or determined pursuant to Clause 4;
Control or Controlled	as defined in section 1124 of the Corporation Tax Act 2010 and the expression **change in control** shall be construed accordingly;
Contract Data	contract data relating to specific Projects which shall be incorporated in the contract specific Delivery Agreement in the form set out in Schedules 8, 9, 10 & 11;
Contract Notice	the notice referred to in Recital A above;
Contracting Authority	means any such body defined as such under Regulation 2 of the Public Contracts Regulations 2015;
Contractor's Fee	the Contractor's Fee as defined in Schedule 7 and set out in the Framework Commercial Model for use on Construction Delivery Agreements only;
Contractor's Overheads & Profit	the Contractor's Overheads & Profit as defined in Schedule 7 and set out in the Framework Commercial Model for use on Enabling Works Delivery Agreements only;
Convictions	other than in relation to minor road traffic offences, any previous pending prosecutions, convictions, cautions and binding-over orders (including any spent convictions as contemplated by section 1(1) of The Rehabilitation of Offenders Act 1974 by virtue of the exemptions specified in Part II of schedule 1 of the Rehabilitation of Offenders Act 1974 (Exemptions) Order 1975 (SI 1975/1023) or any replacement or amendment to that Order);
Costs	those costs identified in the schedule of cost components in the Model Delivery Agreement and the Defined Cost of sub contracted work as set out in the Model Delivery Agreement**;**
Defined Area	the relevant geographical area set out in II.1.2 of the Contract Notice
Delivery Agreement	an agreement between a Contractor and an Employer formed once that agreement has been executed by an Employer and the Contractor in one of the forms set out in Schedule 8, 9, 10 & 11 with any required project specific amendments necessitated by the detail of any individual project detailed in the advertisement for this tender and which by reference incorporates the Contract Data, the Model Delivery Agreement and any Optional Clauses;

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Design Services	design and related services undertaken by the Contractor during the Pre-Construction Stage and before the Construction Delivery Agreement for the main construction services is executed;
Development Period	has the meaning set out in Clause 4.1;
Disclosure and Barring Service	the service established pursuant to the Protection of Freedoms Act 2012;
Employer	any Contracting Authority entitled to use this Agreement who is a party to a Delivery Agreement or is Scape;
Employment Regulations	The Transfer of Undertakings (Protection of Employment) Regulations 2006 as amended;
Enabling Works	construction works of a minor nature undertaken during the Pre-Construction Stage and prior to the main construction project commencing on Site; where Enabling Works are not mobilisation for the main Construction project and the main Construction project does not follow consecutively to the Enabling Works;
End User	the ultimate user of the building;
Environmental Information Regulations	the Environmental Information Regulations 2004;
Event of Default	has the meaning set out in Clause 15.1;
Feasibility Stage	the stage between initial discussions and the Pre-Construction Stage;
Financial Year	a period of 12 months beginning on the Commencement Date or anniversary of that date;
FOIA	the Freedom of Information Act 2000 and any subordinate legislation (as defined in section 84 of the Freedom of Information Act 2000) made under the Freedom of Information Act 2000 from time to time together with any guidance and/or codes of practice issued by the Information Commissioner in relation to that Act;
Framework Commercial Model	The Contractor's tendered cost components used to establish Prices for Works and Services over the duration of the Framework Agreement;
Framework Management Fee	The fee charged to the Contractor by Scape for the management of this Agreement of 0.5% of each individual amount invoiced during all stages of a project by the Contractor to an Employer, including, but not limited to all amounts invoiced by the Contractor to an Employer for surveys, all services and works provided under any Delivery Agreement;
Force Majeure	the occurrence after the Commencement Date of: (a) war, civil war, armed conflict or terrorism; or (b) nuclear, chemical or biological contamination unless in any case the Party claiming the benefit of relief is the source or cause of the contamination; or (c) pressure waves caused by devices travelling at supersonic speeds; which directly causes either Party to be unable to comply with all or a material part of its obligations under this Agreement;

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Good Industry Practice	using standards, practices, methods and procedures conforming to the Law and exercising that degree of skill and care, diligence, prudence and foresight which would reasonably and ordinarily be expected from a skilled, competent, appropriately qualified and suitably experienced person engaged in a similar type of undertaking under the same or similar circumstances from time to time;
Holding Company	has the meaning given in section 1159 of the Companies Act 2006; in the case of a limited liability partnership which is a subsidiary of a company or another limited liability partnership, section 1159 of the Companies Act 2006 shall be amended so that: (a) references in sub sections 1159(1)(a) and (c) to voting rights are to the members' rights to vote on all or substantially all matters which are decided by a vote of the members of the limited liability partnership; and (b) the reference in section 1159(1)(b) to the right to appoint or remove a majority of its board of directors is to the right to appoint or remove members holding a majority of the voting rights;
Indexation Table	The list of published indices detailed with the Framework Commercial Model;
Insolvency Event	any of the following: (a) any arrangement or composition with or for the benefit of creditors which does not involve a continuation of the Contractor's business in the same or substantially the same form (including any voluntary arrangement as defined in the Insolvency Act 1986) being entered into by or in relation to the person in question; any commencement of negotiations or making of a proposal for any of the same; (b) a supervisor, receiver, administrator, administrative receiver or other encumbrancer taking possession or being appointed over or any distress, execution or other process being levied or enforced (and not being discharged within five (5) Business Days) upon the whole or part of the assets of the Contractor; an application being made to court for any of these; (c) the Contractor ceasing to carry on business; (d) a petition being filed, a notice given, a resolution being passed or an order being made for the administration or the winding-up, bankruptcy or dissolution of the Contractor; (e) the Contractor suspending or threatening to suspend payment of its debts as they fall due or admitting inability to pay its debts with the meaning of section 123 of the Insolvency Act 1986; (f) Scape's reasonable anticipation that any one or more of the above is likely to occur in relation to the Contractor in the near future;
Insurances	as the context requires, all or any of the insurances required to be maintained by the Contractor pursuant to this Agreement;
Intellectual Property	any and all intellectual property rights of any nature anywhere in the world whether registered, registerable or otherwise, including all trademarks, service marks, patents, designs, utility models, applications for any of the foregoing, copyrights, the *sui generis* rights of extraction relating to databases, trade secrets and other confidential information or know-how;
IPR Data	(a) all drawings, reports, documents, plans, software, formulae, calculations and all other data relating to the provision of the Services; and (b) any other materials, documents and or data acquired, brought into existence or used in relation to a Delivery Agreement or this Agreement;

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Law	(a) any Act of Parliament; (b) any subordinate legislation within the meaning of section 21(1) of the Interpretation Act 1978; (c) any exercise of the Royal Prerogative; and (d) any enforceable community right within the meaning of section 2 of the European Communities Act 1972; in each case in force in the United Kingdom; (e) All relevant laws pertaining to England, Scotland, Wales and Northern Ireland appropriate to the geographic location of the project.
Method of Operation	the document proposed by the Contractor as part of its Tender and which is annexed to this Agreement and developed by the Parties during the Development Period, such document detailing the method by which the Contractor will deliver against its obligations in this Agreement and any Delivery Agreements;
Model Delivery Agreement	the model form of Delivery Agreement set out in Schedule 8, 9, 10 & 11;
Optional Clauses	the optional 'X' clauses set out in the Model Delivery Agreement and which may be included in a Delivery Agreement;
Performance Indicators	the Performance Indicators set out in Schedule 15;
Personal Data	has the meaning set out in section 1(1) of the Data Protection Act 1998;
Pre-Construction Service Activities	Pre-Construction Service activities undertaken during the Pre-Construction Stage, as set out in Schedule 3;
Pre-Construction Stage	has the meaning set out in Schedule 3;
Prices	the prices for Services calculated in accordance with Schedule 7 and Schedules 8, 9, 10 or 11 dependent on the form of engagement;;
Process Map	the process map set out in Schedule 3, as may be varied by the Parties from time to time;
Project	an agreed project to be carried out by a Contractor for an Employer in accordance with and pursuant to a Delivery Agreement;
Project Information	has the meaning set out in Clause 7.1;
Project Order	is the order in the form set out in Schedule 5 where applicable, which deals with Pre-Construction Activities and which may be supplemented or incorporated by Delivery Agreements for Design Services and/or Enabling Works;
Project Request	is in the form set out in Schedule 4 and deals with activities at the Feasibility Stage;
QPM	the quarterly progress meeting referred to in Clause 10;
Quarter	a three (3) month period beginning on 1st January, 1st April, 1st July or 1st October;

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Project Bank Account	a ring-fenced back account from which payments are made directly and simultaneously by an Employer to the Contractor and members of the Contractors supply chain;
Request for Information	any actual or purported request for information under the FOIA or the Environmental Information Regulations;
RIBA	Royal Institute of British Architects;
Scape Representative	the person appointed by Scape in accordance with Clause 10.1;
Services	those services set out in Schedule 1 and which are carried out by a Contractor for an Employer in accordance with and pursuant to a Delivery Agreement; Scape in their absolute discretion shall determine whether Services requested by an Employer fall under this definition of Services;
Site	any site where any Services are being or are to be carried out;
Subcontractor	a subcontractor of the Contractor which is engaged to provide the Services;
Subsidiary	has the meaning set out in Section 1159 of the Companies Act 2006; in the case of a limited liability partnership which is a subsidiary of a company or another limited liability partnership, section 1159 of the Companies Act 2006 shall be amended so that: (a) references in sub sections 1159(1)(a) and (c) to voting rights are to the members' rights to vote on all or substantially all matters which are decided by a vote of the members of the limited liability partnership; and (b) the reference in section 1159(1)(b) to the right to appoint or remove a majority of its board of directors is to the right to appoint or remove members holding a majority of the voting rights;
Tender	the Contractor's response to Scape's PQQ and ITT, pursuant to the Notice, which is attached as Schedule 18;
Tendered Total	the tendered or offered total of the Prices calculated in accordance with Schedule 7 and Schedules 8, 9, 10 or 11, dependent on the form of engagement; and set out in the Contract Data of a Delivery Agreement;
Term	the period from the Commencement Date until the date of termination of this Agreement;
Value for Money	providing the Services in such a way that achieves a balance between quality and costs to meet Employer and End User needs;
VAT	value added tax at the rate prevailing at the time of the relevant supply charged in accordance with the provisions of the Value Added Tax Act 1994;
Whole Life Cost	in relation to any project, the estimated and (to the extent that such information is available) the actual cost of operating and maintaining that project over its intended design life.

1.2 As used in this Agreement:

(a) the masculine includes the feminine and the neuter;

(b) the singular includes the plural and vice versa; and

(c) the words 'include', 'includes' and 'including' are to be construed as if they were immediately followed by the words 'without limitation'.

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1.3 A reference to any statute, enactment, order, regulation or other similar instrument shall be construed as a reference to the statute, enactment, order, regulation or instrument as amended by any subsequent statute, enactment, order, regulation or instrument or as contained in any subsequent re-enactment of it.

1.4 Headings are included in this Agreement for ease of reference only and shall not affect the interpretation or construction of this Agreement.

1.5 References to 'Clauses' and 'Schedules' are, unless otherwise provided or the context so necessitates, references to the clauses of and schedules to this Agreement. References to 'Paragraphs' are, unless otherwise provided, references to paragraphs of the schedule in which the references are made.

1.6 Reference to any English legal term for any action, remedy, method of judicial proceedings, legal document, legal status, court official or any legal concept or thing shall in respect of any jurisdiction other than England be deemed to include what most nearly approximates in that jurisdiction to the English legal term.

1.7 Terms or expressions contained in this Agreement which are capitalised but which do not have an interpretation in Clause 1.1 shall be interpreted in accordance with the common interpretation within the relevant market sector/industry where appropriate. Otherwise they shall be interpreted in accordance with the dictionary meaning.

1.8 No rule of construction applies to the disadvantage of a Party because that Party was responsible for the preparation of this Agreement or any part of it.

2. Purpose and conduct of the Parties

The principal purposes of this Agreement are to:

(a) establish a partnering relationship between the Parties and other consultants to complete Projects on behalf of Employers pursuant to Delivery Agreements;

(b) ensure that the Employer, Scape, the Contractor and other consultants shall act in a spirit of mutual trust and co-operation;

(c) set in place business and cultural processes to enable Scape and the Contractor to establish and agree mechanisms which achieve continuous improvements in time, quality and costs;

(d) commit to the achievement of continuous, measurable and measured improvement by agreeing quantitative and qualitative targets which:

(i) are specific;

(ii) are challenging;

(iii) add value; and

(iv) are sustainable and eliminate waste;

(e) measure and review contractual performance against those targets and programmes in the Continuous Improvement Plan.

3 Commencement, duration and termination of this Agreement

3.1 *The term of the Agreement*

This Agreement shall commence on the Commencement Date and shall terminate on the fourth anniversary of that date or earlier in accordance with the provisions of this Agreement (provided always that this shall not prevent the continuity of any works or services pursuant to a Delivery Agreement previously entered into.

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3.2 *No compensation for the Contractor on termination*

The Contractor shall not be entitled to any compensation on termination of this Agreement.

3.3 *Provisions surviving termination*

(a) Notwithstanding the termination of this Agreement, such termination shall be without prejudice to any accrued rights and obligations under this Agreement as at the date of termination.

(b) Notwithstanding any other provision of this Agreement, the termination of this Agreement shall not affect the continuing rights and obligations of the Parties under the Clauses in the table below:

Clause/Schedule reference	***Description***
1	Definitions and interpretation
3.3	Provisions surviving termination
16	Consequences of Termination
17	Employment Issues
18	Scape's limitation of liability
19	Records and open book accounting
21	Insurance provisions
22	Warranties and undertakings
23.1-23.4	Assignment and sub-contracting
24	General assistance and cooperation
25	Governing Law and Dispute Resolution
30	Confidentiality and Freedom of Information
31	Publicity and Marketing
32	Order of precedence of documents
33	Miscellaneous

4 Continuous Development

Scape and the Contractor shall work together on continuous development and improvement matters as set out below.

4.1 *Development Period*

During the 90 days from the Commencement Date (the 'Development Period') Scape and the Contractor shall work together to:

(a) develop a common Method of Operation building on that proposed by the Contractor in its Tender;

(b) develop the Continuous Improvement Plan set out by the Contractor in its Tender and agree a fully developed version;

(c) discuss such other matters as may be agreed by the Parties.

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4.2 *Method of Operation*

(a) The Parties shall develop the Method of Operation to set out the parameters of the general day to day management of the relationship between Scape (and, as appropriate, each Employer) and the Contractor; it shall not vary any of the terms of this Agreement.

(b) The Contractor shall work in such a way which is consistent both with the purposes set out in Clause 2, the provisions of this Agreement and with the then current Method of Operation.

4.3 *Continuous Improvement Plan*

The Contractor shall achieve the Continuous Improvement Plan and meet the Performance Indicator targets.

4.4 *Continuous Development*

As requested by Scape from time to time, the Contractor shall attend and assist in resourcing workshops to develop the relationship between the Parties. Such workshops will encompass:

(a) continued development of the Method of Operation and Process Map procedures;

(b) risk management;

(c) consultation meetings with key Employers and End Users (as identified by Scape) to be held no less than every 6 months during the Term;

(d) such other matters as agreed by the Parties.

4.5 *Supply Chain*

(a) The Parties agree that an effective and diverse supply chain is important to the success of the relationship between the Parties and the delivery of Projects.

(b) The Parties shall, during the first 6 months following the Commencement Date and thereafter throughout the course of the Agreement, work together in good faith to develop a supply chain of both subcontractors and material suppliers for the framework in such a manner which is consistent with:

(i) the UK Construction Industry Competition Law Code of Conduct; and

(ii) any legal requirements which may apply for the procurement of relevant goods or services;

and which will deliver, as far as practicable, Value for Money for Scape and Employers.

(c) When engaging supply chain members, the Contractor shall :

(i) use the appropriate contract from the NEC3 suite of contracts and shall ensure that the contract contains such rights and obligations as necessary to ensure that it is in all respects compatible and consistent with the terms of this Agreement and the Delivery Agreement in question;

(ii) comply with the UK Construction Industry Competition Law Code of Conduct; and

(iii) comply with any legal requirements which may apply for the procurement of relevant goods or services;

4.6 *Training*

During the Term, the Parties shall work together in good faith to identify training needs relating to this Agreement (whether those of the Contractor, Scape or Employers) and, once identified, work to resource training events in such form as is appropriate.

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4.7 *Social Responsibility*

(a) The Parties acknowledge that Scape is a local authority controlled and owned company and is therefore committed to acting in the public interest and endeavouring to deliver community benefit in its procurement of services and work.

(b) Without limitation, the Contractor shall comply with its social responsibility commitments as contained in its Tender.

4.8 *Continuous Development workshops and meetings*

(a) The continuous development workshops and meetings shall be held at a place to be agreed between the Parties (and Employers, where applicable) and Scape shall give at least 5 Business Days' notice of each such workshop and meeting.

(b) Each Party shall provide at least one representative at each workshop or meeting; each Party shall ensure that such representatives will have sufficient expertise and seniority within its organisation to make a full and effective contribution to the matters under discussion.

(c) Each Party shall make available sufficient resources in order to facilitate such number of workshops and meetings as are reasonably necessary to achieve the objectives of this Clause 4, provided that they shall not occur more than once per calendar month in the first Financial Year and not more than quarterly in subsequent Financial Years*.*

(d) The Contractor shall make no charge for attendance at any workshops or meetings or associated work required by this Clause 4.

4.9 *Failure to Agree*

Each Party shall act in good faith with a view to agreeing the matters set out in this clause 4. In default of agreement, Scape (acting reasonably) shall determine the matter in question.

5 The Services to be provided by the Contractor to Employers

5.1 *Services to be provided by the Contractor*

(a) The Contractor shall provide the Services on the terms of this Agreement and the relevant Delivery Agreement(s) (Schedules 8, 9, 10 & 11) as and when required by Employers in the Defined Area.

(b) The Contractor shall at all times during the Term maintain the organisational and technical ability and capacity to provide the Services in accordance with this Agreement and Delivery Agreements as the Services may be required from time to time by Employers.

(c) The Contractor shall enter into a Delivery Agreement with each Employer that so requests, in accordance with the provisions of this Agreement.

(d) The Contractor shall provide to each Employer such information as is required to be provided in the appropriate template Delivery Agreement together with such other information requested by an Employer.

(e) Any Delivery Agreement entered into under this Agreement shall commence on the date of the execution of that Delivery Agreement and shall expire no later than four (4) years after the expiry of this Agreement, whichever is the earlier, unless otherwise agreed with Scape.

(f) No Project Request, Project Order or Delivery Agreement shall be entered in to after termination of this Agreement, except where provided for within this Agreement.

(g) The Contractor will ensure that at no time will it propose or enter into a Delivery Agreement which contains substantial or Material Variations from the forms annexed in Schedules 8, 9, 10 & 11.

5.2 *Standard of provision of the Services*

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The Contractor shall ensure that the Services are at all times performed:

(a) In accordance with Good Industry Practice;

(b) in accordance with all relevant Law and codes of practice (including, where applicable, all government, local government, NHS and other public sector circulars, guidance, official requests or requirements

for the time being in force, but only to the extent that the same are published and publicly available or the existence and contents of them have been notified to the Contractor by a Employer);

(c) in accordance with all Consents;

(d) in a manner which is not likely to cause damage to property or to injure people; and

(e) in a manner consistent with Scape or a Employer (as the case may be) discharging its statutory duties and/or other functions undertaken by it.

5.3 *Payments due under this Agreement*

Unless specifically stated in this Agreement or a Delivery Agreement or a Project Order, the Contractor shall comply with all its obligations under this Agreement and each Delivery Agreement and Project Order at its own cost and expense and shall not be entitled to reimbursement from either the Employer or Scape.

6 Initial Stage and Pre-engagement discussions

6.1 The Contractor shall, at the oral or written request of Scape, meet and discuss (as appropriate) with an **Employer** such initial pre-engagement matters as Scape requires; the Contractor shall make no charge for these discussions or work carried out under this heading. It is not intended that **Employer**s will make unreasonable levels of requests for discussions or work and a request under this Clause 6 shall in no case mean that further related work shall be awarded to the Contractor.

6.2 If an **Employer** decides to award a Project through this Agreement then it shall, in the first instance, approach Scape who will refer the proposed Project to the Contractor on the basis of the terms laid down in Clause 7.

7 Pre-commencement requirements

7.1 Before beginning the Feasibility and/or Pre-Construction Stages, the Employer shall be required to enter into an Access Agreement with Scape (if it has not done so previously) and (unless agreed otherwise by Scape) provide to Scape the following information about its proposed Project:

(a) Description of the Project together with Project classifications in accordance with the Framework Commercial Model's descriptions;

(b) Confirmation that any required internal approvals have been obtained by the Employer;

(c) The estimated budget for the Project; and

(d) A draft programme or timetable setting out the Employer's time expectations for delivery of the Project;

(together the 'Project Information')

7.2 Once Scape has received the Project Information to its satisfaction from an Employer, it will refer the request for Feasibility and Pre-Construction Stage activities to the Contractor.

7.3 The Contractor shall satisfy itself as to the accuracy of the information in the Project Information and no responsibility is accepted by Scape for any loss or damage of whatever kind arising from the use by the Contractor of such information, in so far as is permissible by law.

7.4 The Contractor shall ensure that it does not carry out any Feasibility and Pre-Construction Stage activities for an Employer until Scape has confirmed that the Employer has signed an Access Agreement and that Scape has received the Project Information to its satisfaction from that Employer.

7.5 Project Requests, Project Orders and all types of Delivery Agreement shall be priced and completed in accordance with Schedule 7 and Schedule 5, 8, 9, 10 or 11 depending on the form of engagement.

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8 Rights and obligations in relation to Project Requests, Project Orders and Delivery Agreements

8.1 An Employer may at any time decline to enter into a Project Request, Project Order or a Delivery Agreement and nothing in this Agreement shall oblige any Employer to do so.

8.2 The Contractor acknowledges that each Employer is independently responsible for the award of Project Orders and/or Delivery Agreements and that Scape is not responsible or accountable for and shall have no liability whatsoever (whether in contract, tort, negligence or otherwise) in relation to:-

(a) the conduct of Employers in relation to: (a) this Agreement; and/or (b) the awarding or non-award of Project Orders and/or Delivery Agreements; or

(b) the performance or non-performance of any Project Order and/or Delivery Agreements between the Contractor and Employers entered into pursuant to this Agreement.

8.3 A binding Delivery Agreement for the provision of Services by the Contractor to an Employer shall be created by the execution of a Delivery Agreement by both those parties in accordance with this Clause 8 and shall incorporate by reference the applicable provisions of the relevant Model Delivery Agreement.

8.4 The Contractor shall use its best endeavours to ensure that it enters into a Delivery Agreement before it provides any Services (other than those set out in Clause 7).

8.5 Demonstration of Value for Money

(a) The Contractor shall demonstrate Value for Money to Scape and Employers in relation to the delivery of Services, to Scape's reasonable satisfaction and in such a manner as Scape may require.

(b) Failure to demonstrate Value for Money amounts to a material breach of this Agreement by the Contractor.

8.6 Cost Analysis

The Contractor shall provide for every Project a detailed cost analyis in a format compatible within the Element Cost Analysis set out within 'Elemental Standard Form of Cost Analysis: Principles, Instructions, Elements and Definitions - 4th (NRM) Edition, published by BCIS (2012), available to download at http://www.rics.org/Global/BCIS_Elemental_Standard_Form_of_Cost_Analysis_4th__NRM__Edition_2012.pdf.'

A detailed cost analysis of the Project shall be provided based on the Tendered Total payable under the Delivery Agreement and will be provided within 2 weeks of executing the Delivery Agreement. A further detailed cost analysis of the Project, at outturn, shall be provided no later than 3 months after Completion of the Project. These cost analyses shall be provided to Scape and to the Employer. The cost of preparing these detailed cost analyses will be deemed included in the Contractor's Fee.

9 Payments and Price Increases

9.1 Framework Management Fee

(a) The Framework Management Fee is a charge made to the Contractor by Scape for the management of this Agreement. The Framework Management Fee is incorporated by the Contractor within the Contractor's Fee and shall not be further charged to an Employer within any Delivery Agreement, Project Order or any payment due to the Contractor from a Employer under this Agreement.

(b) Each month, the Contractor shall calculate the cumulative Framework Management Fee arising from all projects that month, except those where the Project Order has not yet been executed by the Employer. The Contractor shall notify Scape of the cumulative Framework Management Fee within the first 5 Business Days of each calendar month, in such format and including such information and associated documentation that Scape reasonably requires to demonstrate that the Framework Management Fee has been correctly calculated. Scape shall raise an invoice to the Contractor each month for cumulative Framework Management Fee (no later than the 20th of the month in which the Framework Management Fee has been calculated and notified to Scape). The Contractor shall pay the Framework Management Fee in full, without deduction, set-off or counterclaim, within 30 days of the date of each invoice.

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(c) The Contractor shall provide a single point of contact for receipt of the invoices and for any queries in relation to them and shall ensure that the single point of contact is responsible for payment.

9.2 *Payments due under this Agreement*

Unless specifically identified in this Agreement or a Delivery Agreement, no payment shall be made by or due from either the Employer or Scape for obligations or duties of the Contractor under this Agreement or a Delivery Agreement.

9.3 *Pricing Increases and Decreases*

(a) Any item not included with the Framework Commercial Model's Indexation Table shall not be varied upwards at any time during the Term. Any cost component within the Framework Commercial model may be varied downwards with the consent of Scape.

(b) The Costs set out in the Framework Commercial Model's indexation table may only be varied in accordance with this Clause 9.3 or to the extent applicable as a consequence of the Value for Money provisions of Clause 8.5 :

(i) The Contractor may adjust the costs set out in Indexation Table with effect from the first day of each Financial Year (from the second Financial Year of this Agreement onwards) by no more than the increase or the case may be a decrease in the Labour Cost Index during the previous Financial Year;

(ii) On the first anniversary of the Framework the increase or as the case may be decrease shall be the published indices identified within the Indexation Table, from the month the Agreement was signed until the latest available published provisional indices on the first anniversary.

(iii) On subsequent anniversaries of the Framework the increase or as the case may be decrease shall be the published indices identified within the Indexation Table, and the latest available published provisional indices on the second or subsequent anniversaries as the case may be;

(iv) The Contractor shall give to Scape not less than one month's prior notice in writing of proposed changes as a result of increase or decrease in the indices identified with the Indexation Table . If the other Party objects to a proposed adjustment, it may refer the matter to the Disputes provisions of Clause 25 to determine the appropriate adjustment;

(v) Pending determination or agreement of a proposed adjustment, the costs then in force shall continue to apply;

(vi) Any changes to the items set out in Framework Commercial Model will only apply to Delivery Agreements or Project Orders entered into after agreement or determination of such change and will not apply to any Delivery Agreement or Project Orders already entered into prior to such date; and

(c) The provisions in relation to Value for Money in Clause 8.5 will be in addition to and separate from the obligations in this Clause.

(d) Any variations will be applied, once agreed, using a formal Deed of Variation.

10 The QPM and the management of the Services

10.1 *The Quarterly Progress Meetings*

The Parties shall hold quarterly progress meetings, comprising:

(a) senior representatives nominated by Scape from time to time;

(b) senior representatives from the Contractor, being the strategic and operational managers;

(c) such Employer representatives as may be determined by Scape.

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10.2 *The role of the QPM*

The role of the QPM shall be to:

(a) review operating (including performance) issues in relation to the Contractor;

(b) review the implementation of such measures as are necessary to deliver continuous Improvement in accordance with the Continuous Improvement Plan;

(c) act as the primary review body for managing the Contractor's performance and the Contractor shall report to the QPM on its performance under individual Delivery Agreements in such format and at such frequencies as Scape may reasonably require from time to time;

(d) serve as a forum for the open exchange of ideas so as to enable Scape, other stakeholders and the Contractor to discuss forthcoming Projects, together with the requirements of any Employer who notifies Scape of the same, to ensure an integrated co-ordinated approach to fulfilling such requirements and to update the Parties;

(e) agree where necessary amendments to the Method of Operation or Process Map;

(f) review the risk register;

(g) review marketing and sales activities in the Defined Area, including which events to support and follow up measures;

(h) require the Contractor to provide case studies for completed Projects;

(i) review the level of resources which the Contractor is making available under this Agreement;

(j) review what support is needed from Scape;

(k) review the operation of Performance Indicators and agree any improvements;

(l) review the performance and compliance audit reports issued following the audits as Clause 19.4 and agree actions;

(m) review (in summary) the number and likely/actual value of projects at the stages set out in Clauses 6, 7 and 8; and

(n) discuss such other matters as Scape determines from time to time.

10.3 *Meetings of the QPM*

(a) The QPMs will take place not less than once every Quarter at such places and times as Scape determines.

(b) Each Party shall act in good faith with a view to agreeing the matters discussed at the QPMs. In default of agreement, Scape (acting reasonably) shall determine the matter in question.

(c) Each Party shall use all reasonable endeavours to ensure the regular attendance of its representative at all QPMs.

(d) Scape may require the Contractor to provide such information to the QPM as soon as reasonably practicable after any such request is made.

10.4 *Change Control*

(a) If either Scape or the Contractor requests a change to this Agreement, it shall in the first instance supply to the other Party a written description of a proposed change including proposed drafting and an estimate of:

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(i) the likely time required to implement the change;

(ii) any necessary variations arising from the change;

(iii) any other impact of the change on this Agreement;

(b) Such Change Request will be put on the agenda at the next QPM for discussion. Unless the Contractor and Scape agree to a proposed change, there shall be no change to this Agreement.

(c) If the Contractor and Scape agree to a proposed change, the change shall be made only after agreement of the necessary variations to all relevant terms of this Agreement. There shall be no obligation to make any change to the Agreement and any change will only be permissible to the extent it is within the scope of the Notice.

(d) If a Change Request is implemented, Scape and the Contractor shall use all reasonable endeavours to agree whether or not the Change Request should apply to executed affected Delivery Agreements or whether Employers should be given the option to implement it; if the latter, each Employer, Scape and the Contractor shall use all reasonable endeavours to agree the manner of implementation.

11 Annual Review

11.1 The Parties shall hold a formal annual review of the operation of this Agreement and the Contractor's performance. This shall include:

(a) performance in the context of the targets and objectives set out in the Continuous Improvement Plan;

(b) performance against the Performance Indicators;

(c) any under performance by the Contractor, including any identified from the performance and compliance audits;

(d) the Contractor's health and safety record; and

(e) demonstration by the Contractor of Value for Money, to the satisfaction of Scape, by reference to the provision of Services during that year compared to the provision of services of a similar nature, complexity, specification and size completed by other providers as adjusted for location and inflation and/or national figures produced by recognised national bodies.

11.2 The Contractor shall provide such information as Scape requires in the context of each annual review, including details of any prosecution for a breach of health and safety legislation or any prohibition notices or any improvement notices issued by either the Health and Safety Executive or any other public or statutory body at any time during the previous 12 month period in the UK.

11.3 The Contractor shall comply with all Scape's requirements in relation to any findings made by Scape in the context of the annual review.

12 Performance Measures

12.1 The Performance Indicators will be measured as set out in Schedule 15, as may be varied by agreement for each Delivery Agreement. The Contractor shall provide such information to Scape in relation to Contractor's performance of the Performance Indicators as Scape requests and within the timescales that Scape requests.

12.2 The Parties shall procure that the Performance Indicators are reviewed on a Quarterly basis at the QPMs. Any stakeholder representatives invited by Scape (which may include Employers) will be invited to contribute to such review and their contributions shall be considered by Scape and the Contractor*.* The requirements in relation to the content and conduct of the review will be as directed by Scape.

12.3 The Contractor shall provide Scape with the information required by Scape relating to the Performance Indicators before a Project commences, and thereafter monthly within the first five (5) Business Days of the next following month.

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12.4 If the Contractor fails to achieve the agreed minimum standard of performance in the manner set out in Schedule 15 of:

(a) 90% of Performance Indicators in each of the full Quarters 1-4 (measured Quarterly);

(b) 93% of Performance Indicators in each of the full Quarters 5-8 (measured Quarterly);

(c) 95% of Performance Indicators in each of the full Quarters 9-12 (measured Quarterly);

(d) 95% of Performance Indicators in each of the full Quarters 13-16 (measured Quarterly);

Scape may apply the provisions of Clause 14.1.

13 Early warnings

13.1 Each Party shall give the other Party an early warning by notifying the other as soon as either becomes aware of any matter which could potentially:

(a) lead to a material breach of this Agreement;

(b) lead to a failure to achieve Performance Indicators;

(c) result in an Event of Default;

and Scape shall enter the early warning matters in a risk register.

13.2 Either Party may require the other Party to attend a risk reduction meeting to discuss early warning matters. The Parties shall co-operate in:

(a) making and considering proposals for how the effect of the registered proposals can be avoided or reduced;

(b) deciding on the actions to be taken and who, in accordance with this Agreement, shall take them;

(c) deciding which risks have been avoided or have been passed and can be removed from the risk register.

13.3 Scape shall revise the risk register to record the decisions made at each risk reduction meeting and issue the revised risk register to the Contractor.

14 Underperformance by the Contractor

14.1 If the Contractor:

(a) fails in any material aspect to meet one or more of the matters set out in the Continuous Improvement Plan;

(b) fails to meet the minimum required standard of performance of Performance Indicators in a Quarter and/or fails to provide the required Performance Indicators information in the timescale set out in Clause 12.3;

(c) has been prosecuted for breach of health and safety legislation and/or has been issued with a prohibition notice or an improvement notice; or

(d) has committed a material breach of its obligations under this Agreement which is not capable of remedy;

(e) fails to notify Scape of the fees due in accordance with Clause 9.1 and/or fails to pay the Scape fees in accordance with Clause 9.1 and/or provides inaccurate or incomplete information required by Clause 9.1; or

(f) fails to provide a copy to Scape of the signed Project Request, Project Order and Delivery Agreements within 5 Business Days of execution;

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Scape may, without limiting its other rights and remedies, require the Contractor to attend a meeting within such timescale as Scape notifies to the Contractor to agree a rectification plan. If the Contractor does not attend that meeting or the Parties cannot agree a rectification plan at that meeting, Scape may require the Contractor to comply with the rectification plan notified to the Contractor by Scape within the timescales set out in that rectification plan.

14.2 At the meeting to agree a rectification plan Scape will notify the Contractor of where they consider underperformance has occurred, and if applicable will advise the Contractor of the likely damages that Scape may at their absolute discretion apply in accordance with Clause 14.3 if the Contractor fails to resolve the matters raised at the meeting by the timescales set out in the rectification plan.

14.3 If at the end of the rectification period agreed in the rectification plan the Contractor has not resolved the underperformance to Scape's satisfaction Scape will notify the Contractor of the amount of damages due in accordance with the calculations below:

(a) failure to provide Scape with the information required under Clause 9.1 within the required timescales; £500 on each occasion;

(b) failure to provide Scape with information under Clause 9.1 which is accurate and complete; £1000 where it does so on more than one occasion in any 12 month rolling period and a further £1000 on each further occasion within any 12 month rolling period;

(c) failure to pay the Scape Fee in accordance with Clause 9.1; interest on the amount which is overdue at 3**%** per year above the base rate in force from time to time of the Bank of England;

(d) failure to provide Scape with a copy of each signed Project Request, Project Order and Delivery Agreement within 5 Business Days of their execution; £100 on each such occasion and if it subsequently fails to provide a copy within 5 Business Days of Scape's request, the Contractor shall pay £100 to Scape in respect of each such failure;

(e) failure to provide the required Performance Indicators information in the timescale set out in Clause 12.3; £500 and if the information remains outstanding the following month(s), an additional £500 in respect of each successive late provision of information;

14.4 The Contractor shall make any payments required by Scape in accordance with Clause 14.3 within 30 days of written notice from Scape.

14.5 The Parties acknowledge that the damages payable in Clause 14.3 are without limitation to Scape's other rights and remedies and equate to a reasonable pre-estimate of the likely losses sustained by Scape as a result of the relevant breaches by the Contractor.

14.6 If the Contractor fails to comply with the rectification plan in accordance with its terms, Scape may, in its absolute discretion, treat such failure as an Event of Default.

15 Events of Default and Termination

15.1 An Event of Default by the Contractor means any of the following events or circumstances:

(a) termination of any Delivery Agreement by reason of abandonment of the works or services or other material breach of the Contractor's obligations under a Delivery Agreement;

(b) the Contractor failing to comply with a rectification plan in accordance with Clause 14;

(c) the Contractor committing a material breach of its obligations under this Agreement which is not capable of remedy;

(d) the Contractor failing to meet its Performance Indicators;

(e) the Contractor ceasing to provide or procure the provision of all or a substantial part of the Services in accordance with this Agreement;

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(f) the Contractor declining to provide Services to an Employer, unless Scape determines in its reasonable discretion that the Contractor has an objectively justifiable reason in relation to that particular Employerfor so declining; and/or the Contractor not proposing terms to a Employer which are objectively justifiable and/or are not proposed in good faith, in either case in Scape's reasonable opinion;

(g) the Contractor failing to pay any sum or sums due to Scape under this Agreement or to an Employer under a Delivery Agreement (which sums are not in good faith dispute) which, either singly or in

aggregate, exceed(s) £20,000 and such failure continues for 14 Business Days from receipt by the Contractor of a notice of non-payment from Scape or an Employer as the case may be; or

(h) the Contractor or any person who has powers of representation or control are convicted of any of the offences set out in Regulation 57(1) of the Public Contracts Regulations 2015; or

(i) an Insolvency Event occurs in relation to the Contractor; or

(j) there is a change in Control; or

(k) the making of a Material Variation to the form of a Delivery Agreement; or

(l) entering or seeking to enter into any Delivery Agreement extending beyond the Defined Area.

15.2 An Event of Default by Scape means any of the following events or circumstances:

(a) Scape committing a material breach of its obligations under this Agreement (other than as a consequence of a breach by the Contractor of its obligations under this Agreement) and such breach is not remedied within 30 Business Days of a notice delivered by the Contractor to Scape; or

(b) an Insolvency Event occurs in relation to Scape.

15.3 Following an Event of Default, the Party not in default may terminate this agreement with immediate effect on written notice to the other Party; provided always that Scape may not terminate this Agreement following a change of Control of the Contractor pursuant to clause 15.1(j) above, if the Contractor is able to demonstrate to Scape's reasonable satisfaction that such change in Control is not to its material detriment and/or it puts into effect appropriate measures to safeguard Scape's commercial interests and the ongoing success of this Agreement.

15.4 Without prejudice to its other rights or remedies, if the Contractor has committed an Event of Default, Scape may suspend the Contractor for a defined time and on such terms as Scape requires and/or require the Contractor to carry out one or further rectification plans and Scape may terminate this Agreement on written notice if the Contractor fails to comply with any or all of these within the defined time and terms for such rectification.

16 Consequences of Termination

16.1 Notwithstanding the service of a notice to terminate this Agreement, Scape and the Contractor shall continue to fulfil their obligations under this Agreement until the date of expiry or termination of this Agreement or such other date as required by Scape.

16.2 Termination of this Agreement shall not cause any Project Request, Project Order or Delivery Agreement to terminate automatically nor affect its validity in any way. All Project Requests, Project Orders and Delivery Agreements shall remain in force unless and until they are terminated or expire in accordance with their own terms.

16.3 Within ten (10) Business Days of the date of termination of this Agreement, the Contractor shall destroy or delete any data and Confidential Information belonging to Scape in the Contractor's possession, power or control, together with all training manuals and other related documentation, and any other information and all copies owned by Scape.

16.4 Other than data or information referred to in Clause 16.3, the Contractor shall retain and Scape may require access to all data or information arising from or out of this Agreement from the Contractor for 7 years after the date of termination of this Agreement.

16.5 Any provision of this Agreement which by its terms is to be performed or observed notwithstanding termination (or which is expressed to survive termination) shall survive the termination of this Agreement.

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17 Employment issues

17.1 If, subsequent to the commencement of this Agreement, the identity of the provider of the Services (or any part of the Services), changes (whether as a result of termination of this Agreement, or part, or otherwise) resulting in a transfer of the Services in whole or in part (**Service Transfer**) and if a Service Transfer is a

relevant transfer for the purposes of the Employment Regulations then Scape or a Replacement Supplier would inherit liabilities in respect of transferring employees. In these circumstances, Clause 17.2 shall apply. All other sub-Clauses of Clause 17 shall apply to all Service Transfers, whether or not the Employment Regulations apply.

17.2 The Contractor shall, subject to compliance with the Data Protection Act 1998:

(a) within 20 days of the earliest of:

(i) receipt of a notification from Scape of a Service Transfer or intended Service Transfer;

(ii) receipt of the giving of notice of early termination of this Agreement or any part of it; or

(iii) the date which is 12 months before the expiry of the Term;

and, in any event, on receipt of a written request of Scape at any time, it shall provide the Contractor's provisional list of transferring employees and such staffing information as Scape requires to Scape or, at the direction of Scape, to a replacement supplier and it shall provide an updated staff list when reasonably requested by Scape or any replacement supplier;

(b) at least 14 days before the Service Transfer date, the Contractor shall prepare and provide to Scape and/or, at the direction of Scape, to the replacement supplier, the Contractor's final staff list, which shall be complete and accurate in all material respects. The Contractor's final staff list shall identify which of the Contractor's personnel named are transferring employees;

(c) Scape may use and disclose the Contractor's staff lists and staffing information for informing any tenderer for any services which are substantially the same type of services (or any part thereof) as the Services; and

(d) on reasonable request by Scape the Contractor shall provide Scape or at the request of Scape, the replacement supplier, with access (on reasonable notice and during normal working hours) to such employment records (and provide copies) as Scape reasonably requests.

17.3 The Contractor warrants that the Contractor's staff lists and the staffing information will be true and accurate in all material respects.

17.4 From the date of the earliest event referred to in Clause 17.2, the Contractor shall not without the prior written consent of Scape, assign any person to the provision of the Services (or the relevant part) which is the subject of a Service Transfer who is not listed in the Contractor's provisional staff list and shall not without the prior written consent of Scape (such consent not to be unreasonably withheld or delayed):

(a) increase the total number of employees listed on the Contractor's provisional staff list save for fulfilling assignments and Projects previously scheduled and agreed with Scape;

(b) make, propose or permit any changes to the terms and conditions of employment of any employees listed on the Contractor's provisional staff list;

(c) increase the proportion of working time spent on the Services (or the relevant part) by any of the Contractor's personnel save for fulfilling assignments and Projects previously scheduled and agreed with Scape;

(d) introduce any new contractual or customary practice concerning the making of any lump sum payment on the termination of employment of any employees listed on the Contractor's provisional staff list; and

(e) replace any of the Contractor's personnel listed on the Contractor's provisional staff list or deploy any other person to perform the Services (or the relevant part) or increase the number of employees or terminate or give notice to terminate the employment or contracts of any persons on the Contractor's provisional staff list.

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The Contractor shall promptly notify Scape or, at the direction of Scape, the replacement supplier of any notice to terminate employment received from any persons listed on the Contractor's provisional staff list, regardless of when such notice takes effect.

17.5 At least 14 days before the expected Service Transfer date, the Contractor shall provide to Scape or any replacement supplier, in respect of each person (subject to compliance with the Data Protection Act) on the Contractor's Final Staff List who is a transferring employee, their:

(a) pay slip data for the most recent month;

(b) cumulative pay for tax and pension purposes;

(c) cumulative tax paid;

(d) tax code;

(e) voluntary deductions from pay; and

(f) bank or building society account details for payroll purposes.

17.6 In connection with a relevant transfer to which the Employment Regulations apply, the Contractor shall perform and discharge all its obligations in respect of all the transferring employees and their representatives for its own account up to and including the Service Transfer date. The Contractor shall indemnify Scape and any replacement supplier in full for and against all claims, costs, expenses or liabilities whatsoever and howsoever arising, incurred or suffered by Scape or any replacement supplier including without limitation all legal expenses and other professional fees (together with any VAT thereon) in relation to:

(a) the Contractor's failure to perform and discharge any such obligation;

(b) any act or omission by the Contractor on or before the Service Transfer date or any other matter, event or circumstance occurring before the Service Transfer date;

(c) all and any claims in respect of all emoluments and outgoings in relation to the Transferring Employees (including without limitation all wages, bonuses, PAYE, National Insurance contributions, pension contributions and otherwise) payable in respect of any period, whether before, on or after the Service Transfer date;

(d) any claim arising out of the provision of, or proposal by the Contractor to offer any change to any benefit, term or condition or working condition of any Transferring Employee, whether before, on or after the Service Transfer date;

(e) any claim made by or in respect of any person employed or formerly employed by the Contractor, whether a transferring employee or otherwise, for which it is alleged Scape or any replacement supplier may be liable by virtue of this agreement and/or the Employment Regulations, whether such liability arises before, on or after the Service Transfer Date;

(f) any act or omission of the Contractor in relation to its obligations under Regulation 11 of the Employment Regulations, or in respect of an award of compensation under Regulation 12 of the Employment Regulations except to the extent that the liability arises from Scape or replacement supplier's failure to comply with Regulation 11 of the Employment Regulations; and

(g) any statement communicated to or action done by the Contractor or in respect of any transferring employee regarding the Service Transfer which has not been agreed in advance with Scape in writing.

17.7 The Contractor shall indemnify Scape and any replacement supplier in respect of any claims arising from any act or omission of the Contractor in relation to any other Contractor's personnel who is not a transferring employee during any period whether before, on or after the Service Transfer date.

17.8 The Parties shall co-operate to ensure that any requirement to inform and consult employee representatives in relation to any relevant transfer as a consequence of a Service Transfer will be fulfilled.

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17.9 The Contracts (Rights of Third Parties) Act 1999 shall apply to this Clause 17 to the extent necessary to ensure that any replacement supplier shall have the right to enforce the obligations owed to, and indemnities given to, the replacement supplier by the Contractor or Scape to the Contractor in its own right pursuant to Section 1(1) of the Contracts (Rights of Third Parties) Act 1999.

17.10 The Parties may by agreement rescind or vary this Clause 17 without the consent of any other person who has the right to enforce the terms of this Clause 17 notwithstanding that such rescission or variation may extinguish or alter that person's entitlement under that right.

18 Scape's Limitation of Liability

18.1 This Clause 18 sets out the entire financial liability of Scape (including any liability for the acts or omissions of its employees, agents, consultants and sub-consultants) to the Contractor in respect of:

(a) any breach of this Agreement;

(b) any failure, act or omissions by Scape in relation to the process relating to Delivery Agreements;

(c) any representation, statement or tortious act or omission (including negligence) arising under or in connection with this Agreement.

18.2 All warranties, conditions and other terms implied by statute or common law are, to the fullest extent permitted by law, excluded from this Agreement.

18.3 Nothing in this Agreement limits or excludes the liability of Scape:

(a) for death or personal injury resulting from Scape's negligence; or

(b) for any damage or liability incurred by the Contractor as a result of fraud or fraudulent misrepresentation by Scape.

18.4 Subject to Clause 18.3 and to the extent permitted by law, Scape shall not be liable for:

(a) loss of profits; or

(b) loss of business; or

(c) depletion of goodwill and/or similar losses; or

(d) loss of anticipated savings; or

(e) loss of contract; or

(f) indirect loss; or

(g) consequential loss.

18.5 Scape's entire liability in a Financial Year to the Contractor in respect of breaches of this Agreement, any failure, act or omissions by Scape in relation to the Delivery Agreement process and representations, statements or tortuous acts or omissions (including negligence) arising under or in connection with this Agreement in that Financial Year shall be limited to the lesser of £100,000 or the Scape Fee paid by the Contractor to Scape in that Financial Year.

Each of Scape and the Contractor shall at all times take all reasonable steps to minimise and mitigate any loss for which the relevant Party is entitled to bring a claim against the other Party pursuant to this Agreement and take all reasonable steps to minimise and mitigate any effects or circumstances and/or events adversely affecting the performance of their obligations under this Agreement which would otherwise entitle that Party to relief and/or to claim compensation under it.

18A Contractor's Limitation of Liability

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Notwithstanding anything else to the contrary (whether set out in this Agreement or otherwise), the Contractor's liability under and/or in connection with this Agreement howsoever arising (including without limitation breach of contract, tort, negligence, or breach of statutory duty) for (1) any indirect, special, and/or consequential losses and/or damages and/or (2) loss of profits, business, revenue, goodwill or anticipated savings (including but not limited to loss of overhead recovery or such other fixed costs, loss of revenue, loss of bargain, loss of opportunity and/or loss of goodwill and/or any pure economic loss, claim or liability) shall be limited to £2,500,000 (two million five hundred thousand pounds) in the aggregate for any single event,

act or omission, except that such limit shall not apply in respect of any liability for (1) death or personal injury caused by the negligence of the Contractor and/or (2) any other matter that cannot be lawfully excluded or limited.

19 Records and open book accounting

19.1 *General*

The Contractor shall (and shall ensure that each Subcontractor shall) at all times:

(a) maintain a full and accurate record of particulars of the costs of performing the Services both under this Agreement and any Delivery Agreement;

(b) maintain a full and accurate record of time spent on the delivery of the Services under each Delivery Agreement;

(c) keep books of account in accordance with best accountancy practice with respect to this Agreement and each Delivery Agreement showing in detail:

(i) administrative overheads;

(ii) payments to Subcontractors;

(iii) capital and revenue expenditure; and

(iv) such other items as Scape and/or an Employer may reasonably require from time to time to conduct costs audits for verification of cost expenditure or estimated expenditure, for the purpose of this Agreement or a Delivery Agreement;

(v) maintain a full record of all incidents relating to health, safety and security which occur in the delivery of the Services;

(d) upon request by Scape or an Employer, provide a written summary of any of the matters and/or other details which the Contractor is required to record in this Clause 19.1 in such form and detail as Scape or the Employer (as the case may be) may reasonably require to enable Scape or the Employer to monitor the performance by the Contractor of its obligations under this Agreement and any Delivery Agreement.

19.2 *Accounts*

The Contractor shall provide a copy of its management accounts and annual audited accounts at such times and intervals as Scape requests.

19.3 *Audit/inspection*

The Contractor shall permit (and shall procure that each of its Subcontractors shall permit) all records referred to in Clause 19.1 together with all records, data and other information in whatever format relating to this Agreement and/or any Delivery Agreement to be examined and copied from time to time by Scape's and/or an Employer's auditor and their representatives and other representatives of Scape and/or an Employer who reasonably require access to the same.

19.4 *Performance and Compliance audits*

(a) Scape may from time to time itself undertake, or commission an independent, reputable organisation (experienced in the inspection and audit of building construction works service standards and costs audit), to audit the obligations within this Framework Agreement, individual Delivery Agreements called off under this Framework Agreement and the Contractor's performance under these.

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(b) Scape shall notify the Contractor as to which Delivery Agreements and Services are to be audited and (if not Scape) the name of the organisation selected by Scape to carry out the audit(s).

(c) The Contractor shall co-operate fully with the auditor, which shall carry out a full open book audit of the Services' overall cost, quality, compliance, satisfaction and review of performance data including Employer and End-User feedback, and (if not Scape) provide its report(s) to Scape.

(d) Scape may invoice the Contractor for either (a) the costs charged to Scape by the auditor or (b) Scape's time charges and expenses in carrying out the audit (provided that it does so no more in respect of more than two audits per year) and the Contractor shall pay Scape in full within 30 days of the date of the invoice.

19.5 *Retention*

The records referred to in Clauses 19.1 and 19.2 shall be retained for a period of at least 12 years after the Contractor's obligations under this Agreement and/or a Delivery Agreement (if later) have come to an end.

19.6 *Confidentiality*

All information referred to in this Clause 19 is subject to the obligations set out in Clause 30 (*Confidentiality*).

20 Convictions

20.1 Unless otherwise agreed, the Contractor shall procure that, in respect of all potential staff or persons performing any of the Services (under this Agreement or a Delivery Agreement), whether an employee of the Contractor or any Subcontractor (each a **Named Employee**), before a Named Employee begins to attend any Sites to perform any obligations under this Agreement or Delivery Agreement:

(a) each Named Employee is questioned as to whether he or she has any Convictions*;* and

(b) save to the extent prohibited by law, a copy of the results of such check are notified to the Employer or the Scape Representative, as appropriate.

20.2 The Contractor shall procure that no person who discloses any Convictions, or who is found to have any Convictions following the results of a Disclosure and Barring Service check is employed without Scape's or the Employer's (as appropriate) prior written consent (such consent not to be unreasonably withheld or delayed).

20.3 Save to the extent prohibited by law, the Contractor shall procure that Scape or the Employer (as appropriate) is informed if any member of staff of the Contractor (or any employee of a Subcontractor) involved in the provision of the Services who, subsequent to his/her commencement of employment as a member of staff, receives a Conviction or whose previous Convictions become known to the Contractor.

20.4 Without limiting the previous provisions, where the Employer notifies the Contractor that the Contractor will be working in a 'regulated' activity with vulnerable groups, as defined by the Safeguarding Vulnerable Groups Act 2006, or is working in an environment deemed as 'sensitive' for any reason by the Employer, the Contractor shall comply at its own cost with the Employer's requirements to the extent relevant to the delivery of the Services to the Employer. This may include, without limitation, asking the employee for details of relevant convictions, obtaining an enhanced Disclosure and Barring Service disclosure (including a barred list) check and/or complying with the HM Government Baseline Personnel Security Standard or similar standard. The results of such disclosures shall be shared with the Employer and with the Scape representative.

21 Insurance provisions

21.1 *The insurances*

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(a) The Contractor shall procure at its own cost that the insurances set out in the table below, are taken out and maintained upon customary and usual terms and conditions prevailing for the time being in the insurance market, and from a provider authorised to write (by the relevant UK regulatory authority) such insurance business in the United Kingdom. The insurances shall not include any term or condition to the effect that the Contractor must discharge any liability before being entitled to recover from the insurers, or any other term or condition which might adversely affect the rights of any person to recover from the insurers pursuant to the Third Parties (Rights Against Insurers) Act 2010.

	Insurance against	Minimum amount of cover
1.	Liability of the Contractor for claims made against him arising out of his failure to use the skill and care normally used by professionals providing services similar to the Services, namely professional indemnity insurance.	£5,000,000 (consequential loss – minimum £1m) on an 'each and every claim basis'
2.	Liability for death of or bodily injury to a person (not an employee of the Contractor) or loss of or damage to property resulting from an action or failure to take action by the Contractor.	£10,000,000 on an 'each and every claim basis
3.	Liability for death of or bodily injury to employees of the Contractor arising out of and in the course of their employment in connection with this Agreement.	The greater of the amount required by the applicable law and £10,000,000 on an 'each and every claim basis'

(b) Any increased or additional premium required by insurers by reason of the Contractor's own claims record or other acts, omissions, matters or things particular to the Contractor shall be deemed to be within commercially reasonable rates.

(c) The Contractor shall inform Scape as soon as practicable if it considers that such insurance ceases to be available at commercially reasonable rates or terms and Scape may, at its sole discretion, discuss alternative options.

(d) The obligations in this Clause shall be separate from and in addition to any obligations required by an Employer pursuant to a Delivery Agreement.

21.2 *Acts or omissions of the Contractor*

The Contractor shall not take any action or fail to take any reasonable action or (in so far as it is reasonably within its power) permit or allow others to take or fail to take any action (including failure to disclose any fact) as a result of which any of the Insurances may be rendered void, voidable, unenforceable or suspended or impaired in whole or in part or which may otherwise render any sum paid out under any relevant policy repayable in whole or in part.

21.3 *Evidence of the Insurances*

The Contractor shall supply, on request, to Scape and, on request, to an Employer:

(a) either evidence of insurance policies and terms or a letter from the Contractor's insurance broker, confirming that such insurances are in place; and

(b) evidence that the premiums payable under the Insurances have been paid and that the Insurances are in full force and effect.

21.4 *Acceptance and compliance*

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(a) Neither failure to comply nor full compliance with the insurance provisions of this Agreement shall relieve the Contractor of any other liabilities or obligations under this Agreement.

(b) The Contractor shall take all reasonable steps to mitigate the effects of any risks or claims covered by this Clause (including without limitation minimising the amount of any costs and expenses which might result).

22 Warranties and undertakings

22.1 The Contractor warrants and represents that:

(a) it has full capacity and authority and all necessary consents (including, where its procedures so require, the consent of its Holding Company) to enter into and to perform this Agreement and that this Agreement is executed by duly authorised officers;

(b) as at the Commencement Date and on each anniversary, all information contained in its Tender for the Services remains true, accurate, and not misleading in any material respect save as may have been specifically disclosed in writing to Scape before the execution of this Agreement or, as the case may be, before each anniversary;

(c) in respect of itself and each of its Affiliates, in the three (3) years prior to the date of this Agreement and continuing throughout the Term:

(i) it has conducted all financial accounting and reporting activities in compliance in all material respects with the generally accepted accounting principles that apply to it in any country where it files accounts;

(ii) it has been in full compliance with all applicable securities laws and regulations in the jurisdiction in which it is established; and

(iii) it has not performed any act or omission with respect to its financial accounting or reporting which could have an adverse effect on the Contractor's position as a continuing business concern or its ability to fulfil its obligations under this Agreement.

22.2 The Contractor shall :

(a) perform this Agreement in compliance with all applicable Law;

(b) provide the Services through appropriately experienced, qualified and trained personnel, using all due skill, care and diligence;

(c) discharge its obligations under this Agreement with all due skill, care and diligence including Good Industry Practice and (without limiting the generality of this Clause 22.2(c)) in accordance with its own established internal procedures;

(d) own or obtain and continue to own and maintain all Intellectual Property Rights that are necessary for the performance of this Agreement and the provision of Services to and use by Employers;

(e) take all reasonable steps, in accordance with Good Industry Practice, to prevent the introduction, creation or propagation of any disruptive element (including any virus, worm and/or Trojan Horse) into systems, data, software or Confidential Information (held in electronic form) owned by or under the control of, or used by, Employers;

(f) take all reasonable measures to avoid any and all data loss and data corruption during the provision of the Services in accordance with Good Industry Practice;

(g) provide the Services in accordance with any relevant service levels set out in the Continuous improvement Plan at all times throughout the duration of any Delivery Agreement;

(h) take all reasonable measures to avoid the failure or reduced performance (in whole or in part) of the Services;

(i) ensure that all legal, commercial and financial information provided by it to Scape and/or the Employer is complete and accurate.

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23 Assignment and sub-contracting

23.1 This Agreement shall be binding on, and shall inure to the benefit of, each of the Contractor and Scape and its successors and permitted transferees and assignees.

23.2 This Agreement is personal to the Contractor. The Contractor shall not assign, novate or otherwise dispose of this Agreement or any part of it (pursuant to corporate restructuring, business sale or otherwise) without the prior consent in writing of the Chief Executive Officer of Scape, subject to such other conditions as he shall think fit. This Clause shall not affect any right to subcontract pursuant to any Delivery Agreement.

23.3 Scape may assign, novate or otherwise dispose of its rights and obligations under this Agreement or any part thereof to a Contracting Authority who is a current (at the time of assignment) shareholder of Scape or to any Associated Company.

23.4 Subject to the other provisions of this Clause 23, any change in the legal status of Scape such that it ceases to be a Contracting Authority shall not affect the validity of this Agreement. In such circumstances, this Agreement shall subject to the written consent of the Contractor bind and inure to the benefit of any successor body to Scape.

23.5 Save where the Contractor has specifically identified its sub-contractors in its Tender, the Contractor shall obtain Scape's prior written consent before using sub-contractors for the provision of the Services. The Contractor shall choose those sub-contractors in accordance with the procedure set out in Schedule 7 and Schedule 8, 9, 10 or 11 dependent on the form of Delivery Agreement.

24 General assistance and cooperation

24.1 *General assistance and co-operation and undertakings*

Subject to Clause 24.2, each Party shall co-operate in good faith with the other to facilitate the proper performance of this Agreement and shall:

(a) use all reasonable endeavours to avoid unnecessary disputes and claims against the other Party;

(b) not interfere with the rights of the other Party and its servants, agents, representatives, contractors or sub-contractors (of any tier) on its behalf in performing its obligations under this Agreement nor in any other way hinder or prevent such other Party or its servants, agents, representatives, contractors or sub-contractors (of any tier) on its behalf from performing those obligations; and

(c) assist the other Party (and its servants, agents, representatives, or Subcontractors (of any tier)) in performing those obligations so far as is reasonably practicable.

24.2 Nothing in Clause 24.1 shall:

(a) interfere with the right of each Party to arrange its affairs in whatever manner it considers fit in order to perform its obligations under this Agreement in the manner in which it considers to be the most effective and efficient;

(b) oblige either Party to incur any additional cost or expense or suffer any loss of profit in excess of that required by its proper performance of its obligations under this Agreement;

(c) relieve a Party from any obligation under any indemnity contained in this Agreement or from any obligation to pay any debt due or payable under such documents; or

(d) fetter the discretion of Scape or any Employer in fulfilling its statutory functions.

24.3 *Provision of information*

Without limiting the Contractor's obligation to provide information pursuant to other terms of this Agreement, a Party (the **Providing Party**) shall (provided that fulfilling its obligations under this Clause 24.3 does not require it to commit expenditure or time resources of its employees over a level which it reasonably considers to be material) supply to the other Party (the **Requesting Party**) such information as may from time to time be reasonably required by the Requesting Party in relation to the performance of the Requesting Party's obligations under this Agreement and which is within the Providing Party's care and control, subject to compliance by the Requesting Party with the provisions of Clause 30 (*Confidentiality*) and save to the extent that the Providing Party is restricted by Law or by any binding confidentiality obligation or undertaking from supplying such information.

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25 Governing Law and Dispute resolution

25.1 This Agreement shall be governed by and construed in accordance with the laws of England and Wales.

25.2 The courts of England and Wales shall have exclusive jurisdiction to hear and settle any disputes which may arise in connection with this Agreement.

25.3 Each Party shall adopt a systematic approach to dispute resolution which recognises the purposes of this Agreement contained in Clause 2 and which:

(a) seeks solutions without apportioning blame;

(b) is based on mutually beneficial outcomes;

(c) treats the Contractor, Scape and any Employer (as the case may be) as equal parties in the dispute resolution process;

(d) contains a mutual acceptance that adversarial attitudes waste time and money; and

(e) relies on more and better discussion with less paperwork and more constructive correspondence.

25.4 If there is disagreement or dispute between the Parties in connection with this Agreement (a **Dispute**), the Parties shall use all reasonable endeavours to resolve the matter on an amicable basis. If a Party serves formal written notice on the other Party that a Dispute has arisen and the Parties are unable to resolve the Dispute within a period of 15 Business Days from the service of such notice, then the Dispute shall be referred to the respective Chief Executives or Managing Directors or Senior or Managing Partner (as the case may be) (or their nominees) of each Party who shall attempt to resolve the dispute within the next following 15 Business Days.

25.5 if the respective senior executives of the Parties are for any reason unable to resolve the Dispute within 15 Business Days, the Parties shall attempt to settle it by mediation in accordance with the CEDR Model Mediation Procedure. Unless otherwise agreed by the Parties, the mediator shall be nominated by CEDR Solve. To initiate the mediation, a Party shall serve notice in writing (**ADR notice**) to the other Party requesting a mediation and shall send a copy of the ADR notice to CEDR Solve. The Parties shall procure that the mediation starts no later than 15 Business Days after the date of the ADR notice. Unless otherwise agreed by the Parties, the place of mediation shall be nominated by the mediator.

25.6 Neither Party may commence any court proceedings in relation to a Dispute until both the procedure in Clause 25.5 is completed and until 10 days after the appointment of a mediator, provided that the right to issue proceedings is not prejudiced by a delay.

26 Statutory Requirements

26.1 The Contractor shall, if requested, notify Scape of all statutory provisions and approved safety standards applicable to the Services and their provision and shall be responsible for obtaining all licences, consents or permits required for the performance of this Agreement and each Delivery Agreement.

26.2 Without limitation, the Contractor shall take all measures necessary to comply with the requirements of the Health and Safety at Work etc. Act 1974 and all Law and codes of practice relating to health and safety, which may apply in the performance of this Agreement and each Delivery Agreement.

26.3 The Contractor shall comply with all applicable environmental Law in relation to the Services. Additionally, where an Employer requires that Services are carried out in accordance with its own environmental policies which are notified in writing to the Contractor before the execution of a Delivery Agreement, the Contractor shall use all reasonable endeavours to provide the Services in accordance with any those polices. The Contractor shall promptly provide all such information regarding the environmental impact of the Services as may reasonably be requested by Scape or an Employer.

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26.4 The Contractor shall meet all reasonable requests by Employers for information evidencing compliance with the provisions of this Clause 26 by the Contractor.

26.5 The Contractor shall not victimise, harass or unlawfully discriminate either directly or indirectly because of or related to race, colour, ethnic or national origin, disability, matters arising from disability, sex or sexual

orientation, pregnancy or maternity, gender reassignment, marital or civil partnership status, religion or belief, age, fixed term or part time status, trade union or non-trade union status and, without limitation, the Contractor shall not victimise, harass or unlawfully discriminate within the meaning of the Equality Act 2010 and shall not breach any equality clause or non-discrimination rule under the Equality Act 2010 nor breach the Protection of Harassment Act 1997; the Part-Time Workers (Prevention of Less Favourable Treatment) Regulations 2000; the Fixed-Term Employees (Prevention of Less Favourable Treatment) Regulations 2002 or other relevant Law.

26.6 The Contractor shall ensure that all its employees are registered, where appropriate, pursuant to the Construction Skills Certification Scheme (or any replacement scheme).

26.7 The Contractor shall ensure that it and all its employees comply with such other codes of conduct or schemes as Scape shall require from time to time.

26.8 The Contractor shall take all reasonable steps to secure the observance of the provisions of this Clause 26 by any Sub-Contractor.

27 Competition Law, Corrupt Gifts and Payments

27.1 The Contractor shall :

(a) comply with all applicable laws, statutes, regulations and codes relating to fraud, anti-bribery and anti-corruption including but not limited to the Bribery Act 2010 and Section 117 of the Local Government Act 1972 (**Relevant Requirements**);

(b) comply with Scape's and, where required, each Employer's ethics, anti-bribery and anti-corruption policies (**Relevant Policies**);

(c) have and shall maintain in place throughout the term of this agreement its own policies and procedures, including adequate procedures under the Bribery Act 2010, to ensure compliance with the Relevant Requirements and the Relevant Policies and shall enforce them where appropriate;

(d) promptly report to Scape any request or demand for any undue financial or other advantage of any kind made or received by the Contractor in connection with the performance of this Agreement and each Delivery Agreement;

(e) within 2 months of the date of this Agreement, and annually thereafter, certify to Scape in writing, compliance with this Clause 27.1 by the Contractor and all persons associated with it. The Contractor shall provide such supporting evidence of compliance as Scape may reasonably request;

(f) ensure that any person associated with the Contractor who is performing services in connection with this Agreement does so only on the basis of a written contract which imposes on and secures from such person terms equivalent to those imposed on the Contractor in this Clause 27.1 (**Relevant Terms**). The Contractor shall be responsible for the observance and performance by such persons of the Relevant Terms, and shall be directly liable to Scape and each Employer for any breach by such persons of any of the Relevant Terms;

(g) For the purpose of this Clause 27.1, the meaning of adequate procedures and whether a person is associated with another person shall be determined in accordance with Section 7(2) of the Bribery Act 2010 (and any guidance issued under Section 9 of that Act), Sections 6(5) and 6(6) of that Act and Section 8 of that Act respectively and for the purposes of this Clause 27.1, a person associated with the Contractor includes any Subcontractor;

(h) not act in a manner, in relation to the performance of this Agreement or any Delivery Agreement, which Scape reasonably considers to be inconsistent with the relevant UK Construction Industry Competition Law Code of Conduct (the current version of which is set out as Schedule 17) or in breach of Chapters I and/or II of the Competition Act 1998 and/or the Treaty on the Functioning of the European Union or any other competition Law provision or is otherwise anti-competitive.

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27.2 Any breach of Clause 27 by the Contractor or by anyone employed by it or acting on its behalf (whether with or without the knowledge of the Contractor) in relation to this Agreement or any Delivery Agreement shall entitle Scape to terminate this Agreement.

27.3 Any dispute, difference or question arising in respect of the interpretation of this Clause 27, the right of Scape to terminate this Agreement shall be decided by Scape acting reasonably, whose decision, in the absence of manifest error, shall be final and conclusive.

28 Modern Slavery

28.1 The Contractor undertakes that it shall comply with all requirements of the Modern Slavery Act 2015 and that it warrants and represents that neither the Contractor nor any of its employees, agents or sub-contractors has:

(a) committed an offence under the Modern Slavery Act 2015 (a **'MSA Offence'**); or

(b) been notified that it is subject to an investigation relating to an alleged MSA Offence or prosecution under the Modern Slavery Act 2015; or

(c) is aware of any circumstances within its supply chain that could give rise to an investigation relating to an alleged MSA Offence or prosecution under the Modern Slavery Act 2015;

- it shall notify Scape and the *Employer* immediately in writing if it becomes aware or has reason to believe that it, or any of its employees, agents or sub-contractors have breached or potentially breached any of the *Contractor's* obligations under this Clause. Such notice shall set out full details of the circumstances concerning the breach or potential breach of the *Contractor's* obligations under this Clause.

28.2 For the avoidance of doubt, the requirements of this clause are deemed to be obligations of the *Contractor* under this contract. Failure to comply with the requirements of this clause shall therefore be deemed to be a substantial failure to comply with such obligations and/or the requirements of the contract.

29 Non Exclusivity

29.1 Scape:

(a) may at any time enter into separate contracts and/or framework arrangements with separate contractors for the provision of any or all services the same as or similar to the Services;

(b) does not make any representation or warranty to the Contractor in respect of any Employer nor give any kind or guarantee or undertaking nor have any obligation to make any payment whatsoever in relation to the obligations of an Employer under any this Agreement, a Delivery Agreement or for any other reason, other than where Scape is itself the Employer and enters into any Delivery Agreement as principal; and

(c) is not an agent of any Employer unless expressly agreed by Scape in writing.

29.2 No guarantee or representation shall be deemed to have been made by Scape in respect of the total quantities or values of the Services to be ordered by any or all Employers. Further, the Contractor acknowledges and agrees that it has not entered into this Agreement on the basis of any such guarantee or representation.

29.3 Nothing in this Agreement shall create an exclusive relationship between the Contractor and Scape or any Employer for the provision of services.

30 Confidentiality and Freedom of Information

30.1 A Party (the **Recipient**) receiving Confidential Information from the other Party (which, in the case of the Contractor, includes any information received from an Employer) (the **Discloser**) shall keep such Confidential Information secret and strictly confidential and shall not disclose it to any third party without the Discloser's prior written consent, provided that the Recipient shall not be prevented from using any general knowledge, experience or skills which were in its possession prior to the commencement of this Agreement. The Contractor shall only use Confidential Information which is disclosed to it in order to comply with its obligations under this Agreement and/or for the performance of a Delivery Agreement.

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30.2 The provisions of Clause 30.1 shall not apply to any Confidential Information which:-

(a) is in or enters the public domain other than by breach of this Agreement or other act or omission of the

Recipient;

(b) is obtained from a third party who is lawfully authorised to disclose such information;

(c) is required to be disclosed to ensure the compliance of Scape and/or an Employer with the FOIA or the Environmental Information Regulations;

(d) the Recipient is required to disclose by judicial, administrative, governmental or regulatory process in connection with any action, suit, proceedings or claim or otherwise by Law;

(e) (provided that the information is subject to an equivalent confidentiality undertaking enforceable by the Discloser) the Recipient discloses to its professional advisors or insurers.

30.3 Where the Contractor considers that any information relating to it or in its possession should not be available for disclosure under the FOIA or the Environmental Information Regulations, it shall:

(a) identify it specifically; and

(b) explain the grounds for exemption from disclosure and the time period applicable to that sensitivity.

30.4 Notwithstanding Clause 30.3, all decisions regarding disclosure of information following a Request For Information will be made at the sole discretion of Scape or the Employer, as the case may be. Scape will seek to consult the Contractor in all cases regarding potential disclosure of information. However, the Contractor acknowledges that even where the Contractor has indicated that the information is commercially sensitive or should not be disclosed for another reason, Scape or the Employer may, having taken such comments into account still determine that it is a requirement that such information should be disclosed under law.

30.5 The Contractor shall transfer to Scape and any relevant Employer any Request for Information it receives, as soon as practicable after receipt and in any event within 5 Business Days of receipt. The Contractor shall not respond directly to a Request for Information unless expressly authorised to do so by Scape or the Employer.

30.6 Where Scape or an Employer is managing a Request For Information, the Contractor shall provide all reasonable assistance to Scape and the Employer and shall respond, together with copies of any documentation requested, within 5 Business Days of any request for assistance.

31 Publicity and Marketing

31.1 The Contractor shall not make any press announcements or externally focused communications in respect of this Agreement without Scape's written consent prior to information being released/published. The Contractor shall send to Scape's Group Head of Marketing and Communications details of any proposed press announcements or externally focused communications. The Contractor shall procure that its employees, servants, agents and Subcontractors comply with the provisions of this Clause 31.

31.2 The Contractor shall not do anything which may damage the reputation of Scape and/or any Employer or bring Scape and/or any Employer into disrepute.

31.3 Scape may publicise this Agreement, the Services provided under it and the framework arrangements at its sole discretion.

31.4 Each Party may provide to the other Party a form of logo and/or trade mark which the other Party may use in accordance with the other provisions of this Clause 31. Nothing in this Agreement shall grant to a Party any rights of ownership or use of such logo and/or trade mark save as specifically set out in this Agreement.

31.5 Without limiting the other provisions of this Clause 31, the Contractor shall adhere to Scape's brand guidelines and messaging guide provided to the Contractor from time to time when referring to Scape, either internally or externally.

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31.6 The Contractor shall use its best endeavours to market this Agreement and the framework arrangements in accordance with Scape's requirements and shall, without limitation, comply with Scape's marketing and publicity protocols in relation to this Agreement, the framework arrangement and the Services. This shall include marketing and publicity through social media.

32 Order of precedence of documents

Inconsistencies between any contract documents enforceable as between the Parties shall, unless otherwise set out in this Agreement, be resolved in the following order of precedence:

(a) the main body of this Agreement; followed by

(b) the schedules to this Agreement.

33 Miscellaneous

33.1 *Intellectual Property*

(a) Without prejudice to any provisions in relation to Intellectual Property Rights set out in a Delivery Agreement which may grant an Employer greater rights, the Contractor hereby irrevocably licenses on the non-exclusive terms set out in Clause 33.1(b) to Scape or, as the case may be, an Employer to use all rights it may have to use any IPR Data that might reasonably be required by Scape or an Employer or a provider for the purposes of:

(i) Scape or an Employer carrying out its duties or utilising its rights under this Agreement or a Delivery Agreement and/or any statutory functions, rights and/or obligations which Scape or an Employer may have;

(ii) following termination or expiry of this Agreement and/or a Project Order and/or a Delivery Agreement for whatever reason, the design or construction of a building, the operation, maintenance or improvement of any building and/or the carrying out of operations the same as, or similar to, that envisaged by a Delivery Agreement;

and in this clause 'use' shall include the acts of copying, modifying, adapting and translating the material in question and/or incorporating them with other materials and the term 'the right to use' shall be construed accordingly.

(b) The Contractor:

(i) shall grant to Scape and/or the Employer(s) in question free of charge an irrevocable, non-exclusive and transferable licence (carrying the right to grant sub-licences) to use the Intellectual Property Rights which are or become vested in the Contractor; and

(ii) shall, where any Intellectual Property Rights are or become vested in a third party, use all reasonable endeavours to procure the grant of a like licence to that referred to in Clause 33(b)(i) to Scape and/or the Employer(s);

in each case, for the purposes set out in Clause 33.1.

(c) The Contractor shall use all reasonable endeavours to ensure that any Intellectual Property Rights created, brought into existence or acquired during the term of this Agreement and which may be required for the performance of this Agreement, a Project Request, a Project Order and/or a Delivery Agreement vest, and remain vested throughout the term of this Agreement, in the Contractor to the extent required to enable the Contractor to comply with its obligations under this Clause 33.

(d) Where a claim or proceeding is made or brought against Scape and/or an Employer which arises out of the infringement of any rights in or to any Intellectual Property or because the use of any materials, plant, machinery or equipment in connection with this Agreement or any Project Request, project Order and/or Delivery Agreement infringes any rights in or to any Intellectual Property of a third party then, unless such infringement has arisen out of the use of any Intellectual Property by or on behalf of Scape and/or an Employer otherwise than in accordance with the terms of this Agreement, a Project Request, Project Order and/or a Delivery Agreement, the Contractor shall indemnify and hold harmless each of Scape and the Employer at all times from and against all such claims and proceedings.

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(e) The Contractor acknowledges that it shall have no rights whatsoever to any Scape or Employer Intellectual Property, whether created specifically in the course of providing Services or otherwise. Where Scape creates any Intellectual Property rights, whether at the request of an Employer or the

Contractor or otherwise, all rights to those Intellectual Property Rights shall, unless otherwise agreed in writing, vest in Scape and any use of them by the Contractor shall be subject to a separate agreement.

33.2 *Personal Data*

(a) The Contractor shall not disclose or allow access to any Personal Data provided by Scape or acquired by the Contractor during the performance of this Agreement other than in confidence to a person employed or engaged by the Contractor and their legal or financial advisers and only so far as is necessary for the purpose of the performance of this Agreement and/or any Delivery Agreement and/or to the extent required by Law.

(b) The Contractor shall only undertake processing of Personal Data required for the purpose of the performance of this Agreement and/or any Delivery Agreement and shall only process Personal Data in accordance with Scape's or an Employer's written instructions. The Contractor shall not transfer Personal Data to any country outside the European Economic Area.

(c) The Contractor shall effect and maintains technical and organisational measures to prevent unauthorised or unlawful processing of Personal Data and accidental loss or destruction of, or damage to, Personal Data, including taking reasonable steps to ensure the reliability of staff having access to the Personal Data.

(d) To the extent that a further written agreement is required to deal with the Parties' respective obligations under the Data Protection Act 1998 (the **DPA**) including obligations in relation to the Contractor's status as Scape's data processor under the DPA (for example, the Contractor agreeing to act on Scape's instructions and to follow the security obligations as placed on Scape under the DPA), the Contractor shall enter into an appropriate agreement on such terms as Scape reasonably requires.

33.3 *Force Majeure*

(a) A Party shall be relieved from liability under this Agreement to the extent that by reason of an event of Force Majeure it is unable to perform its obligations under this Agreement.

(b) Neither the Contractor nor Scape shall be entitled to any compensation or other payment by reason of the occurrence of an event of Force Majeure.

33.4 *Notices*

(a) All notices under this Agreement shall be in writing and all certificates, notices or written instructions to be given under the terms of this Agreement shall be served by sending the same by first class post or by hand, leaving the same at:

If to the Contractor:
Willmott Dixon Construction Limited
Lock House,
Castle Meadow Road,
Nottingham,
NG2 1AG

If to Scape:
Scape Procure Limited
Suite B, 7th Floor
City Gate East
Tollhouse Hill
Nottingham, NG1 5FS

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(b) Either Party shall notify the relevant email address to the other and may change its nominated address by prior notice to the other Party.

(c) Notices given by post shall be effective upon the earlier of (i) actual receipt, and (ii) five (5) Business Days after mailing. Notices delivered by hand shall be effective upon delivery. Notice given by email

shall be effective when the sender receives a delivery receipt.

33.5 *Amendments*

This Agreement may not be varied except by an agreement in writing signed by duly authorised representatives of each Party.

33.6 *Waiver*

Any relaxation, forbearance, indulgence or delay (together **indulgence**) of a Party in exercising any right shall not be construed as a waiver of the right and shall not affect the ability of that Party subsequently to exercise that right or to pursue any remedy, nor shall any indulgence constitute a waiver of any other right (whether against that Party or any other person).

33.7 *No agency*

(a) Nothing in this Agreement shall be construed as creating a partnership between Scape and the Contractor.

(b) Save as expressly provided otherwise in this Agreement, the Contractor shall not be, or be deemed to be, an agent of Scape and the Contractor shall not hold itself out as having authority or power to bind Scape in any way.

33.8 *Entire agreement*

Except where expressly provided otherwise in this Agreement, this Agreement constitutes the entire agreement between the Parties in connection with its subject matter and supersedes all prior representations, communications, negotiations and understandings concerning the subject matter of this Agreement.

33.9 *Severability*

If any provision or part provision of this Agreement shall be declared invalid, unenforceable or illegal by the courts of any jurisdiction to which it is subject, such provision or part provision may be severed and such invalidity, unenforceability or illegality shall not prejudice or affect the validity, enforceability or legality of the remaining provisions or part provision of this Agreement.

33.10 *Counterparts*

This Agreement may be executed in one or more counterparts. Any single counterpart or a set of counterparts executed, in either case, by the Parties shall constitute a full original of this Agreement for all purposes.

33.11 *Costs and expenses*

Each Party shall be responsible for paying its own costs and expenses incurred in connection with the negotiation, preparation and execution of this Agreement.

33.12 *Rights of Third Parties*

This Agreement shall not create any rights that shall be enforceable by anyone other than Scape and/or the Contractor, except that the rights specified in the following Clauses may additionally be enforced by each Employer:

Clauses 3.3, 5, 6, 7, 8, 9, 19, 20, 26, 27, 28, 30, 31, 33.

The rights of the Parties to terminate, rescind or agree any variation, waiver or settlement under this Agreement are not subject to the consent of any other person.

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33.13 *Whistle blowing*

The Contractor shall ensure that staff engaged by the Contractor in connection with any of the Services (including sub-Contractor staff where appropriate) are aware of the requirements of the Public Interest Disclosure Act 1998, any whistle blowing policy that the Contractor may have and the arrangements to be followed in the event of any staff having any concerns and wishing to make a disclosure pursuant to the Act.

33.14 *Mitigation*

Each of Scape and the Contractor shall take all reasonable steps to minimise and mitigate any loss for which the relevant Party is entitled to bring a claim against the other Party pursuant to this Agreement and shall take all reasonable steps to minimise and mitigate any effects or circumstances and/or events adversely affecting the performance of their obligations under this Agreement which would otherwise entitle that Party to relief under this Agreement.

33.15 *Further assurance*

Each Party shall do all things and execute all further documents necessary to give full effect to this Agreement.

This document has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it.

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09/29/2020 09:59:43

Executed as a deed for and on behalf of)
SCAPE PROCURE LIMITED **)**
)
by)

……
Director

……
Full name (BLOCK CAPITALS)

……
Position/title

……
Director/ Secretary

……
Full name (BLOCK CAPITALS)

……
Position/title

Executed as a deed for and on behalf of)
WILLMOTT DIXON CONSTRUCTION LIMITED)
by)

……
Director

……
Full name (BLOCK CAPITALS)

……
Position/title

……
Director/ Secretary

……
Full name (BLOCK CAPITALS)

……
Position/title

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SCHEDULE 1

THE SERVICES

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The Services are the provision of construction services which may also include the provision of design management, design services and such non material additional services as requested (the terms and scope of which will be agreed at the time of request), working in collaboration with Scape and Employers to enable more effective implementation of Projects, deliver quality and seek continuous improvement through efficiency and aggregation. This will include construction, testing, commissioning and completion of the works (including any temporary works) and the installation of any equipment. Minor civil engineering and infrastructure works may be required as an incidental part of the provision of the construction (building) works however the predominant work in any call off contract will be of a building nature.

All to be performed in accordance with this Agreement and a Delivery Agreement

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SCHEDULE 2

CONTRACTOR SELECTION GUIDANCE

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09/29/2020 09:59:43

Scape's primary objectives when procuring its frameworks have always been to drive value for money, whilst securing best practice delivery, via partners who share Scape's ethos of collaborative working and supporting local communities.

By appointing a single delivery partner for each framework lot, we assure that the benefits listed above and bid commitments are adhered to by each of the partners.

This not only encourages the highest level of service, but also removes any requirement by an Employer to competitively tender any of the framework partners against one another (nor is this process accepted within the framework), again providing a further saving to each Employer.

In circumstances where more than one framework is available, an Employer can select a framework partner using some or all of the following information:

- **From previous or current experience of successful project delivery**
- **Recommendation by other Employer or consultants**
- **Track record in the location or sector in question**
- **Review of performance indicator scores**

Scape is available to assist in this review by providing project experience case studies and performance information. Whilst the principles and operation of Scape's construction frameworks are generally similar, there are inevitably differences in contractual and commercial terms and performance indicators, which reflect the respective project values and territorial areas covered, as well as the differing commencement dates for each framework.

Please contact the team for further details of the differences between the frameworks available for a project.
Where choice is available for a project, Scape will not offer any recommendations associated with the selection of a framework delivery partner for any given project. Ultimately an Employer should satisfy themselves of the appropriate choice, against success criteria relevant to each project.

It is permissible to hold an introductory meeting with each of the framework partners available for a project, to discuss the approach they would take if appointed to deliver the project, what added value they can bring and to introduce the personnel proposed to work on the project to the Employer and their team.

Such initial engagement is solely to determine the ability of the two parties to successfully work together on the project and should not extend into any framework partner undertaking any preliminary services for the project.

The following table broadly outlines the types of requests that may be accepted within the Scape framework:

Accepted	Not Accepted
Gaining an understanding of comparable track record	Requesting any estimated costs for the project from the partners
Gaining an understanding of the partner's localism strategy	Requesting any estimated programmes for the project from the partners
Gaining an understanding of the partner's commitments to employment and skills opportunities	Requesting any design work for the project from the partners
Gaining an understanding of the added value the partner can offer to the project	Requesting a consideration or appraisal of options for the project

Please contact your local Scape Regional Business Manager for further guidance and advice.

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SCHEDULE 3

PROCESS MAP

(MINIMUM INCLUSIONS)

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PROCESS MAP

The following actions within each Stage are a minimum only and all parties will work together in a spirit of mutual trust and co-operation to deliver the project in accordance with the Employer's requirements, the Framework Agreement and Delivery Agreement.

The Schedule 7 and Schedule 8, 9, 10 or 11, depending on the form of Delivery Agreement, provide further details of costing procedures to support activities within each stage of the Process Map.

The Contractor and Scape will work together during the Framework Development Period to produce a graphical representation of the following Process Map to simply and readily identify the various gateways and actions required within each stage and at each gateway by Scape, the Contractor and an Employer on any given Delivery Agreement, including references to the various documents to be produced during a project executed.

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STAGE 1 - PRELIMINARY CONSIDERATIONS – RIBA Workstage 0-1

The purpose of the stage is for the Employer to review options for procurement and gather information for the project brief.

Employer's Actions

Before the Employer enters a Project into the Feasibility Stage they will endeavour to:

- Sign Access Agreement (mandatory)
- Gather information to develop the project/strategic brief
- Agree nature of the project and the scope of the works
    - Outline programme for completing the works
    - Agree budgets, funding arrangements and needs for finance
    - Arrangements for facilities management
    - The importance of ICT
    - BIM Level requirements
    - The performance outcomes desired
    - Prepare an initial statement of the Employer's values and critical success factors
- Establish Governance and Terms of Reference and the Employer's arrangements for managing the project
- Identify project stakeholders and stakeholder approval process/factors
- Consider alternative options for procurement and the appointment of the design team
- Appoint a Principal Designer
- Issue a Project Request in accordance with Schedule 4

Scape's Actions

- Assist the Employer to understand the options available
- Present the terms and conditions of utilising the Framework

Contractor's Actions

- Assist the Employer to understand: options available, project risks, opportunities and considerations, including:
    - highlighting issues relating to potential site(s)/design(s), lessons learned, potential risks, issues and threats to project success,
    - Overview of market conditions/trends and construction costs.

Contractor and the Employer Agreement

To successfully conclude this stage the Employer and Contractor shall endeavour to agree a document which describes the stage. This will include:

- Project Checklist including information required and timescales for information
- Project Execution Plan
- Initial Planning Enquiry
- Options Appraisals

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STAGE 2 - FEASIBILITY STAGE – RIBA WORKSTAGE 1

The purpose of the stage is for the Employer, their advisors and the Contractor together, to carry out a feasibility study to determine whether Contractor's and Employer's expectations for the project in terms of time, scope of the works and cost are aligned. **Contractor carries out the Feasibility Stage at their own risk.**

Employer Actions

- Issue a Project Request (if not already issued at Stage 1)
- Define and clarify the scope of the works, this will include a sketch scheme layout and outline specification or an outline project brief.
- Bring the project stakeholders/Employer side together and endeavour to ensure that the Employer end user is engaged in the process, including agreement of governance terms of reference
- Review Employer project vision/values demonstrating with the key quality/success factors for a successful outcome identified.
- Appoint/confirm the appointment of the Principal Designer (if not already issued at Stage 1)
- Appoint/confirm the appointment of the design team/technical advisors to assist with the Employer's actions
- Identify any specific requirements. These will include:
    - Extent of Contractor Design input/portion
    - 3rd party design/delivery input i.e. stakeholders, existing site users, leaseholders etc
    - Funding
    - Bonds, if any
    - Insurance cover or self-insure
    - Security requirements
    - Standard works information/scope clauses specific to the Employer
    - Performance/critical success factors and design quality indicators for the project
    - If required Define BIM outputs and write Building Execution Plan.
- Appoint design team members to assist with the Employer's actions.
- If required instruct the Contractor to place a subcontract package for members of the design team to prepare a feasibility sketch layout and outline specification based on the Employers brief.
- If required instruct the Contractor to place subcontract packages for Enabling Works or site investigations.
- Attend project meetings and contribute to risk and opportunity management workshops.
- Prepare the initial risk and opportunity register
- When a satisfactory outcome to the stage has been achieved (in its absolute discretion) issue a Project Order or Pre-Construction Delivery Agreement, to the Contractor to proceed to the Pre Construction Activities Stage in accordance with the terms of Schedule 7 and Schedule 5, 8 or 9, as appropriate to the form of engagement.

If a design and build solution is required and if the parties agree it is appropriate to do so at this stage:

- ***Discuss and review design team procurement considerations with Contractor, these will include selection criteria such as technical competency, past experience on similar schemes, past collaborations with Contractor, team availability and overall affordability.***
- ***Attend design team assessment workshops to assess suitability of contractor's design team proposals.***

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- ***Instruct Contractor to appoint agreed design team members to assist with the Employer's actions and if required to prepare a feasibility sketch layout and outline specification based on the Employers brief.***
- ***Confirm the appointment of the Contractor as the Principal Designer.***

Scape's Action

- Advise the Employer on the operation of the Framework Agreement
- Advise of availability of additional services such as additional service frameworks or technical/design services.
- Assist the Employer and Contractor to complete the stage successfully
- Provide further services if engaged to do so.

Contractor's Action

Contractor input provided during the feasibility stage will be provided in accordance with Schedule 7 and 5, 8, or 9, as dependent on the form of engagement. The Contractor will provide:

- An outline estimate of the works with initial commentary of cost plan and construction strategy including buildability factors, Logistics, Material/component system selection, BREEAM, waste etc.
- The Contractor, in conjunction with the Employer's Project Manager, Principal Designer and/or Quantity Surveyor, shall provide an on-going cost check against the agreed budget from Feasibility stage onwards.
- Attend Risk and Opportunity Workshops
- Report early/updated market intelligence on resources including labour, materials, skills, sub-contractor availability to inform design decisions.
- A programme for the project and where appropriate a statement of how the works will affect the operation on the existing occupiers/users.
- Provide surveys as agreed with the Project Manager/Principal Designer at Feasibility Stage to enable the development of the Tendered Total, e.g. site survey and investigation, ground condition surveys (intrusive/non-intrusive), contour survey, etc. The cost of the surveys commissioned by the Contractor may be included within the Project Request or Project Order or the appropriate Delivery Agreement.
- If instructed place a subcontract packages for Enabling Works such as site investigations.
- All appointment recommendations must be subject to a competitive procurement exercise and undertaken in accordance with Schedule 7.
- If instructed appoint design team members to prepare feasibility sketch layout and outline specification.
- A draft Agreed Scope which shall detail the costs for completing of Pre-Construction Activities including Pre-construction Services, Design and Design Management and Enabling Works such as site investigation.
- Prepare a document for agreement which describes the feasibility stage output as detailed below ('Contractor and the Employer Agreement')

If a design and build solution is required and if the parties agree it is appropriate to do so at this stage, Contractor's Design Management Activities will also include:

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- ***Discuss and review design team procurement considerations including selection criteria such as technical competency, past experience on similar schemes, past collaborations with Contractor, team availability and overall affordability.***
- ***Present Design Management Fee (including Principal Designer's Fee) and Design Team cost proposals to Employer (mandatory).***

- ***Facilitate design team assessment workshops to assess suitability of potential design team members. (See Schedule 6)***
- ***Appoint agreed design team members to assist Employer's Actions as specified.***
- ***Contribute to/develop and obtain 'sign off' on initial project brief with project team including Project Objectives, Quality Objectives, Project Outcomes, Sustainability Aspirations, Project Budget and other parameters or constraints.***
- ***Agree communication and change control process with Employer team***
- ***Prepare/Update cost plan as design develops and obtain 'sign off' for project budget***
- ***Provide up to date 'Market Intelligence' and early warnings on issues to inform design team decisions***
- ***Assemble project team including designers***
- ***Review/report on design programme including risks and mitigation and agree changes with Employer.***
- ***Ongoing management and integration of Design Team members.***

Contractor and the Employer Agreement

To successfully conclude this stage the Employer and Contractor shall endeavour to agree a document which describes the stage. This will include:

- The Employer's brief for the project including a statement of values
- The scope of the works including a sketch layout and an outline specification.
- A budget for the project which includes the Contractor's estimate for the works
- Proposals clarifying extent of contractor design services and fees.
- A programme for the execution of the works and services required.
- A project implementation plan including tendering strategies for subcontract packages, roles and responsibilities for the whole team and covering the whole project. Where the execution of an element of the works is not a settled matter the strategy for taking the matter forward.
- The risk and opportunity register, including mitigation strategies. Identify key risks from appropriate RIBA stage, provide costs for mitigation strategies listing actions to each risk complete with up to date cost and programme implications.
- Performance measures/critical success factors for the project
- Prepare and issue:
    - the Project Order and Agreed Scope which shall detail the agreed sum for the carrying out of the Pre Construction Activities
    - Delivery Agreements for Enabling Works and Design Team services (as required)

- GATEWAY 2 -

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STAGE 3 PRE CONSTRUCTION ACTIVITIES – RIBA WORKSTAGE 2 & 3

Pre-Construction activities shall be provided by the Contractor on all Projects. Contractor input provided during the pre-construction stage (post feasibility) will be in accordance with Schedule 5, 8 or 9, and priced in accordance with Schedule 5 or 7, dependent on the form of engagement.

Purpose of the stage is to develop the design and obtain subcontractor prices so that at the end of the stage the Employer can issue a Delivery Agreement to the Contractor to execute the works.

Employer's actions

- Bring the Employer side together and ensure that Stakeholders and the Employer end user is fully engaged in the process. Include discussions on softlanding and aftercare requirements such as training, handover, commissioning and ongoing requirements/support such as ongoing operation and maintenance strategies, CAFM licenses etc Confirm the detail of the brief
- Attend project Launch Meeting
- Discuss bond, parent company guarantee (PCG), warranty requirements
- Fulfil CDM 'Client' obligations including Appoint/confirm the appointment of the Principal Designer
- Prepare the health and safety plan and support provision of pre-construction information
- Appoint/confirm the appointment of the design team to assist with the Employer's actions
- Appoint a Quantity Surveyor/Project Manager to ensure that the processes are being carried out in accordance with the Framework Agreement.
- If not previously issued, prepare and issue Delivery Agreements for Enabling Works and Design Team services (as required)Review existing site logistics, providing prior notification to existing site users and support creation of stakeholder representatives group for ongoing proposal reviews.
- Attend design team and project meetings as required
- Discuss and agree construction stage drawings and information requirements including supporting the preparation of project's 'Site Information'.
- Discuss and review supply-chain procurement considerations such as liaison with existing FM providers, review of previous contractors/providers, local considerations and lessons learnt.
- Attend and contribute to opportunities and risk management workshops to review Employer risks for inclusion on risk register and further work to fulfil added value opportunities.
- Review cost plan and agree action plan to resolve issues
- Input to ongoing technical reviews including Design Quality Review/co-ordination, H & S, Designer Risk and Fire Risk Assessment
- Implement and later update change control process and tracking schedule
- Continue to monitor performance and design quality indicators
- Arrange for payment for Pre Construction Activities
- Enter into a Delivery Agreement (in its absolute discretion) with the Contractor for the completion of the works in accordance with the terms of clause 8.
- The Delivery Agreement's Project Manager, Supervisor and where appropriate Employer's Agent will be provided by the Employer.
- If required agree platform/exchange requirements for BIM model to be developed.
- Identify BIM training requirements with Design Team (whether Employer or Contractor appointed)
- *If Employer led design, produce and review of federated models*

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Scape's actions

- Continue to advise the Employer on the operation of the Framework Agreement

- Assist the Employer and Contractor to complete the stage successfully

Contractor's actions

- The Contractor will be responsible to the Project Manager or where appropriate the Employer's Agent during the duration of a Delivery Agreement.
- Propose communication strategy, Project execution plan (PEP).
- Monthly progress reports highlighting risks and opportunities including changing market conditions, resource availability etc
- If required attend BIM Workshops/ assist Employer with development of BIM Execution Plan (BEP). Undertake BIM training with project team including Employer, design team specialist sub-contractors.

Design development

- Scheme assessment against previous lessons learnt, best practice standards, innovations etc.
- Develop Soft landings/ handover strategy.
- Report on Maintenance and Operational requirements highlighting risks and issues.
- Reports on market intelligence on resources - labour, materials, skills, sub-contractor availability to inform design decisions.
- Commentary on cost plan allowances and Cost Plan analysis benchmarked construction costs
- Attend Design Development workshops and Risk and Opportunities Management Workshop(s)
- Feedback on construction strategy including: Buildability Logistics, Material/component system selection, BREEAM, waste, resourcing etc.
- Initial Test and Summarise value engineering options with provision of cost, buildability, programme, quality and supply-chain feedback
- Support development and update of Employer/contractor assessed project risk and opportunity register.
- Establish indicative Added Value benefits from early specialist sub-contract engagement.
- Schedule Drawing and information requirements and release schedule
- Responses to CDM 'Client'/'Principal Designer' and Health and Safety Plan and construction phase plan.
- Supporting documents for detailed planning application.
- Update change control tracking schedule.

If a design and build solution is required, Contractor's Design Management Activities (Schedule 6) will also include:

- ***Supporting the production and review of federated models.***
- ***Manage Design Team activities, where appointed, act as Principal Designer, coordinating Contractor input to support design alignment to cost, buildability, logistics and programme considerations.***
- ***If not completed in previous stage –***
    - ***Discuss and review design team procurement considerations including selection criteria such as technical competency, past experience on similar schemes, past collaborations with Contractor, team availability and overall affordability.***
    - ***Present Design Management Fee (including Principal Designer's Fee) and Design Team cost proposals to Employer.***
    - ***Facilitate design team assessment workshops to assess suitability of potential design team members. (See Schedule 6)***

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- ***Appoint agreed design team members to assist Employer's Actions as specified.***
- ***Contribute to/develop and obtain 'sign off' on initial project brief with project team including Project Objectives, Quality Objectives, Project Outcomes, Sustainability Aspirations, Project Budget and other parameters or constraints.***
- ***Agree communication and change control process with Employer team***
- ***Assemble project team including designers***

- ***Contribute to and prepare Design risk assessments then issue.***
- ***Prepare/Update cost plan as design develops and obtain 'sign off' for project budget***
- ***Produce and update a project risk register and mitigation strategies. Identify key risks from appropriate RIBA stage, provide costs for mitigation strategies listing actions to each risk complete with up to date cost and programme implications.***
- ***Provide up to date 'Market Intelligence' and early warnings on issues to inform design team decisions***
- ***Review/report on project programme including risks and mitigation and agree changes with Employer***
- ***Monitor and review progress and performance of design team.***
- ***Agree any changes to initial project brief, update Employers requirements, issue and obtain approval of final project brief***
- ***Engage Sub-contractor in design, report on outputs and added value of early engagement***
- ***Review and provide advice on design solutions and targets***
- ***Provide information ready for preparation of cost information and project strategies. Commentary provided on Design Programme in accordance with Design Responsibility Matrix***
- ***Set-up additional workshops with key subcontractors regarding design development and report on outcome***
- ***Provide feedback on practical implications of design proposals***
- ***Support third party consultations and assist incorporation of R&D in design/delivery solution***
- ***Ensure construction strategy updated to suit developing Designs***
- ***Review/report on design programme including risks and mitigation and agree changes with Employer.***
- ***Ongoing management and integration of Design Team.***

Cost Management

- Demonstrate open-book cost assessments of packages and contractor risk inclusions within Activity Schedule.
- Develop project preliminaries cost information based on Framework commercial model
- Report 'refined' project opportunities and pre-construction progresses.
- Cash flow forecasts against programme, whole life cost models and carbon calculation exercises Issue elemental cost plan against agreed list of packages.
- Package Interfaces and cost plan allowances.
- Market testing of key packages.

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Procurement

- All appointment recommendations must be subject to a competitive procurement exercise and undertaken in accordance with Schedule 11.
- Proposals for Contractor design 'portion' including sub-contract input/deliverables
- Where the Employer requires them, RACI models for each project stage
- Initial procurement plan for each package including selection criteria for each package.
- Identification of procurement risks and opportunities including local opportunities and supply-chain resilience.
- Demonstration of procurement progress and recommendations for appointments
- Early sub-contractor appointments (as appropriate)

Programming

- A Programme will be presented by the Contractor and agreed with the Employer at each stages (Gateways) through the Project development. The programme shall include such information as the Project Manager/Principal Designer requires to enable the design team to develop packages of Project information. During pre-construction the programme will be developed to include the programme requirements compliant with the requirements of the Model Delivery Agreement. This will then be the programme submitted for acceptance once the Delivery Agreement is executed.
- Issue updated Pre-Construction and Construction/Aftercare Programmes.
- Highlight sequencing, resources (levelling and attendances), critical path activities, time risk allowances and float. Identify potential Employer's risks and programme improvement opportunities.

Sustainability

- The Contractor will provide, irrespective of their design input, such information as can be reasonability required that a Contractor will have at their disposal to assist the design team to carry out a Whole Life appraisal.
- Initial Site Waste Management Plan and identify opportunities to reduce resources use and waste.
- Feedback on environmental impact of key materials and the Construction Strategy as a whole including embodied carbon/carbon footprint/lifecycle costs.
- Employment and Skills response including sustainability approach and targets
- Compliance of agreed sustainability criteria contributions by sub-contractors.

Contractor and the Employer Agreement

To successfully conclude this stage the Employer and Contractor shall endeavour to agree a document which describes the stage. This will include:

- Production on an agreed Construction Strategy with outline project budget, project deliverables and programme.
- Agree extent of Contractor design responsibilities including sub-contract input/deliverables
- Agreement of package specific value for money/selection criteria and procurement plan shortlists.
- Agreement of early procurement/sub-contract appointments
- Agreement of package based cost plan
- Construction/project risk and opportunity register and agreement of residual risks, Contractor Risk inclusions and Employer considerations for 'risk pot'/contingencies as well as ongoing mitigation strategies and outstanding opportunities to enhance value.

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- **GATEWAY 3** -

STAGE 4 - PRE CONSTRUCTION ACTIVITIES – RIBA Workstage 4

Pre-Construction activities shall be provided by the Contractor on all Projects.Contractor input provided during the pre-construction stage (post feasibility) will be in accordance with Schedule 5, 8 or 9 and priced in accordance with Schedule 5 or 7, dependent on the form of engagement.

Employer's Actions

- Attend design and project meetings as required – review any RACI proposals for Stage
- Attend and contribute to risk and opportunity management workshops.
- Review cost plan and agree action plan to resolve issues
- Update change control tracking schedule
- Review Project Strategies and Employer inclusions within risk register
- Discuss and agree construction stage drawings and information requirements as acceptable to proceed
- Undertake Design Quality Review/Coordination, H & S, Designer Risk and Fire Risk Assessment as appropriate to design allocation.
- Review breakdown of project into suitable packages, Activity Schedule items, programme activities
- Review sub-contract packages including review of terms and conditions in accordance with Delivery Agreement. Undertake negotiations as required.Validate costs to ensure best value for Employer.
- Review schedule of 'early' orders required prior to main Delivery Agreement award including, pre-construction fees and where required enabling works and contractor design proposals.
- Review construction and aftercare programme.
- If Employer led design respond to planning consent conditions.

Scape's Actions

- Continue to advise the Employer on the operation of the Framework Agreement including draw down of Framework Proposals and commercial model data
- Assist the Employer and Contractor to complete the stage successfully

Contractor's Actions

- Attend design and project meetings as required
- Lead and contribute to risk and opportunity management workshops identifying residual risk and time/cost/quality/safety implications.
- Support development of final project Risk Register for use in delivery agreement
- Commentary on cost plan allowances and Cost Plan analysis benchmarked construction cost
- Update market intelligence on resources - labour, materials, skills, sub-contractor availability to inform design and procurement decisions
- Test and Summarise value engineering options including Added Value from early sub-contract engagement.
- Develop Health and Safety Plan and construction phase plan
- Update Cash flow forecast, whole life cost models and carbon calculation exercises.
- Feedback and recommendations on design solutions to include: construction strategy, Logistics, Material selection, package interface plans, attendance requirements, BREEAM and waste.
- Schedule Drawing and information requirements and release schedule

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- Issue final Project Execution Plan – Project Quality Plan including proposals for resourcing, quality control, softlanding, community engagement etc.
- Arrange for Parent Company Guarantee and all Bonds as stated in the Works Information
- Arrange for all Collateral Warranties as stated in the Works Information

If a design and build solution is required, Contractor's Design Management Activities will also include:

- ***Set-up additional workshops with key subcontractors regarding design development and report on outcome***
- ***Provide feedback on practical implications of design proposals***
- ***Support third party consultations and assist incorporation of R&D in design/delivery solution***
- ***Ensure construction strategy updated to suit developing Designs***
- **Where the Contractor is employing the designer for the Pre-Construction Activities then the Contractor will secure all regulatory approvals including Building Regulations approval, Fire Officer's and Licensing Authority's approval, listed building consent and development control requirements, planning permissions and other consents as required for construction to commence.**
- **Arrange for all Collateral Warranties as stated in the Works Information/Scope.**
- **Where appointed, act as Principal Designer*.***

Cost Management

- Demonstrate open-book cost assessments of packages and contractor risk inclusions within Activity Schedule.
- Report 'refined' project opportunities and pre-construction progresses.
- Cash flow forecasts against programme, whole life cost models and carbon calculation exercises Issue elemental cost plan against agreed list of packages.
- Package Interfaces and cost plan allowances.
- Market testing of key packages.

Procurement

- Procurement tracking schedule and shared updates. (Package name, scope, design and pricing info, information releases and tender dates) Tenders require a minimum of 3 quotes as per Schedule 11 of Framework.
- Provide update on procurement progress.
- Demonstrate value for money against agreed critical success factors and project values.
- Pre-qualify and validate 'new' subcontractors
- Project launch meeting

Programme

- A Programme will be presented by the Contractor and agreed with the Employer at each stages (Gateways) through the Project development. The programme shall include such information as the Project Manager/Principal Designer requires to enable the design team to develop Works Information. During pre-construction the programme will be developed to include the programme requirements compliant with the requirements of the Delivery Agreement. This will then be the programme submitted for acceptance once the Delivery Agreement is executed.

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- Issue updated Pre-Construction, Construction and Aftercare Programmes.
- Regular progress updates
- Alignment of programme to Delivery Agreement Activity Schedule.
- Identify any new or potential threats to programme success such as outstanding information, withheld sign off/decisions etc.

Planning

- Support design team in fulfilment of planning conditions.

Sustainability

- The Contractor will provide, irrespective of their design input, such information as can be reasonability required that a Contractor will have at their disposal to assist the design team to carry out a Whole Life appraisal.
- Site Waste Management Plan finalise with strategies to reduce resources use and waste.
- Feedback on environmental impact of key materials and the Construction Strategy as a whole including embodied carbon/carbon footprint/lifecycle costs.
- Employment and Skills response including sustainability approach and targets
- Compliance of agreed sustainability criteria contributions by sub-contractors.

Contractor and the Employer Agreement

To successfully conclude this stage the Employer and Contractor shall endeavour to agree a document which describes the stage. This will include:

- Agreement of Delivery Agreement including all associated documents such as Work Information, Site Information, Programme etc
-

- GATEWAY 4 -

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STAGE 5 - CONSTRUCTION – RIBA WORKSTAGE 5 & 6

Employer's Actions

- If not previously complete appoint a Project Manager and Supervisor as defined by the terms of the NEC Delivery Agreement
- The appointed NEC Project Manager ensures that the processes are being carried out in accordance with the Framework Agreement, Delivery Agreement and associated NEC contract e.g. raising and responding in timely manner to Early Warnings.
- The Employer support's the Project Manager and Supervisor's fulfilment of their Delivery Agreement duties.
- Ensure that appropriate Stakeholders and the Employer/end user are fully engaged in the process.
- Continue to monitor and report performance and design quality indicators
- Arrange for payments under the Contract.
- Confirm the arrangement for the co-ordination of the design development and the work of the design team

Scape's Actions

- Continue to advise the Employer on the operation of the Framework Agreement
- Assist the Employer and Contractor complete the stage successfully
- Report monthly on Performance Indicators.

Contractor's Actions

- Execute and manage the works under the term of the Delivery Agreement including the provision of Early Warning Notifications, attendance at Risk Reduction Workshops, timely preparation of Compensation Event assessments and quotations.
- Carry out site inspections with progress reviewed against programme and quality of construction reviewed against Works Information
- The Contractor shall remain responsible for all aspects of health and safety in the Construction phase of the works and will produce the Construction Phase Plan.
- Proactive engagement with appointed Project Manager and Others as defined by the Contract.
- Liaison and coordination with Supervisor to ensure Work Information compliance.
- Prepare project data as required by the Framework Agreement.
- If required coordinate the design development including the subcontractor design input and the work of the design team.
- If acting as design team continue to prepare the design in accordance with the Employer's brief and the agreed document produced in the Feasibility Stage.
- Where appointed, act as Principal Designer'
- Act as QS in the preparation of subcontractor tender documents liaising with the Employer's Quantity Surveyor/Project Manager on process.
- Programme the project in accordance with the Delivery Agreement, providing updated programmes at not more than monthly intervals.
- Prepare monthly reports to inform the Employer of the position regard the programme and costs against the Feasibility Stage programme and budget.
- Provide Monthly Forecast final Prices and where appropriate Contractor's Share.

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- Collect data and report monthly on Performance Indicators in accordance with Schedule 6 of the Framework Agreement.
- Complete post project KPI review/feedback
- Undertake post project review and assessment of lessons learnt
- Issue final Project Performance Report
- Agree Total of the Prices and where appropriate Forecast Contractor's Share
- Validate final Contractor's Share on Option C Delivery Agreements only.

If a design and build solution is required, Contractor's Design Management Activities will also include:

- ***If Site queries arise ensure designers deal with resolution accordingly.***
- ***Oversee coordination of as-built, O&M data with Design Team.***

Contractor and the Employer Agreement

To successfully conclude this stage the Employer and Contractor shall endeavour to agree Completion. This will include:

- Fulfilment of the Delivery Agreement Requirements with reference to the Delivery Agreement's 'Employer's' to use of the works and the ability of Others, as defined by the Delivery Agreement, to complete their works.
- Issue of Completion Certificate and Take Over certificates stating any outstanding defects and appropriate timescales and action plans for their resolution.

GATEWAY 6 -

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STAGE 6 – IN USE - RIBA WORKSTAGE 7

Employer's Actions

- Notify the Contractor of Defects, allocating defects correction periods in accordance with the Delivery Agreement.
- Coordinate access for Defects rectification, ongoing aftercare provisions in accordance with the Works Information and Contractor's softlanding proposals

Scape's Actions

- Collate project KPIs

Contractor's Actions

- Respond to any Defects Notifications
- Maintain compliance with project specific Softlanding/Aftercare procedures including completion of post occupancy evaluation surveys, seasonal testing, end-user training, system validation etc.

Contractor and the Employer Agreement

- Completion of Defects Certificate at resolution of last defect outstanding at Defects Date.

GATEWAY 7 -

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SCHEDULE 4

PROJECT REQUEST

(FOR FEASIBILITY ACTIVITIES)

Part A: Project Request Form
Part B: Pricing Project Requests

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Part A

Project Request Form

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The Project Request form shall be executed by the Employer and Contractor at the start of the Feasibility Stage (prior to Gateway 2). If the Contractor is engaged after Gateway 2 then this Project Request form should not be used - a Project Order form should be used instead.

If an Employer requests that initial work is carried out at the Feasibility Stage, the Contractor shall draft and issue to the Employer this Project Request within five (5) Business Days of that request.

The Contractor shall notify Scape of the Project Request, before it issues the Project Request to the Employer and shall provide a copy to Scape within five (5) days of issue to the Employer and a copy of the executed Project Request within five (5) days of execution by the Employer

Patterson,Liz
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Project Request Form *(for Feasibility Activities)*		
This is a Project Request as defined in the Framework Agreement made between Scape Procure Limited (1) and Willmott Dixon Construction Limited (2) dated …… (the 'Agreement'). Except where the context otherwise requires, all terms defined in the Agreement shall have the same meaning in this Project Request.		
FROM		
[Name]('Employer')	*[Address]*	
TO		
[Name] ('Contractor')	*[Address]*	
Project		*Project No/Ref:*

Patterson,Liz
09/29/2020 09:59:43

PART A

The Employer requires that the Contractor provides the following services to the Employer during the Feasibility Stage:

Services as defined by the Process Map:

1) Provide an outline estimate of the works, cost plan and construction strategy ☐
2) Provide ongoing cost checks against proposed budget ☐
3) Attend Risk and Opportunity workshops ☐
4) Report on latest market intelligence ☐
5) Provide a programme for the Project and where appropriate a statement of how the Works will affect the operation on the existing users. ☐
6) Prepare a draft scope which shall detail the cost, if applicable, in accordance with schedule 10 of the Agreement, for completing Pre-Construction Activities, which the Employer and the Contractor shall agree together ☐
7) Assist with the preparation of the initial risk register ☐
8) Provide all feasibility works required by the Framework Agreement and Stage 1 of the Process map.
9) Undertake Surveys to assist pricing, programming and construction strategy development as outlined in Process Map ☐
10) Place orders for any agreed additional chargeable surveys or investigations in accordance with schedule 10 of the Agreement. ☐
11) Present fee proposals for Pre-construction Activity costs and where applicable Design Management Fees. ☐
12) Prepare a document of agreement describing feasibility stage outputs as detailed in the Process Map. ☐
13) Any additional services offered by the contractor as part of its tender stage offering (include as appropriate) ☐
    a) …….. ☐
    b) …….. ☐
    c) …….. ☐
    d) …….. ☐

For Design and Build Solutions: ☐

- Attend meeting(s) to review design team procurement considerations ☐
- Present design team cost proposals ☐
- Appoint Design Team and commence design management activities ☐
- Any additional services offered by the contractor as part of its tender stage offering (include as appropriate) ☐
- Any additional services offered by the contractor as part of its tender stage offering (include as appropriate) ☐
    a) …….. ☐
    b) ……..
    c) ……..
    d) ……..

The above list is not meant to be exhaustive and to the extent that the Agreement provides that the Contractor provides further services or the parties agree that the Contractor should do further things, the Contractor shall be expected to do those things.

No costs shall be payable by the Employer to the Contractor in respect of any work carried out or services provided by the Contractor during the Feasibility Stage, other than the cost of any surveys or investigations requested by the Employer, details of which (including costs) are set out in an attached schedule.

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PART B
The Employer accepts that the Contractor will need certain assistance from the Employer to fulfil its obligations in Part A and the Employer shall use its reasonable endeavours to:
Bring the Employer side together and ensure that the Employer and end user are fully engaged in the process during the Feasibility Stage. Define the scope of the works, which will include a sketch scheme layout and outline specification or an outline project brief. Agree the project variables as identified within the Framework Commercial Model including: • Anticipated 'value band', • Majority 'Work Type' • Majority 'Sector Category' • Perceived 'Complexity' factor Fully explore with the Contractor the Employer's values and the key factors for a successful, identified outcome. Act as designer* [*delete if necessary] Appoint a Principal Designer. *(If required, the Employer may instruct the Contractor to prepare or place a subcontract package for additional resources to undertake Enabling Works or Design Services based on the Works Information and/or Scope contained within the overarching Delivery Agreement(s).)* If required by the Employer, instruct the Contractor to prepare or place a subcontract package for members of the design team to prepare a feasibility sketch layout and outline specification based on the brief. Determine performance and design quality indicators for the Project.
PART C
The Employer will have the following requirements (insert requirements not included in the Agreement or that require confirming); for example:- o Bonds, if required o Advanced Payment, if required o Deferred Payment, if required o Insurance cover o Security requirements o Standard preliminary clauses specific to the Employer o Identified constraints on design and construction activities

Patterson,Liz
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PART D
The Employer and the Contractor shall use all reasonable endeavours to prepare a document which sets out:
A brief for the Project including a statement of values The scope of the works including a sketch layout and an outline specification. A budget for the Project which includes the Contractor's estimate for the works A programme for the execution of the works A Project implementation plan including tendering strategies for subcontract packages, roles and responsibilities for the whole team and covering the whole project. Where the execution of an element of the works is not a settled matter, the strategy for taking the matter forward. The initial risk register. Performance measures for the Project The Agreed Scope which shall detail the agreed sum and resource requirements for the carrying out of the Pre-Construction Activities
Performance Measures Data The Employer and the Contractor shall use all reasonable endeavours to complete the document referred to in Part D by the date for Gateway as detailed below. Gateway 0/1* _____ (date) (*delete as applicable depending on the stage at which this Project Request is agreed) Gateway 2 _____ (date)
Following completion of the Feasibility Stage, the Employer may, at its sole discretion, issue an instruction** to the Contractor to proceed to the Pre-Construction Stage. *The Employer may issue a Design Delivery Agreement – Professional Services Short Contract if Pre-construction services are to be executed using an NEC contract.* ***Instructions to be include Project Order or Pre-Construction Services Delivery Agreement*

Signed for and on behalf of [Employer]	Signed for and on behalf of [Contractor]
……..	……..
Signature	Signature
……..	……..
Name	Name
……..	……..
Position	Position
……..	……..
Date	Date

Patterson, Liz
09/29/2020 09:59:43

Part B

Pricing Project Requests

Patterson,Liz
09/29/2020 09:59:43

Introduction

(a) If an Employer requests that work is carried out at the Feasibility Stage, the Contractor shall draft and issue to the Employer a Project Request in the form set out in Part A of this Schedule within five (5) Business Days of that request.

(b) The Contractor shall notify Scape of the Project Request, giving such details as Scape may from time to time require, before it issues the Project Request to the Employer and shall provide a copy to Scape within five (5) Business Days of issue to an Employer, in addition to issuing Scape a copy of the executed Project Request within five (5) Business Days of execution by an Employer.

(c) The Contractor and the Employer shall work together to agree the deliverables to be covered during the Feasibility Stage; these may include those matters as described in the Process Map and, if agreed, the Contractor and the Employer shall execute the Project Request.

(d) At completion of the Feasibility Stage to the satisfaction of the Employer (or in the circumstances set out in the Process Map), an Employer may, in its absolute discretion, request that pre-construction works and/or services are carried out by the Contractor.

1.1 Pricing of Project Requests

(a) In accordance with the Framework Agreement the Contractor shall make no charge for initial, pre-engagement or feasibility discussions or work carried out. Details of Contractor actions during these stages, are identified in the Process Map.

(b) If the Employer or Contractor require Pre-Construction or Design Management Service Activities during Stages 1 and 2 of the Process Map, which are included in later Stages of the Process Map, with the agreement of both the Employer and the Contractor, such Activities shall be charged at the rates and charges identified within the Framework Commercial Model wherever possible. In the absence of such suitable rates and charges, such Services shall be reimbursed in accordance with clause 1.1 (d) below.

(c) Any additional works and/or services requested over and above those identified in the Process Map shall be reimbursable at the rates and charges identified within the Framework Commercial Model wherever possible. In the absence of such suitable rates and charges, such Services shall be reimbursed in accordance with clause 1.1 (d) below.

(d) If the Employer requests services/activities as described in clauses 1.1 (c) and/or (d) above, and/or requests the Contractor to engage external consultants or contractors to undertake investigations or surveys or similar preparatory services at the Feasibility Stage, then these shall be reimbursable at cost with the addition:

- the Contractor's Design Management Fee for the employment of any Consultants, and, or
- the Contractor's Overheads and Profit fees for other Defined Cost items for the employment of any Contractors.

(e) Any such costs shall be agreed in advance and clearly defined on the executed Project Request.

(f) Sub-contract costs shall be subject to the provisions of Schedule 7.

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SCHEDULE 5

PROJECT ORDER

(FOR PRE-CONSTRUCTION ACTIVITIES)

Patterson,Liz
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Part A

Project Order Form

Patterson,Liz
09/29/2020 09:59:43

The Project Order form shall be executed between the Employer and Contractor once the Project has passed Gateway 2. An Agreed Scope must be appended to the Project Order which details the Scope of the Pre-Construction Activities and the payment for those services which the Contractor will receive, based on the rates contained in the Framework Commercial Model.

The Scope shall include those services defined in Framework Agreement Process Map and shall include the Contractor's:

- Pre-construction or Design Management Service Activity Fees appropriate to the pre-determined project variables as defined in the Framework Commercial Model,
- People costs for time based services, based on staff rates as detailed in the Framework Commercial Model
- Proposals for minor survey and investigation works.

If Pre-Construction Services are to be executed using an NEC contract the Employer may issue a Pre-Construction Delivery Agreement – Professional Services Contract or Professional Services Short Contract

If the Contractor is to undertake design services prior to the execution of the construction Delivery Agreement then a Delivery Agreement shall be executed using either the Professional Services Contract or the Professional Services Short Contract using a Design Delivery Agreement. . **The Project Order should not be used in respect of any element of design undertaken by the Contractor**.

If the Contractor is to undertake any construction Enabling Works, then an Enabling Works Delivery Agreement should be executed using the NEC Short Contract as the model form of contract. The Project Order should not be used in respect of any construction works undertaken by the Contractor.

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Project Order Form *(for Pre-Construction Activities)*		
This is a Project Order as defined in the Framework Agreement made between Scape Procure Limited (1) and Willmott Dixon Construction Limited (2) dated …… (the 'Agreement'). All terms defined in the Agreement shall have the same meaning in this Project Order.		
FROM		
[Name]('Employer')	*[Address]*	
TO		
[Name] ('Contractor')	*[Address]*	
Project		*Project No/Ref:*

Patterson,Liz
09/29/2020 09:59:43

PART A
The Employer requires that the Contractor provides to the Employer during the Pre-Construction Stage those matters identified in the Framework Agreement Process Map, the Contractor's tender stage proposals, the Method of Operation and additional items in accordance with the Agreed Scope which is attached as a scheduled to this Project Order.
PART B
The Employer accepts that in order to fulfil the Contractor's obligations in Part A, the Contractor will need certain assistance from the Employer. The Employer shall use its reasonable endeavours to:
Confirm the detail of the brief including the insurance requirements Confirm the Delivery Agreement to be used together with the Options and discretionary amendments as Clause 8.6 of the Agreement. Act as designer* [*delete if necessary] Appoint a Principal Designer *(If required, the Employer may instruct the Contractor to prepare or place a subcontract package for additional resources to undertake Enabling Works based on the Works Information/Scope/Delivery Agreement.)* Employ a Project Manager/Quantity Surveyor to ensure that the processes are being carried out in accordance with the Agreement Bring the Employer, design team and Contractor together and ensure that the Employer and end user are fully engaged in the process. Continue to monitor performance and design quality indicators
The Employer shall pay for such costs properly and reasonably incurred by the Contractor during the Pre-Construction Stage provided that they have been incurred in accordance with the Agreed Scope and the terms of this Project Order and set out below. The Employer shall pay such costs at completion of work stage activities identified within the Framework Commercial Model **or** when agreed by the Employer on a monthly basis, in all cases within 30 days of receipt of a valid invoice by the Contractor.
Following completion of the Pre-Construction Stage, the Employer may, at its sole discretion, decide to enter into a Delivery Agreement in respect of the design and/or construction stage of the Project.
Performance Measures Data The Employer and the Contractor shall use all reasonable endeavours to fulfil its obligations by the date for the Gateways as set out below. Gateway 2 _____ (date) Gateway 4 _____ (date)
Costs Costs payable for Preconstruction Stage in accordance with Agreed Scope *(appended to this Project Order)*: *(this should be broken down in terms of a weekly cost)*

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Signed for and on behalf of [Employer]	Signed for and on behalf of [Contractor]
…….. Signature	…….. Signature
…….. Name	…….. Name
…….. Position	…….. Position
…….. Date	…….. Date

Patterson,Liz
09/29/2020 09:59:43

Part B

Pricing Project Orders

Patterson,Liz
09/29/2020 09:59:43

Introduction

(a) An Employer may request that Pre-Construction Services are carried out by the Contractor as follows:

Activity	***Options***	
	Project Order	***Delivery Agreement***
Pre-construction activities	***Project Order*** (in the form set out in Part A of this Schedule)	***Pre-Construction Activities Short Delivery Agreement**** (NEC Professional Services Short Contract) ***or**** ***Pre-Construction Activities Delivery Agreement**** (NEC Professional Services Contract)

(b) The choice of whether to request Pre-Construction Services under a Project Order or one of the above Delivery Agreements shall be solely the Employer's. In the event of Pre-Construction Activities being instigated by the execution of one of the above Delivery Agreements, a Project Order shall not be executed.

(c) If an Employer requests that Pre-Construction Services are carried out by the Contractor, under a Project Order, the Contractor shall draft and issue to the Employer a Project Order within five (5) Business Days of agreeing the scope of the Pre-Construction Activities, the duration that the Project Order is anticipated to operate and the relevant costs for which the Employer is responsible.

The Contractor shall issue a copy to Scape within five (5) Business Days of issue to the Employer. If agreed, the Employer shall execute the Project Order, and the Contractor shall issue a copy of the executed Project Order to Scape within five (5) Business Days of its execution.

(d) If an Employer requests that Pre-Construction Services must be completed under a Delivery Agreement, either in isolation or in conjunction with the provision of Design or other Professional Services; a binding Delivery Agreement for the provision of Services by the Contractor shall be created by the execution of a Delivery Agreement by both those Parties in accordance with the Pricing Procedures for that Delivery Agreement, Schedule 8, or 9, in all cases Schedules 3, 6 & 7 shall apply.

(e) The Contractor shall provide all necessary Pre-Construction Activities as described in the Process Map in respect of the Project, as detailed in the Project Order or Delivery Agreement with all due diligence and otherwise in accordance with any applicable requirements of this Agreement.

(f) If an Employer requests Design Services and/or any Enabling Works, the Employer and the Contractor agree the scope/extent and cost of these using the Pricing Procedures for that Delivery Agreement, Schedule 8, 9 or 10, in all cases Schedules 3, 6 & 7 shall apply.

(g) If Pre-Construction Activities are commenced prior to the execution of a binding Project Order, the Contractor shall ensure that the Agreed Scope and Pricing Information within any such Project Order shall in all cases incorporate the Services provided prior to the execution of the Order. ***If no such Order is entered into the Contractor shall procure appropriate Collateral Warranties (in accordance with the appropriate templates within Schedule 5 of the framework agreement) concerning such Services are promptly provided from appropriate members of the Design Team in the Employer's favour and in all cases within 28 days of request by the Employer.***

Patterson, Lisa
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(h) The Employer shall be liable for the costs defined within each Project Order or Delivery Agreement. Such costs will be payable by the Employer regardless of whether a Construction Delivery Agreement is ultimately executed.

(i) Project Prices used as the basis of the calculation of the Contractor's Pre-construction Activities' Costs will be compiled from historical cost data subject to inflation assessments, tendered rates, subcontractor estimates, design management and designer costs (where appropriate), risk, waste and efficiency assumptions, approximate quantities, elemental units, m2 costs, etc. Whenever possible, Project Price assessments shall be compiled from tendered and market tested rates or prime principal estimates, using commercial data from the Framework Commercial Model wherever applicable.

(j) Project Prices used to determine a project's 'Value Band', Pre-Construction Fee bands etc. will be based on the sum of:

(i) the total prices payable under the Project Request and Project Order (where applicable)

(ii) the Prices or estimated Prices of any associated Delivery Agreement(s) such as Design Services or Enabling Works (as defined in the Model Delivery Agreement) *at the point of the execution* of each Delivery Agreement.

(iii) the estimated Prices (as defined in the Model Delivery Agreement) *at the point of the execution* of each Delivery Agreement.

(k)

1.1 Pricing of Project Orders

(a) Subject to this Schedule, **Project Orders** will be priced in accordance with the provisions of the Framework Agreement, and paid for by Employers in accordance with the Project Order.

(b) The cost of Pre-Construction Activities will be determined by the Contractor's Pre-Construction Fee Percentages, as detailed within the Framework Commercial Model.

Pre-Construction Fee Percentages depend on the estimate of the project prices within the proposed value bands and an assessment of the project's characteristics. Key project characteristics are catered for through the Framework Commercial Model's variables. Pre-Construction Fee variables include:

Anticipated Project Value	Lot specific Value Bands		
Majority Project Works	New Build		Refurbishment
Complexity	Simple	Standard	Complex
Majority Sector Category	Sector types identified in Framework Commercial Model		

(c) Project variables are designed to reflect the majority circumstances of a project, ***for example if 70% of project costs are associated with the new build elements of project, with the remaining 30% associated with refurbishment of an existing building within the working areas, the entire project would be subject to the new build Fee percentages .***

(d) **The Employer and the Contractor (working together in good faith) shall endeavour to agree the most applicable Fees and Rates applicable to a Project Order. In the absence of agreement, these may be determined by Scape, acting reasonably and after full consultation with the Contractor and the Employer, whose decision shall be final**

(e) Each Project Order will detail the appropriate fee percentage and fee breakdowns, based on the Fee splits proportions within the Framework Commercial Model to calculate the lump sum price for each activity at each workstage.

Patterson, Liz
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No additional expenses shall be included for services associated with the Pre-Construction Fee Percentages.

No additional charges for activities described within the Process Map may be made by the

Contractor.

(f) Employers may request additional pre-construction activities, in addition to those described in the Process Map.

Where the additional services are based on a time-based assessment, and the Employer agrees, the service cost shall be based on the resources required, i.e. rates for sub-consultant or directly employed staff (up-to a maximum of the tendered *staff rates* from the Framework Commercial Model), multiplied by the estimated staff time, to determine the price of each required activity/service. This will remain the fixed cost for each activity unless an Employer specifically requests additional works to be included.

Any additional expenses associated with time based activities shall be demonstrated open-book estimates of expenses and included within the Project Order.

Time and expense estimates will be genuine and realistic estimates at the time prepared and agreed by both Parties,

Pre-construction hourly staff rates within the Framework Commercial Model used to establish time based assessments within Project Orders may be adjusted annually in accordance with the Agreement,

Costs will be prepared and agreed by both Parties (working together in good faith) for each individual Project Order.

(g) Following the execution of the Project Order, any Pre-Construction rates, fees and percentages identified at this stage shall not change regardless of whether the actual amount payable under the Project Order together with the amount payable under associated and subsequent Delivery Agreement(s) puts the Defined Cost of the Project into a different value band within the Framework Commercial Model.

(h) The Contractor's Pre-Construction Fee stated must include those items, payments and activities set out in Table 1, of this Schedule and no other payments whatsoever may be demanded from an Employer for items set out in Part B of the Schedule 7.

Table 1

Corporate overhead costs including contribution to Group
Company overhead costs
Franchises, royalties, licenses
Taxes, Council/Business rates/tax for temporary site cabins. Excludes VAT, landfill tax, tax on waste and any other taxation on materials or disposal for the purpose of construction of the building.
Interest/financing charges/banking charges
Company accounting and auditing
Research and development costs
Tendering costs
Management costs excluding those management costs already identified within the Contractor's tendered Preliminaries Model, Design Management or Pre-construction Activities within the Framework Commercial Model.
Business risk.

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Business development costs including marketing, sales and promotion, office sales teams, corporate marketing events, advertising the Contractor via open days and events. Includes any normal site identity and visibility of location that the Contractor proposes such as hoarding tops, hoarding markings, site signage/name boards for the contractor and members of the project team and corporate identity sign board with any corporate identification. **NB site hoardings themselves are excluded.**
A site signboard or signage to promote Scape and the Framework in a size consistent with other signboards on the site (the artwork will be provided by Scape in a digital hi res format for the Contractor to print on to a suitable backing material and erect).
All site signage required for health and safety and operational purposes.
General fees paid on a regular basis
Legal fees for general legal services and advice
Advertising including agency fees, publication costs and costs associated with press journals, newspaper advertisements, radio and TV coverage, web site costs, fees associated with any recruitment and employment of management and staff.
Profit for projects carried out under this Framework
Company cars including all expenses, for staff not in the Working Areas
Recruitment costs
Laboratory work, costs associated with demonstrating the performance or acceptability of an alternative proposal, specification or product from that contained within the Works Information. Excludes any concrete test cubes, CBR tests, soil reports and ground contamination results and any desk top studies/reports, environmental testing, acoustic testing.
General telephone, mobile, telex, fax, internet, e-mail and postal charges
All BIM, document control, document sharing and project management systems/portals/platforms proposed by the Contractor. Excludes costs associated with such systems/portals/platforms that the Employer specifically requires to be used on a project that the Contractor, at the time of request, does not have access to.
Photocopying, drawing, reproduction, micro filming etc. including consumables.
General training, in-house and external training courses and seminars. Excludes any training relevant to the post occupation operation of the building, end user training on systems (BMS training etc.), preparation and costs associated with the operation and maintenance manuals and discs.
All costs associated with training and inductions for site personnel and visitors.
Licenses payable for special processes including PAS1192 compliant Common Data Environment and associated software tools. Excludes any CAFM Charges, road closure fees, permits, Statutory Authority Section agreement costs, bonds.
Development Workshops and meetings, continuous improvement workshops and meetings, costs associated with developing the framework with Scape. Includes all costs incurred in with arranging, attending, and facilitating two Launch Workshops per project as described in the Process Map with all stakeholders, to identify critical success factors for the project and proposed governance arrangements, all associated venue and catering/refreshment charges etc. Excludes any additional project specific partnering workshops and pre-start team events/workshops requested by the Employer.

Attendance at Framework Quarterly Progress Meetings (QPM)
Attendance at all other meetings required under this Agreement
Development Period obligations
Work required in the Preliminary Consideration and Feasibility Stages of individual projects
All costs associated with measuring, recording and reporting Performance Indicators required by the Framework including undertaking Satisfaction surveys. Using and updating to a web based programme and information system and delivering Performance Indicator data plus any relevant supporting data.
Personal Protective Equipment for the Contractor's staff and up to 5 visitors to site, in a range of sizes, including clothing with the Contractor's logo/branding, high visibility jackets, helmets and other such items to comply with H&S requirements (gloves/glasses etc.).
Employer's liability, public liability and professional indemnity insurance and all insurances associated with activities under this Agreement (including, but not limited to, insurance of vehicles and business premises). Excludes any special insurance requirements such as insurances relevant to existing and adjoining properties, party wall agreements, oversailing requirements.
All costs in connection with meeting the requirements and obligations of the Considerate Constructors Scheme and the requirements for Disclosure and Barring Service checks as defined in the Framework Agreement.

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SCHEDULE 6

APPOINTMENT OF A DESIGN TEAM

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09/29/2020 09:59:43

APPOINTMENT OF A DESIGN TEAM

1 Permissible Arrangements for the Appointment of the Design Team

1.1 Design services on a project may be provided as follows:

Employer provided/managed design services:

- Via the Employer's in-house design team and/or
- Via design team members employed directly by the Employer

Contractor provided/managed design services:

- The Employer may instruct the Contractor to select and appoint the design team and/or
- The Employer may request the Contractor to appoint design team member(s) selected by, or previously appointed directly by, the Employer. The Employer shall provide to the Contractor any applicable terms and conditions, scope of services etc relating to their appointment of the design team member(s), to assist the Contractor to make the requested appointment(s).

The Employer and the Contractor shall discuss how design services are to be provided. If Contractor provided/managed design services are proposed, these may be for the whole of the project or specific elements only. The final decision on who shall provide design services for the project and to what extent shall be the Employer's.

1.2 Following commencement of the project, the Employer and the Contractor may agree to change who shall provide design services. Where this involves terminating Contractor provided/managed design services, the Termination provisions within the design services Delivery Agreement shall be invoked.

2 Appointments to be Made by the Employer

2.1.1 The Employer shall make the following appointments to support the provision of design services and shall notify the Contractor in writing of the appointments made (including any changes made at a later date):

- An Employer's Representative who shall be the interface between the Employer, and the Contractor and shall coordinate the activities of the Employer's organisation, define the brief and Employer's requirements in pursuance of the delivery of the works. Where design services are provided/managed by the Employer, the Employer's Representative shall be responsible for co-ordinating and managing the activities of the Employer's design team on the project.
- A Principal Designer, to meet the Employer's obligations under the Construction (Design and Management) 2015. The Principal Designer is a designer appointed by the Employer to control the pre-construction phase on projects with more than one contractor. Where design services are provided/managed by the Contractor (to the extent that the Contractor meets the criteria of the Principal Designer under the Construction (Design and Management) Regulations 2015), the Employer shall appoint the Contractor as Principal Designer. In all other circumstances, the Employer shall appoint a Principal Designer, who meets the criteria stated in the Construction (Design and Management) 2015.

3 Contractor provided/managed design services

3.1 The requirements of Schedules 7 and 5, 8, 9, 10 or 11, as appropriate to the form of engagement, shall apply to the procurement of all design team members provided/managed by the Contractor.

Patterson Ltd 09/29/2015 09:09:53

3.2 The Contractor shall agree with the Employer the extent to which the Employer wishes to participate in the selection of any or all of the design team members, including but not limited to, agreement of the organisations to be invited to submit quotations for the project and participation in any interview or similar aspect of the selection process.

3.2 All design team members provided/managed by the Contractor (including design team members previously appointed by or selected by the Employer) shall be regarded as subcontractors/subconsultants under the terms of the applicable Delivery Agreement.

3.3 The Contractor may refuse an instruction to appoint a design team member selected by the Employer only when the Contractor can demonstrate that such an appointment would adversely affect the effective delivery of the project.

4 Design Reviews

4.1 In addition to project design team meetings called by the Employer's Representative, the NEC Project Manager, Principal Designer, or Contractor, design reviews will be undertaken by the Employer's Representative and the Contractor (irrespective of whether the Contractor is providing/managing design services on the project) and the Employer's Representative, together any design team members and stakeholders from the Employer's organisation etc as the Employer's Representative and the Contractor propose, at each of the following stages:

- Commencement of the Feasibility Stage (Gateway 1)
- Completion of the Feasibility Stage (Gateway 2)
- Design freeze (Gateway 3)
- Completion of the Pre Construction Activity Stage/execution of the Delivery Agreement (Gateway 4)

4.2 At the design reviews the Employer Representative (in respect to Employer provided/managed design services) and/or the Contractor (in respect to Contractor provided/managed design services) shall coordinate the work of the design team to provide:

- Site layout and hard landscaping
- Planning, building control and similar approvals
- 3D massing concept,
- Design philosophy/structure,
- Construction detailing,
- Finishes
- Environment/sustainability,
- Electrical/mechanical design,
- Accessibility,
- Risk management and design hazard management risks.

5 Insurances, Copyright and Warranties

Patterson, Alex
09/29/2020 08:59:43

5.1 Design team members appointed by the Contractormust carry the appropriate insurances listed in the Contract Data and the Framework Agreement. Proof of such insurances will be required and shall be provided on request to the Employer.

5.2 Warranties shall be provided by design team members appointed by the Contractor as specified in the Works Information in the form set out in Schedule 14.

SCHEDULE 7

DELIVERY AGREEMENT PROCEDURES

Part A: Delivery Agreement Procedures

Part B: Contractor's Fee, Working Areas Overheads and People Overheads

Part C: Supply-chain procurement and cost management

Patterson,Liz
09/29/2020 09:59:43

Part A

Delivery Agreement Procedures

Patterson,Liz
09/29/2020 09:59:43

1.1 Introduction

(a) If an Employer requests that any of the following Works and/or Services are to be carried out, the Contractor shall draft and issue to the Employer a Delivery Agreement in accordance with this Schedule within five (5) Business Days of that request. The Employer may use either of the following Delivery Agreement options to deliver the Works and/or Services:

Activity	***Delivery Agreement options***	
	Pre-Construction phase	***Construction Contract or Design and Build Contract***
Feasibility and initial engagement	***Project Request***	***Project Request***
Pre-construction activities	***Project Order*** ***or**** ***Pre-Construction Activities Short Delivery Agreement**** (NEC Professional Services Short Contract) ***or**** ***Pre-Construction Activities Delivery Agreement**** (NEC Professional Services Contract)	
Design (Optional)**	***Pre-Construction Activities Short Delivery Agreement**** (NEC Professional Services Short Contract) ***or**** ***Pre-Construction Activities Delivery Agreement**** (NEC Professional Services Contract)	***Design requirements stated within Construction Delivery Agreement's Works Information***
Enabling works (Optional)	**Enabling Works Delivery Agreement** (NEC Short Contract)	
Construction works	***Construction Delivery Agreement*** *(NEC ECC Option A)* *or** *(NEC ECC Option C)*	***Construction Delivery Agreement (with Design requirements stated within Works Information if required)*** *(NEC ECC Option A)* *or** *(NEC ECC Option C)*

*the choice shall be solely the Employer's.

Where the Contractor is providing Pre-Construction and Design Services, the Employer may request these are undertaken using a Pre-Construction Activities Delivery Agreement (as opposed to executing a separate Project Order and Delivery Agreement or two separate Delivery Agreements); either by including both the design services and the Pre-Construction Activities required within the Delivery Agreement's Scope or adding the design services a Compensation Event.

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(b) The Contractor and Employer (working together in good faith) shall work together to agree the scope of any works and services including Pre-construction services, Design Services, Enabling Works or Construction Works.

(c) The Contractor shall notify Scape of each Delivery Agreement request, giving such details as Scape may from time to time require, before it issues the Delivery Agreement to the Employer.

(d) The Contractor shall issue a copy of each Delivery Agreement to Scape within five (5) Business Days of issue to the Employer, in addition to issuing Scape with a copy of the executed Delivery Agreement(s) to Scape within five (5) Business Days of execution by the Employer.

(e) The Contractor shall ensure that each Delivery Agreement shall be in the relevant form (as determined in accordance with this Schedule) as set out in Schedule 8, 9, 10 or 11 and:

(i) includes the Contract Data;

(ii) sets out which of the permitted Optional Clauses the Employer and the Contractor agree should be included in the Delivery Agreement;

(iii) sets out the price payable under a Delivery Agreement

(iv) does not purport to exclude or vary any of the terms and conditions of the relevant Model Delivery Agreement contrary to this Agreement without the agreement of Scape.

(f) Project Prices used to determine a project's 'Value Band', Pre-Construction Fee bands etc will be based on the sum of:

(i) the total prices payable under the Project Request and Project Order (where applicable)

(ii) the Prices or estimated Prices of any associated Delivery Agreement(s) such as Design Services or Enabling Works (as defined in the Model Delivery Agreement) *at the point of the execution* of each Delivery Agreement.

(iii) the estimated Prices (as defined in the Model Delivery Agreement) *at the point of the execution* of each Delivery Agreement.

1.2 Form of Model Delivery Agreement

(a) Unless otherwise directed by Scape, other than the Optional Clauses and the amendments set out in Schedules 8, 9, 10 & 11 relvant to the form of Contract, no other variation to the terms of the Model Delivery Agreements shall be made without the agreement of Scape and all Delivery Agreements shall be in the form of the appropriate Model Delivery Agreements in Schedules 8, 9, 10 & 11.

(b) The Employer shall advise the Contractor of the Options and amendments that are at the Employer's discretion, including those in Schedules 8, 9, 10 & 11, on issue of the Project Order, or within a reasonable period of a formal request by the Contractor.

1.3 Pricing Delivery Agreements

(a) Prior to agreement of the Tendered Total of the Prices, the Employer and Contractor shall (working in good faith) agree the project's 'characteristics' from the range of variables within the Framework Commercial Model. These will determine which cost elements are used from the Framework Commercial Model. Variables include:

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Construction Delivery Agreements - NEC Engineering and Construction Contract and Short Contract

Anticipated Project	Value Bands per Lot

Value			
Majority Project Work Type	New Build		Refurbishment
Complexity	Simple	Standard	Complex
Majority Sector Category	Sector types identified in Framework Commercial Model		
Delivery Contract – Construction & Design and Build	NEC ECC Option A	NEC ECC Option C	NEC Short Contract
Regional Adjustment Factor	Based on project location		
Preliminaries	New Build Typical Project Value Bands		Refurbishment Typical Project Value Bands

Pre-Construction Activities Delivery Agreements - NEC Professional Services Contract & NEC Professional Services Short Contract

Delivery Contract – Pre-Construction Activities	NEC Professional Services Contract Options A or C	NEC Professional Services Short Contract
Design Management Fee	Typical Project Value Bands, Sector Categories, Complexity, Majority Project work type	
Preconstruction Activities (at Employer's discretion)	Typical Project Value Bands Sector Categories Complexity	Typical Project Value Bands Sector Categories Complexity

(b) The Contractor shall ensure that Projects are priced in accordance with the provisions of the Agreement and this Schedule. Commercial Data from the Framework Commercial Model shall be used wherever possible. When assessing the cost of any circumstances not included in the Model, the Model shall act as a benchmark.

(c) The open-book pricing procedures detailed within this Schedule are designed to transparently establish Tendered Totals of the Prices for each Delivery Agreement/Contract Type. Once the contract commences Price adjustments shall be completed in accordance with the terms of the Delivery Agreement.

(d) When calculating the Tendered Total of the Prices for a Delivery Agreement, the Contractor shall apply the relevant Contract Options for each Delivery Agreement, as chosen by the Employer in accordance with this Schedule. In addition, the Employer may include additional works, supplies or services which it is not required to advertise and the Contractor shall submit its proposals for these in accordance with the Employer's requirements.

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(e) In the event that the **Construction Delivery Agreement**, based on the NEC Engineering and Construction Contract (ECC) Option A or C is to be entered into, then:

- The Tendered Total shall be calculated and agreed by the Parties (working together in good faith) and will be the total of the Activity Schedule Prices,

- Activity Schedule Prices will include tendered rates, subcontractor estimates/quotations, risk, waste and efficiency assumptions, approximate quantities, elemental units, m2 costs, and other estimates of likely cost including Framework Commercial Model pre-tendered data where appropriate i.e. People Costs including hourly rates for design outside the Working Areas, Preliminaries (people, plant & materials and equipment), Published lists of Equipment subject to tendered adjustments.

- Estimated sub-contract and direct costs will be subject to the addition of the appropriate NEC fees and mark-ups as included within the Framework Commercial Model as agreed at the time of tender. These will include People Rates, People Overheads Percentage, Contractor's Fee Percentages for direct and sub-contract costs etc. *Where the Contractor is to undertake Design Services within a design and build contract the Contractor **may not** include the Design Management Fee as a mark-up against estimated sub-consultant costs.*

- Sub-contract costs shall be subject to the provisions of Schedule 7.

- Any such project specific People costs, in addition to those included in the Framework Commercial Model, shall only be permitted either where requested by the Employer and/or where the Employer agrees that they are required in response to specific requirements of the design and/or the Works or Site Information.

  As soon as requirements for such additional People are envisaged, the Contractor shall promptly present his proposals to the Employer for agreement; no such request for additional People shall be permitted on any project beyond Gateway 3 within the Process Map.

  Unless specifically agreed with the Employer, rates for sub-contract or directly employed People including 'hourly rates for design outside the Working Areas' that have been used to populate the Contract Data or establish the Tendered Total of Prices may not exceed the appropriate tendered People rates from the Framework Commercial Model, subject to any Regional Adjustment Factor required by the project's location.

- *Framework Commercial Model Equipment, Plant & Material and People costs including 'hourly rates for design outside the Working Areas' may be adjusted annually in accordance with the Agreement. Revised rates will only apply to Delivery Agreements entered into after the agreement of revised rates.*

- Whenever possible Defined Costs shall be compiled from tendered and market tested rates or prime principal estimates, Framework Commercial Data will carry precedence unless agreed otherwise by the Employer,

- Defined Cost estimates will be genuine and realistic assessments of cost at the time prepared and agreed by both Parties,

- Once agreed, the amount will be the Tendered Total for insertion in the Delivery Agreement's Contract Data Part 2.

(g) In the event that the **Enabling Works Delivery Agreement**, based on the NEC Short Contract, is to be entered into then:

- the Tendered Total shall be calculated and agreed by the Parties (working together in good faith) and will be the total of the prices from the Price List.

- Price List prices will include tendered rates, subcontractor estimates/quotations, risk, waste and efficiency assumptions, approximate quantities, elemental units, m2 costs, and other estimates of likely cost including Framework Commercial Model pre-tendered data e.g. People Costs and Equipment Costs, subject to tendered adjustments.

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- Sub-contract costs shall be subject to the provisions of Schedule 7.

- Price List items will be defined as either:

  - items which the Contractor will be paid for as lump sums, which will not be adjusted if the quantity in the item changes, and/or

- items of work for which a rate is given which will be multiplied by the quantity completed.

- Estimated Costs for People and other Defined Costs will be subject to the addition of those NEC Short Contract fees and mark-ups as included within the Framework Commercial Model as agreed at the time of tender wherever possible. These will include the Overhead and Profit Percentages for People and other costs, etc. *Where the Contractor is to undertake Design services within an enabling contract the Contractor **may not** include the Design Management Fee as a mark-up against estimated sub-consultant costs.*

- Unless specifically agreed with the Employer, rates for sub-contract or directly employed People including 'hourly rates for design outside the Working Areas' that have been used to populate the Contract Data or establish the Tendered Total of Prices may not exceed the appropriate tendered People rates from the Framework Commercial Model, subject to any Regional Adjustment Factor required by the project's location.

- *Framework Commercial Model's Equipment and Plant & Material and People costs including 'hourly rates for design outside the Working Areas' may be adjusted annually in accordance with the Agreement. Revised rates will only apply to Delivery Agreements entered into after the agreement of revised rates.*

- Whenever possible Defined Costs shall be compiled from tendered and market tested rates or prime principal estimates, Framework Commercial Data will carry precedence unless agreed otherwise by the Employer.

- Cost estimates will be genuine and realistic assessments of cost at the time prepared and agreed by both Parties.

- Once agreed the amount will be the Tendered Total for insertion in the Delivery Agreement's Contract Data.

(h) In the event that the **Pre-Construction Activities Delivery Agreement**, based on the NEC Professional Services Contract (PSC), is to be entered into for design or other professional services, then:

- The Tendered Total shall be calculated and agreed by the Parties (working together in good faith) and will be the total of all the Prices in the Activity Schedule,

- Activity Schedule Prices for design or professional services will be calculated by the Contractor, based on the demonstration of sub-consultant/sub-contractor design costs, subject to uplift using the Design Management fees in the Framework Commercial Model; These will be used with the Fee splits identified at the time of tender to calculate the lump sum prices for each activity.

- Design Management and Pre-Construction Fees are selected based on the anticipated Project Prices.

- Sub-contract costs shall be subject to the provisions of Schedule 7.

- Activity Schedule items for Pre-Construction Activities will be calculated by the Contractor using the Pre-Construction percentage fees within the Framework Commercial Model. The cost of Pre-Construction Activities shall be calculated based on the estimate of Project Prices and agreed by the Parties (working together in good faith). The appropriate fee percentage and fee breakdowns, based on the Fee splits proportions identified at the time of tender within the Framework Commercial Model will be used to calculate the price for each activity at each workstage.

  No additional expenses shall be included for services associated with the Pre-Construction Service or Design Management Fee Percentages.

  No additional charges for activities described within the Process Map may be made by the Contractor.

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- Employers may request additional Pre-Construction Activities, in addition to those described in the Process Map.

  Where the additional services are to be based on a time estimate, and the Employer agrees, the activity

schedule price shall be based on the time estimate for each resource required, i.e. rates for sub-consultant or directly employed staff multiplied by the estimated staff time, to determine the price of each required activity/service.

Any additional expenses associated with these time-based activities shall be demonstrated open-book estimates of expenses and included accordingly.

- Unless specifically agreed with the Employer, rates for sub-contract or directly employed People including 'hourly rates for design outside the Working Areas' that have been used to populate the Contract Data or establish the Tendered Total of Prices may not exceed the appropriate tendered People rates from the Framework Commercial Model, subject to any Regional Adjustment Factor required by the project's location.

- Framework Commercial Model People costs (*staff rates* for use with the PSC) may be adjusted annually in accordance with the Agreement, Revised rates will only apply to Delivery Agreements entered into after the agreement of revised rates.

- Time and expense estimates will be genuine and realistic estimates at the time prepared and agreed by both Parties,

- The Activity Schedule will be built up from tendered and market tested rates or prime principal estimates for sub-contract design costs and/or staff costs for each activity, Framework Commercial Data will carry precedence unless agreed otherwise by the Employer,

- Design Management Fees will be due on any Pre-Construction Delivery Agreement entered into for design services.

  For the avoidance of doubt this fee will only apply to sub-consultant costs, and will include all design management costs required for the management and control of sub-consultant design and professional services. No Design Management Fee will be due on any Pre-construction activities included within the Delivery Agreement.

- Pre-construction Service Fees will be due on any Delivery Agreement entered into for Pre-construction services.

  For the avoidance of doubt this fee will apply as a series of lump sum activities, payable at the completion of workstages as identified within the Framework Commercial Model. This Fee will include all pre-construction service costs required by the Process Map.

- Once agreed the amount will be the Tendered Total for insertion in the Delivery Agreement's Contract Data Part 2.

- Having entered into a Pre-Construction Delivery Agreement any adjustments to the Tendered Total will be in accordance with the Delivery Agreement, and not subject to uplift by either Design Management or Pre-Construction Service Fees.

(i) In the event that **Pre-Construction Activities Short Delivery Agreement**, based on the NEC Professional Services Short Contract (PSSC), is to be entered into for design or other professional services, then:

- the Tendered Total for design and/or pre-construction activities shall be calculated and agreed by the Parties (working together in good faith) and will be the total of all the activities in the Price List,

- Price List items for design services will be calculated by the Contractor based on the demonstration of sub-consultant costs, subject to uplift using the Design Management fees in the Framework Commercial Model; These will be subject to the Fee breakdowns identified in the Framework Commercial Model (Fee Splits) at the time of tender; this will provide the lump sum price for activities at each workstage,

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- Price List items for Pre-Construction Activities will be calculated by the Contractor using the percentages fees within the Framework Commercial Model. The cost of Pre-Construction Activities shall be calculated based on the estimate of Project Prices and agreed by the Parties (working together in good faith).These will be subject to the Fee breakdowns identified in the Framework Commercial Model (Fee

Splits) at the time of tender; this will provide the lump sum price for activities at each workstage,

Employers may request additional Pre-Construction Activities, in addition to those described in the Process Map. Where the additional services are time based, and the Employer agrees, Price List items shall be based on the resources required, i.e. rates for sub-consultant or directly employed staff, up-to a maximum of the appropriate tendered *staff rates* from the Framework Commercial Model, multiplied by the estimated staff time, applied to the activity schedule to determine the price of each required activity/service.

Unless specifically agreed with the Employer, rates for sub-contract or directly employed People including 'hourly rates for design outside the Working Areas' that have been used to populate the Contract Data or establish the Tendered Total of Prices may not exceed the appropriate tendered People rates from the Framework Commercial Model, subject to any Regional Adjustment Factor required by the project's location.

Price List Expenses associated with time based activities shall be demonstrated open-book estimates of expenses.

- Design Management and Pre-Construction Fees are selected based on the anticipated Project Prices.
- Framework Commercial Model People costs (staff rates for use with the PSSC) may be adjusted annually in accordance with the Agreement, Revised rates will only apply to Delivery Agreements entered into after the agreement of revised rates.
- Time and expense estimates will be genuine and realistic assessments at the time prepared and agreed by both Parties.
- Sub-consultant costs shall be subject to the provisions of Schedule 7.
- Once agreed the amount will be the Tendered Total for insertion in the Contract Data.
- *For the avoidance of doubt, Contractor's Fee Percentages will **NOT** be due on any Pre-Construction Activities Short Delivery Agreement entered into for Design Management or Pre-construction services.*
- Design Management Fees will be due on any Pre-Construction Delivery Agreement entered into for design services.

  For the avoidance of doubt this fee will only apply to sub-consultant costs, and will include all design management costs required for the management and control of sub-consultant design and professional services. No Design Management Fee will be due on any Pre-construction activities included within the Delivery Agreement.
- Pre-construction Service Fees will be due on any Delivery Agreement entered into for Pre-construction services.

  For the avoidance of doubt this fee will apply as a series of lump sum activities, payable at the completion of workstages as identified within the Framework Commercial Model. This Fee will include all pre-construction service costs required by the Process Map.
- Having entered into a Pre-Construction Delivery Agreement any adjustments to the Tendered Total will be in accordance with the Delivery Agreement, and not subject to uplift by either Design Management or Pre-Construction Service Fees.

(j) The Contractor shall submit the Tendered Total for each individual Delivery Agreement, within 28 days of being requested to do so and:

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- the Tendered Total for Construction and Enabling Works Delivery Agreements MUST be agreed before any Start on Site,
- the Tendered Total for Pre-Construction Delivery Agreements MUST be agreed before any design work or pre-construction activity commences.

The Contractor shall only be asked to submit the Tendered Total when there is sufficient information to allow him to do so.

(k) Tendered Totals will be determined collaboratively by the Contractor and Employer, using the Framework Commercial Model and transparent demonstration of calculations and assumptions, based on the substantially completed proposals.

(l) In the circumstances that an acceptable Tendered Total cannot be agreed between the Employer and the Contractor, the project will be aborted and the Employer will pay the sums properly due in accordance with the Project Order and/or Delivery Agreements issued under this Agreement as applicable.

(m) Each Employer will have their own individual requirements and financial regulations/standing orders which shall be reflected in the Tendered Total of Prices.

(n) The resulting Commercial Data applied shall not change regardless of whether the actual amount payable under the Project Order or Delivery Agreement puts the Defined Cost of the Project into a different value band, without the written agreement of the Employer.

(o) The Framework Commercial Model shall be used to populate each Delivery Agreement's Contract Data Part 2 wherever applicable.

(p) Projects shall be paid for by Employers in accordance with the provisions of the Delivery Agreement and this Agreement.

(q) The Tendered Total shall only be adjusted as a result of Compensation Events and the Contractor shall work with each Delivery Agreement's Project Manager, the Employer and/or the Employer's Representative to manage all costs within the Tendered Total.

(r) If works or services are commenced prior to the execution of a binding Delivery Agreement, the Contractor shall ensure that the Agreed Scope, Scope of Services and/or Works Information and Pricing Information within any such Delivery Agreement shall in all cases incorporate the Works and/or Services provided prior to the execution of the Delivery Agreement. ***If no such Delivery Agreement is entered into, the Contractor shall procure appropriate Collateral Warranties (in accordance with the appropriate templates within Schedule 14 of the framework agreement) concerning such Works and/or Services are promptly provided from appropriate members of the Design Team in the Employer's favour and in all cases within 28 days of request by the Employer.***

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2.0 Framework Commercial Model

Introduction

(a) The following section explains the Framework Commercial Model and its application within the pricing of individual Project Orders and Delivery Agreements.

(b) The Framework Commercial Model includes a series of cost components and fees that are designed to reflect the wide range of project circumstances and characteristics, anticipated at the time of Tender. Validation of each project against these will allow parties to determine which cost elements are used from the Framework Commercial Model.

(c) Project variables are designed to reflect the majority circumstances of a project, for example if 70% of project costs are associated with the new build elements of project, with the remaining 30% associated with refurbishment of an existing building within the working areas, the entire project would be subject to the new build Fee percentages.

(d) Commercial cost components within Commercial Model include:

Commercial Data	**Application/usage**				
	Project Request	*Project Order*	*NEC PSC or PSSC*	*NEC Short*	*NEC ECC*
Project Type Descriptions	X	X	X		X
Pre-construction fee models for new build projects		X	X		
Pre-construction fee models for refurbishment		X	X		
Pre-construction fee distributions against RIBA workstages		X	X		
Pre-construction staff rates		X	X		X
Design Management fees for 'new' design and build projects	X		X	X*	
Design Management fees for design and build refurbishment projects	X		X	X*	
Design Management fee distribution against RIBA workstages			X	X*	
Design Management *staff rates*			X	X*	X
Design management People costs/hourly rates outside of the Working Area				X* People costs only	X
Design Overhead for ECC projects					X
Regional staff rate adjustment factors		X	X	X	X
Base preliminary models for new build projects					X
Base preliminary models for refurbishment projects					X
People and Working Area Overhead % for Schedules of Cost Components					X
% adjustment to published list of Equipment for Schedules of Cost Components					X
Manufacture and fabrication overhead % for Schedules of Cost Components					X
ECC Fees for projects/contractor costs	X				X
NEC Short Contract Overheads & Profit				X	

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X* only if Delivery Agreement is used for Design Management Activities

(e) Commercial data such as People rates, Equipment and overheads for design and manufacture & fabrication are fixed irrespective of the project characteristics such as value.

(f) **The Employer and the Contractor shall endeavour to agree the most applicable Fees and Rates on a Project Order or Delivery Agreement working in good faith. In the absence of agreement, these may be determined by Scape, acting reasonably and after full consultation with the Contractor and the Employer, whose decision shall be final.**

(g) All percentages are fixed for the duration of the framework agreement and represent the **maximum** percentages chargeable within a Delivery Agreement.

(h) Items included in the Framework Commercial Model's Indexation Table may be subject to annual changes based on the Indexes identified within the Model. Annual adjustments will be in accordance with the Agreement. *Revised rates will only apply to Delivery Agreements entered into after the agreement of revised rates.*

2.1 Pre-construction and Design Management Fees

(a) When calculating the Contractor's Pre-construction or Design Management fee percentages, for the purposes of **either form of Pre-Construction Delivery Agreement,** the Contractor shall, subject to paragraph (b) below, only use those percentages set out in the Framework Commercial Model. The percentages stated in this Model are those percentages submitted by the Contractor in its Tender for use in establishing Prices within an Activity Schedule or Price List and inclusion within a Delivery Agreement's Contract Data, these include:

Contract Type	**Pre-Construction Delivery Agreements**	
NEC PSC/PSSC	Design Services: Design Management Fees applied to total of sub-consultant's estimated costs	Pre Construction Activities: Pre-Construction Fees applied to estimated Project Prices

(b) To determine the Contractor's Pre-construction or Design Management Fee Percentages for inclusion within a Project Order or the Delivery Agreement's Tendered Total of the Prices, the Employer and Contractor shall use the agreed value band, majority sector categories, majority work type and complexity factors to determine the relevant percentages from the Framework Commercial Model. *For the avoidance of doubt, majority means the type and category or work that contributes the majority of cost to the overall project prices.*

Design Management Fees are only applicable to sub-consultant costs and not the project value. The project value is solely used to determine the appropriate Design Management Fee level to be used.

Following the execution of a Project Order or Delivery Agreement, the resulting Fee Percentages (i.e. x%) shall not change regardless of whether the actual amount payable under the Project Order or Delivery Agreement puts the Project into a different value band, without the written agreement of the Employer.

2.2 Contractor's Fees & Overhead and Profit percentages

(a) When calculating the Contractor's NEC ECC Fee or NEC Short Overhead and Profit percentages for the purposes of a **Construction or Enabling Works Delivery Agreement**, the Contractor shall, subject to paragraph (b) below, only use those percentages set out in the Framework Commercial Model. The percentages stated in this Model are those percentages submitted by the Contractor in its Tender for use in establishing Prices within an Activity Schedule or Price List and inclusion within a Delivery Agreement's Contract Data, these include:

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Contract Type	**Construction and Enabling Works Delivery Agreement**	
	Direct Costs	Sub-contracted Costs
NEC Short	The percentage for overheads and	The percentage for overheads and profit

	profit added to the Defined Cost for People.	added to other Defined Costs.
NEC ECC	Direct Fee Percentage	Sub-contract Fee Percentage

(b) To determine the Contractor's Fee Percentages for inclusion within the Delivery Agreement's Contract Data, the Employer and Contractor shall use the agreed value band, sector categories, majority work type and complexity factors set out in the Framework Commercial Model to determine the relevant percentages from the Framework Commercial Model. *For the avoidance of doubt, majority means the type and/or category of work that contributes the majority of cost to the overall project prices.*

Following the execution of the Delivery Agreement, the resulting Fee Percentages (i.e. x%) shall not change regardless of whether the actual amount payable under the Delivery Agreement puts the Defined Cost of the Project into a different value band, without the written agreement of the Employer.

(c) When calculating the Contractor's Tendered Total of the Prices for inclusion within a Delivery Agreement Activity Schedule or Price List the Contractor shall demonstrate their use of the agreed Fee percentages to uplift any nett costs assessments. For example:

- on Construction Delivery Agreements (NEC ECC) estimated sub-contract costs to be uplifted by the Sub-Contract Fee Percentage, while other costs to include or be uplifted by the Direct Fee Percentage.
- on Enabling Works Delivery Agreements (NEC Short Contract), People costs subject to the People Overhead & Profit percentage and all other costs subject to the Overhead & Profit percentage for other Defined costs.

2.3 People and Working Area Overheads

(a) The Employer and Contractor shall use the agreed value band, majority sector categories, majority work type and complexity factors identified previously, to determine the relevant Overhead percentage(s) from the Framework Commercial Model – i.e. Working Area Overheads or People Overheads.

For the avoidance of doubt, majority means the type and/or category of work that contributes the majority of cost to the overall project prices.

(b) Following the execution of the Delivery Agreement, the agreed Contractor's People Overheads and Working Area Overhead Percentages shall not change, without the prior written agreement of the Employer, regardless of whether the actual amount payable under the Delivery Agreement puts the Defined Cost of the Project into a different value band.

2.4 'Preliminaries' People and Equipment and Plant & Material Costs

(a) To determine the initial preliminary inclusions for People, Equipment, and Plant & Materials for inclusion within the Delivery Agreement's Tendered Total of the Prices, the Employer and Contractor shall use the agreed value band, sector categories, majority work type and complexity factor identified previously to determine the most relevant preliminary model from the Framework Commercial Model.

For the avoidance of doubt, majority means the type and/or category of work that contributes the majority of cost to the overall project prices.

(b) The Framework Commercial Model's Preliminaries People Rates/Costs must utilise the Staff and People Rates included within the Framework Commercial Model's Construction Hours. These rates must include Working Area Overheads or People Overheads as defined by this Schedule and the Delivery Agreement. No subsequent uplift for such Overheads will be allowed against the People costs included within the Delivery Agreement's Activity Schedule.

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(c) The tendered Preliminaries inclusions for people i.e. management, supervisory, commercial and non-productive labour, Equipment and any Plant & Material costs should be included within the Activity Schedule along with any further project specific requirements identified within the Delivery Agreement's Works Information and not already included in sub-contract packages.

(d) People Rates included within the Delivery Agreement's Contract Data Part 2, *i.e. People within the Working Area or the hourly rates for Defined Cost of design outside the Working Areas*, are those costs identified within the Framework Commercial Model.

(e) Equipment Rates included within the Delivery Agreement's Contract Data Part 2 *i.e. rates for Equipment 'other' and 'special' (NEC ECC Option C only), the published of equipment and its percentage adjustment*, are those items of equipment not included within the published list identified within the Framework Commercial Model and the percentage adjustment to the published list identified with the Framework Commercial Model.

(f) Other items of 'Preliminary' Plant & Material inclusion are compiled from tendered and market tested rates or, with the agreement of the Employer, prime principal estimates.

(g) The Framework Commercial Model's People Costs, equipment, Plant & Material and' hourly rates for Defined Costs of design outside the Working Area' may be subject to annual adjustments in accordance with the Agreement. Details of which items may be adjusted and their associated adjustment index are included within the Framework Commercial Model's Indexation Table. Revised rates will only apply to Delivery Agreements entered into after the agreement of revised rates.

2.5 Fees, 'Preliminaries', Working Areas and People Overhead Inclusions

(a) The Contractor's Fee Percentage, Overheads and Preliminaries shall cover those items, payments and activities set out in Tables 1(a) and 1(b)) and the Working Areas Overhead Percentage (Table 2) or People Overheads (Table 3) of this Schedule. No other payments whatsoever may be demanded from an Employer for items set out in these tables.

2.6 Other ECC based Delivery Agreement Contract Data inclusions

(a) Additional Framework Commercial data such as People rates, Priced Equipment List and overheads for design and manufacture & fabrication will be used where appropriate to populate the Delivery Agreement's Contract Data and used to establish the Tendered Total of the Prices unless the Employer agrees otherwise.

2.7 Staff rates

(a) '*Staff rates*' used to establish time based staff costs and populate Pre-Construction Activities Delivery Agreements are included within the Framework Commercial Model's Design Management and Pre-Construction Activities Sections.

(b) 'Staff rates' for inclusion with Construction Delivery Agreements, either through time-based cost assessments of works or services, or Preliminaries People inclusions are stated within the Pre-construction Hours, and Construction Hours tables. 'Base rate' costs **must** include all Working Area or People Overhead assessments.

(c) Staff rates will be subject to regional variation based on the location of the project.

(d) *Staff rates within the Framework Commercial Model may be subject to annual uplifts in accordance with the Agreement. Revised rates will only apply to Delivery Agreements entered into after the agreement of revised rates.*

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2.8 Regional Variations

(a) The Contractor's Regional Adjustment Percentages set out in the Framework Commercial Model provide Lot and Region specific adjustments to the Contractors *staff rates* and People costs used to establish Tendered Totals of Prices.

(b) The Regional adjustments are based on the Nomenclature of Territorial Units for Statistics - http://simap.europa.eu/codes-and-nomenclatures/codes-nuts/index_en.htm - to the sub-region stated in the Framework Commercial Model.

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Part B

Contractor's Fee, Working Areas Overheads and People Overheads

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Contractor's Fee, Working Areas Overheads and People Overheads

Table 1:

The Fee Percentages and Overhead and Profit Percentages within the Framework Commercial Model shall include the items listed in Tables 1, 2 and 3. These tables are not exhaustive.

The Contractor's Fee Percentages and Overhead and Profit Percentages shall therefore include any other Contractor's cost components which are not classified as Defined Cost and therefore not listed in the Schedule of Cost Components or Shorter Schedule of Cost Components.

Corporate overhead costs including contribution to Group
Company overhead costs
Franchises, royalties, licenses
Taxes, Council/Business rates/tax for temporary site cabins. Excludes VAT, landfill tax, tax on waste and any other taxation on materials or disposal for the purpose of construction of the building.
Interest/financing charges/banking charges
Company accounting and auditing
Research and development costs
Tendering costs
Management costs excluding those management costs already identified within the Contractor's tendered Preliminaries Model, Design Management or Pre-construction Activities within the Framework Commercial Model.
Business risk
Business development costs including marketing, sales and promotion, office sales teams, corporate marketing events, advertising the Contractor via open days and events. Includes any normal site identity and visibility of location that the Contractor proposes such as hoarding tops, hoarding markings, site signage/name boards for the contractor and members of the project team and corporate identity sign board with any corporate identification. **NB site hoardings themselves are excluded.**
A site signboard or signage to promote Scape and the Framework in a size consistent with other signboards on the site (the artwork will be provided by Scape in a digital hi res format for the Contractor to print on to a suitable backing material and erect).
All site signage required for health and safety and operational purposes.
General fees paid on a regular basis
Legal fees for general legal services and advice
Advertising including agency fees, publication costs and costs associated with press journals, newspaper advertisements, radio and TV coverage, web site costs, fees associated with any recruitment and employment of management and staff.
Profit for projects carried out under this Framework
Company cars including all expenses, for staff not in the Working Areas
Recruitment costs

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Laboratory work, costs associated with demonstrating the performance or acceptability of an alternative proposal, specification or product from that contained within the Works Information. Excludes any concrete test cubes, CBR tests, soil reports and ground contamination results and any desk top studies/reports, environmental testing, acoustic testing.
General telephone, mobile, telex, fax, internet, e-mail and postal charges
All BIM, document control, document sharing and project management systems/portals/platforms proposed by the Contractor. Excludes costs associated with such systems/portals/platforms that the Employer specifically requires to be used on a project that the Contractor, at the time of request, does not have access to.
Photocopying, drawing, reproduction, micro filming etc. including consumables.
General training, in-house and external training courses and seminars. Excludes any training relevant to the post occupation operation of the building, end user training on systems (BMS training etc.), preparation and costs associated with the operation and maintenance manuals and discs.
All costs associated with training and inductions for site personnel and visitors.
Licenses payable for special processes including PAS1192 compliant Common Data Environment and associated software tools. Excludes any CAFM Charges, road closure fees, permits, Statutory Authority Section agreement costs, bonds.
Development Workshops and meetings, continuous improvement workshops and meetings, costs associated with developing the framework with Scape. Includes all costs incurred in with arranging, attending, and facilitating two Launch Workshops per project as described in the Process Map with all stakeholders, to identify critical success factors for the project and proposed governance arrangements, all associated venue and catering/refreshment charges etc. Excludes any additional project specific partnering workshops and pre-start team events/workshops requested by the Employer.
Attendance at Framework Quarterly Progress Meetings (QPM)
Attendance at all other meetings required under this Agreement
Development Period obligations
Work required in the Preliminary Consideration and Feasibility Stages of individual projects
All costs associated with measuring, recording and reporting Performance Indicators required by the Framework including undertaking Satisfaction surveys. Using and updating to a web based programme and information system and delivering Performance Indicator data plus any relevant supporting data.
Personal Protective Equipment for the Contractor's staff and up to 5 visitors to site, in a range of sizes, including clothing with the Contractor's logo/branding, high visibility jackets, helmets and other such items to comply with H&S requirements (gloves/glasses etc.).
Employer's liability, public liability and professional indemnity insurance and all insurances associated with activities under this Agreement (including, but not limited to, insurance of vehicles and business premises). Excludes any special insurance requirements such as insurances relevant to existing and adjoining properties, party wall agreements, oversailing requirements.
All costs in connection with meeting the requirements and obligations of the Considerate Constructors Scheme and the requirements for Disclosure Scotland checks as defined in the Framework Agreement.

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Table 2:

The following Table details items which are deemed included in the Working Areas Overheads in accordance with Clause 44 of the Schedule of Cost Components. The Contractor's Framework Commercial Model Staff Rates (ECC Cost Rates) shall include for all items listed in this Table.

Schedule of Cost Components - Clause 44
(a) catering. Includes tea, coffee, water, biscuits, sandwiches and other drinks for Employer/contractor meetings. Includes microwave, kettle, cutlery, refrigerator and other domestic appliances.
(b) medical facilities and first aid. Includes for compliance with all H&S requirements, (for example medical first aid box and eye wash).
(c) recreation.
(d) sanitation. Includes for compliance with all H&S requirements, all cleaning equipment, materials and all associated consumables (including, but not limited to, brushes, mops, disinfectant, toilet rolls, tea towels, soap, hand wash, refuse sacks, dusters, bleach), servicing chemical toilets if provided.
(e) security. Includes the following to the site compound only: fencing/hoardings, gates, floodlights and cabin alarms.
(f) copying.
(g) telephone, telex, fax, radio and cabin/compound CCTV. Includes for telephone, fax and ISDN/broadband lines and line rental to the temporary site establishment and any mobile phones. CCTV to the site compound shall be at the Contractor's discretion (no adjustment shall be made to the Contractor's Fee if CCTV is not provided).
(h) surveying and setting out. Includes provision of appropriate survey and setting out equipment; charges for weather surveys to determine *weather measurements* in accordance with the NEC contract; provision of digital camera(s) for use on site.
(i) computing. Includes for any contractor's computer hardware and software, laptops, printers and all computer infrastructure and networking costs.
(j) hand tools not powered by compressed air. Includes any tools hired, bought or brought by the Contractor for the purposes of setting up the temporary site establishment.

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Table 3:

The following Table details items which are deemed included in the People Overheads in accordance with Clause 41 of the Shorter Schedule of Cost Components and deemed included in the Overheads and Profit for People Costs of the NEC Short Contract. The Contractor's Framework Commercial Model Staff Rates (ECC Cost Rates) shall include for all items listed in this Table.

Shorter Schedule of Cost Components – Clause 41
Payments for the provision of
• catering. Includes tea, coffee, water, biscuits, sandwiches and other drinks for Employer/contractor meetings. Includes microwave, kettle, cutlery, refrigerator and other domestic appliances.
• medical facilities and first aid. Includes for compliance with all H&S requirements, (for example medical first aid box and eye wash).
• recreation.
• sanitation. Includes for compliance with all H&S requirements, all cleaning equipment, materials and consumables (including, but not limited to, brushes, mops, disinfectant, toilet rolls, tea towels, soap, hand wash, refuse sacks, dusters, bleach), servicing chemical toilets if provided.
• security. Includes the following to the site compound only: fencing/hoardings, gates, floodlights, cabin alarms.
• copying.
• telephone, telex, fax, radio and cabin/compound CCTV. Includes for telephone, fax and ISDN/broadband lines and line rental to the temporary site establishment and any mobile phones. CCTV to the site compound shall be at the Contractor's discretion (no adjustment shall be made to the Contractor's Fee if CCTV is not provided).
• surveying and setting out. Includes for a site level and staff for cross check of setting out, weather surveys to determine *weather measurements* in accordance with the NEC contract, digital camera for use on site.
• computing. Includes for any contractor's computer hardware and software, laptops, printers and all computer infrastructure and networking costs.
• hand tools not powered by compressed air. Includes any tools hired, bought or brought by the Contractor for the purposes of setting up the temporary site establishment.

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Part C

Supply-Chain Procurement and Cost Management

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1. Procurement

1.1 The Contractor and the Employer/Project Manager and/or Employer's Agent or their authorised delegates herein referred to as the 'Employer and/or its Representatives' shall jointly agree and manage the list of subcontractors on the supply chain for every project in accordance with the following and the requirements of each Delivery Agreement's contract terms. For design services provided by the Contractor, either acting as the *Contractor* (under an Enabling Works or Construction Delivery Agreement) or *Consultant* (under a Pre-Construction Activities Delivery Agreement), design team members will be classified as sub-contractors.

1.2 The individual packages of work or services shall be competitively tendered to achieve a value for money outcome to a minimum of three sub-contractors for each work or service package, unless otherwise agreed in advance by the 'Employer and/or its representatives' prior to inviting sub-contract tenders.

For design services, design management fees and maximum staff rates (subject to regional staff variations) will be set by the Framework Commercial Model. Contractors will be required to demonstrate the suitability and affordability of design team members based on overall delivery of value for money and compliance with staff rates (PSC or PSSC) or hourly rates for Defined Cost of Design outside the Working Areas multiplied by the percentage for design overhead (ECC).

1.3 Other than the preliminary notification to the supply chain of forthcoming opportunities described below, no procurement activity shall commence until the Contractor and the 'Employer and/or its representatives' have jointly agreed award criteria for each works or service package, identifying specific project and package requirements. The 'Employer and/or its representatives' shall notify the Contractor if it wishes to attend the opening of tenders for a work or service package at the earliest opportunity, and in any event no later than two weeks prior to the issue of the invitation to tender for the work or service package in question,

1.4 The Contractor shall manage the subcontractors including all of the administration of the tendering process, programming and planning, measurements, making all interim assessments/payments, agreeing the final account and ensuring that all defects, listed by the Contractor and the 'Employer and/or its representatives' at handover, are corrected. The Contractor shall ensure appropriate provisions and timescales are incorporated into its procurement activities, to inform the supply chain of forthcoming opportunities and, where appropriate to market conditions and the like, undertake pre-engagement before any tenders are invited, to satisfy itself that the requirements of this Schedule will be met. The Contractor shall provide details of such activities proposed and undertaken upon request to the 'Employer and/or its representatives'.

1.5 As soon as possible during Stage 3 of the Process Map, the Contractor shall notify the 'Employer and/or its representatives' of his intended tender list for each work or service package on each individual project and this shall be sent to the 'Employer and/or its representatives' for agreement.

1.6 The Contractor shall issue to the 'Employer and/or its representatives' a procurement schedule to indicate when tenders for each work or service package will be sought and when it is anticipated an appointment will be made. The schedule shall be updated and re-issued to the 'Employer and/or its representatives' to reflect all developments in the procurement of the supply chain and, in any event, when requested by the 'Employer and/or its representatives'.

1.7 The 'Employer and/or its representatives' shall have the option to add names (with the Contractor's consent which shall not be unreasonably withheld) to the tender list under consideration for each sub-contract works or service package. When notifying the 'Employer and/or its representatives' of the intended tender list as described above, the Contractor shall advise of the latest date for receipt from the 'Employer and/or its representatives' of additional names to the tender list.

1.8 The Contractor shall have the option to add further names (with the 'Employer and/or its representatives' consent which shall not be unreasonably withheld) to the tender list and shall submit, if requested by the 'Employer and/or its representatives' to do so, evidence of the suitability of such additional persons.

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1.9 The Contractor shall confirm in writing the sub-contractors capable of performing the contract and invite them within a specified time limit to submit a tender in writing for each specific sub-contract.

1.10 The Contractor shall set a time limit for the receipt by it of the sub-contract tenders which takes into account factors such as the complexity of the subject matter of the contract and the time needed to prepare and submit tenders. Sub-contract enquiries/tenders shall be issued by the Contractor in a format agreed with the 'Employer and/or its representatives'.

1.11 The Contractor shall send to the 'Employer and/or its representatives' a copy of the tender documents sent out for each sub-contract package of works or service together with the list of tenderers and details of the date, time and location where the tenders will be opened.

1.12 Sub-contract terms and conditions shall be 'back to back' with the proposed terms of the Delivery Agreement. The 'Employer and/or its representatives' retain the right to reject subcontract conditions not meeting the requirements of the relevant Delivery Agreement; a reason for not accepting subcontract conditions is that they will not allow the Contractor to provide the works or service, or do not require the subcontractor to act in the spirit of mutual trust and cooperation.

1.13 The Contractor shall keep each tender confidential until the expiry of the time limit for the receipt by the Contractor of the sub-contract tender.

2. Sub-Contract Tenders

2.1 Tenders for each sub-contract package shall be opened at the stipulated time and place by the Contractor and the 'Employer and/or its representatives', shall have the opportunity of being present at the tender opening and/or assessments.

2.2 The Contractor shall award each contract to the sub-contractor who has submitted the most economically advantageous tender on the basis of the award criteria specified in the sub-contract documents and agreed in advance with the 'Employer and/or its representatives'. The reason(s) for changes to the choice of su-contractor or any sub-contract proposals after the agreement of the Prices shall be provided to the 'Employer and/or its representatives' in accordance with each Delivery Agreement.

2.3 If, at any time prior to the execution of a binding sub contract agreement less than the original number of persons named in the tender list for that sub-contract work package are able to carry out the work, the Contractor must notify the 'Employer and/or its representatives' without delay.

In this event, the Contractor and the 'Employer and/or its representatives' shall discuss whether the remaining sub-contract tenders will provide sufficient competition, taking in to account considerations such as the level of interest and current state of the market relating to the sub-contract content. If deemed necessary by either the Contractor or the 'Employer and/or its representatives', further names shall then be added to the list so that the list comprises a number of tenderers of not less than the original number. If the Contractor becomes aware that less than the original number of tenderers will be submitting a bona fide tender, The tender shall only continue with a reduced number with the written consent of the 'Employer and/or its representatives'..

2.4 The cost of any sub-contract packages or work sections shall include the amount properly due under a sub contract after deduction of all cash and trade discounts and shall also include for any special or particular attendances to be provided by the Contractor as a specific requirement of the sub contract tender. These shall be agreed in advance with the 'Employer and/or its representatives'

2.5 The cost of any sub-contract package, work or service sections shall not include for any general attendances items which are to be covered in the Contractor's costs, (Defined Cost of other work), tendered preliminaries or Tables 1-3 of Schedules 7, dependent on the form of Delivery Agreement.

2.6 Before any works or services by any subcontractor commence, the Contractor must enter into a binding sub contract with that subcontractor, and confirm to the Delivery Agreement's Project Manager (ECC), Employer's Agent (PSC), Client (PSSC) or authorised delegate (Short/PSSC) that it has done so, giving both the name and address and a copy of the Contract Data for each sub-contract.(in accordance with the requirements in this regard of the Delivery Agreement).

2.7 At the same time as entering in to a binding contract with a subcontractor for any work or services which includes an element of subcontractor design and in regard to which it is so stated in the Scope or Works Information, the Contractor must procure completed collateral warranties in the form set out in this Agreement from the sub-contractor and send them to the 'Employer and/or its representatives'.

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2.8 Following the execution of a Delivery Agreement, the Contractor shall immediately notify the Delivery Agreement's Project Manager in writing in the event that it proposes to change any sub-contractor whose appointment or proposed has been previously agreed with the 'Employer and/or its representatives', including

the proposed reason(s) for the change (together with any supporting documentation, where appropriate). For the avoidance of doubt, the Project Manager's rights and duties regarding acceptance of such proposals are as stated in the Delivery Agreement in question.

2.8 The Contractor shall submit a copy of the subcontractors' invoices when supplying any application for payment under a Pre-Construction Activities and/or a Construction Option C Delivery Agreement, together with invoices/delivery tickets for any materials on site, (evidence showing that the Contractor has full ownership of those materials may be required). Failure to do so may mean that costs in question are disallowed.

2.9 Should the Contractor have their own resources (either directly or within another company of the Group of which they are a part) who can undertake work packages themselves, then they shall be subject to the procurement rules above and shall submit a tender in competition with other subcontractors to provide the work packages.

2.10 All costs shall be monitored against the activities defined.

3. Cost Management

3.1 Managing cost is a key element of the framework and an effective and preferably well-established system for cost control and procedures is essential to the success of individual projects and the framework as a whole.

Enabling Works and Construction Delivery Agreements

3.2 Where requested, the Contractor shall demonstrate a comprehensive methodology which shows all costs expended on any individual Enabling Works and/or Construction Delivery Agreement. This methodology shall entail the allocation of costs incurred on each individual Delivery Agreement and to all NEC ECC/Short Contract specific cost definitions. This is required for ease of checking when the Delivery Agreement's Project Manager or Employer's authorised delegate, needs to validate the actual Defined Cost of work already done when assessing Compensation Events or check/audit accounts under the open book policy.

Pre-Construction Delivery Agreements

3.3 The Contractor shall be required to demonstrate a comprehensive methodology which shows all costs expended on any individual Pre-Construction Activities Delivery Agreement. This methodology shall entail a time/expense management system, with costs allocated to each individual Delivery Agreement. This is required for ease of checking when the Delivery Agreement's Project Manager, Employer's authorised delegate, Client or Client's Agent as the case may be, needs to validate the actual Time Charge of work already done when assessing Compensation Events or check/audit accounts under the open book policy.

Cost reports

3.4 A Cost Report format shall be agreed between the Contractor and the 'Employer and/or its representatives' during the pre-construction phase. The report is to give the most appropriate cost information and cost reports that are both comprehensive in detail but presented in a manner that is easily understood. Unless agreed otherwise with Scape, the format of Cost Reports shall be compatible with the Elemental Cost Analysis set out within 'Elemental Standard Form of Cost Analysis: Principles, Instructions, Elements and Definitions – 4th (NRM) Edition', published by BCIS (2012), available to download at http://www.rics.org/Global/BCIS_Elemental_Standard_Form_of_Cost_Analysis_4th__NRM__Edition_2012.pdf.

3.5 The cost report shall be an up to date record of both commitments, expenditure and forecast expenditure in an agreed form with relevant back up notes and shall contain the following information:

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- The individual project name;
- The original authorised Tendered Total, broken down by work package;
- The adjusted total of the Prices (if developments have led to the original changing) and the new outturn/final cost taking into account all developments;

- The development of the adjusted total of the Prices complete with all notes so that a clear and auditable trail is established;
- Work packages tendered (and under order) complete with costs;
- Work packages out to tender (orders pending);
- Names of subcontractors;
- Expenditure to date;
- Percentage of trade packages complete;
- Agreed compensation events to date;
- Pending compensation events;/Early Warnings
- Any potential claims/disputes awaiting resolution;
- Defined Cost;
- Percentage additions for Contractor's Fee, Working Areas Overheads and People Overheads
- Potential shared savings payable to the Contractor (if applicable)
- Accruals (if applicable) to calculate application value of invoices paid to date and due to be paid before next assessment date
- Clear breakdown of disallowed costs (if applicable)
- Forecast final account.

4. Production of Tendered Total

4.1 The Contractor shall within the Development period prepare and agree with Scape the format that they will prepare to present the Tendered Total to each Employer on every project and this shall be used on every project, unless an Employer specifically requires a different format. The format proposed by the Contractor shall be compatible with the Cost Report format.

5. Open Book accounting

5.1 The Contractor shall operate on open book principles as defined in this Agreement during the feasibility and pre-construction phases, irrespective of the form of contract to be used.

5.2 The Contractor shall operate on open-book principles as defined by each Delivery Agreement.

6. Project Bank Accounts

6.1 When required by an Employer, the Contractor shall establish a Project Bank Account for the Project in accordance with Option Y(UK)1 within the Construction Delivery Agreement. The Contractor shall demonstrate to the Employer their market testing assessment and proposals of an appropriate percentage rates, which shall apply to a Delivery Agreement in respect of a Project.

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SCHEDULE 8

PRE-CONSTRUCTION SERVICES DELIVERY AGREEMENT

(PROFESSIONAL SERVICES CONTRACT)

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Lot 2	*Wales*	*The following Model Delivery Agreement is drafted on the basis that the law of England and Wales applies.*

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Introduction

NEC Professional Services Contract – Option A or C

This Model Delivery Agreement incorporates the nec 3rd edition professional services contract April 2013 (the **NEC Professional Services Contract**), including the additional public sector Z Clauses published by NEC to comply with the requirements of The Public Contracts Regulations 2015. Any subsequent amendments to the NEC Professional Services Contract shall apply to this Model Delivery Agreement, if agreed in writing by Scape and the Contractor, but shall only be incorporated into Delivery Agreements executed after such amendments are published and their inclusion has been agreed accordingly with Scape..

The following rules apply to the incorporation of clauses into a Delivery Agreement:

a) The contract clauses are varied by the incorporation of option clauses, a Z clause or as otherwise agreed in writing by the *Employer* and Scape;

b) The option clauses defined as '**Shall apply'** in the table below will be incorporated unless otherwise agreed by the *Employer* and Scape;

c) The option clauses defined as **'May apply'** in the table below, may apply following agreement between the Employer and Contractor;

d) The Z clauses set out below shall be incorporated unless otherwise agreed in writing by the *Employer* and Scape;

e) The *Employer* and *Contractor* shall indicate within the Delivery Agreement whether the clauses below shown in italics are to be incorporated;

f) For the avoidance of doubt, Employers not wishing to use clauses specified as 'may apply', should 'strike-through' the clause reference in Contract Data Part 1, when completing Delivery Agreements.

This Delivery Agreement will only be used for design, pre-construction activities and other professional services prior to the construction stage in a Project.

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MAIN OPTION CLAUSES – shall apply

Option A: Priced contract with activity schedule

Option C: Target contract

SECONDARY OPTION CLAUSES AND ADDITIONAL OPTIONS

OPTION NUMBER	OPTION TITLE	APPLICABLE?
Secondary Options		
W2	Dispute resolution procedure	Shall apply
X2	Changes in the law	
X8	*Collateral warranty agreements*	
X9	Transfer of rights	
X10	*Employer's Agent*	
X11	Termination by the *Employer*	
X1	Inflation	May apply
X4	Parent company guarantee	
X5	Sectional Completion	
X7	Delay damages	
X12	Partnering	
X13	Performance bond	
X18	Limitation of Liability	
Option Y		
Y(UK)1	Project Bank Accounts	May apply
Y(UK)2	The Housing Grants, Construction and Regeneration Act 1996	Shall apply
Y(UK)3	The Contracts (Rights of Third Parties) Act 1999	

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Pre-construction Services Delivery Agreement

(Profesional Services Contract)

THIS AGREEMENT is made on 201[ ]

BETWEEN:

(1) [.....] of [.....] (**the 'Employer'**)

AND

(2) [.....] whose registered office is at [.....] (**the '*Contractor***)

for the Services of [……..]

Whereas:

This Delivery Agreement is made pursuant to the Framework Agreement dated **[*insert date*]** made between Scape Procure Limited and the Contractor (the 'Framework Agreement') and incorporates those provisions of the Model Delivery Agreement set out in Schedule 8 to the Framework Agreement.

When using the Professional Services Contract, the Contractor (as stated in the Framework Agreement) is the party named as '*Consultant'.*

IT IS AGREED as follows:-

1. **The *Contractor's* obligations**

   The *Contractor* provides the services and comply with his obligations, acting as the *Consultant* in accordance with the conditions of contract set out in the Contract Data herein.

2. **The *Employer's* obligations**

   The *Employer* pays the amount of money and complies with its obligations in accordance with the conditions

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Contract Data: Part One – Data provided by the *Employer*

1. General

The *conditions of contract* are the core clauses and the clauses for main Option [A/C], dispute resolution Option W2 and secondary Options [X1], X2, [X4, X5, X7], X8, X9, X10, X11, [X12, X13, X18, Y(UK)1,] Y(UK)2, Y(UK)3 of the NEC3 Engineering and Construction Contract April 2013.

- The *Employer* is

  Name [**to be agreed on a project specific basis**]
  Address
  Telephone
  E-mail address

- The *Adjudicator* is

  Name
  Address
  Telephone
  E-mail address

- The *services* are
- The Scope is in ***[to be defined on a project specific basis].*** Schedule 12 (Template Scope) is deemed to be included in the Scope.
- The *language* of this contract is English
- The *law* of the contract is the law of England and Wales
- The *period for reply* is **[2]** weeks
- The *period for retention* is **[12]** years following Completion or earlier termination
- The *Adjudicator nominating body* is **the Royal Institution of Chartered Surveyors**
- The *tribunal* is **the Courts of England and Wales**
- The following matters will be included in the Risk Register **[to be agreed on a project specific basis]**

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2. The Parties' main responsibilities

- The *Employer* provides access to the following persons, places and things

access to	*access* date
……	……
……	……
……	……
……	……

3. Time

- The starting date is **[to be agreed on a project specific basis]**
- The *Consultant* submits revised programmes at intervals no longer than **[to be agreed on a project specific basis]**

4. Quality

- The quality policy statement and quality plan are provided within **[2]** weeks of the Contract Date.
- The *defects date* is ……..weeks after Completion of the whole of the *services*.

5. Payment

- The *assessment interval* is monthly
- The *currency* of the contract is **the pound sterling**
- The *interest rate* is 3% per annum above the base rate in force from time to time of the Bank of England.

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6. Indemnity, insurance and liability

- The amounts of insurance and the periods for which the *Consultant* maintains insurance are

event	**cover**	**period following Completion of the whole of the *services* or earlier termination**
Professional Indemnity Insurance - failure of the *Consultant* to use the skill and care normally used by professionals providing services similar to the *services*	**£5,000,000** in respect of each claim, without limit to the number of claims **or series of claims arising out of the same original cause or source (or equivalent), without limit to the number of claims, with lower annual and/or annual aggregate limits of cover in respect of pollution and contamination related claims and similar where such limited cover is the norm**	12 years
death or bodily injury to a person (not an employee of the *Consultant*) or loss of or damage to property resulting from an action or failure to take action by the *Consultant*	£10,000,000 on an 'each and every claim basis	12 years
death or bodily injury to employees of the *Consultant* arising out of and in the course of their employment in connection with this contract	The greater of the amount required by the applicable law and £10,000,000 on an 'each and every claim basis'	12 years

- The *Employer* provides the following insurances

- Insurance for all existing buildings and property existing within the Site or at the sole discretion of the *Employer* he may elect to 'self-insure' such existing buildings and property and in doing so accepts all of the *Employer's* associated risks arising out of or in relation to such 'self-insurance'. In accordance with an Employer's decision to 'self-insure' they do not accept any additional insurance premium/cost from the *Contractor*. ***[to be agreed on a project specific basis]***

  ……

  ……

- The *Consultant's* total liability to the *Employer* for all matters arising under or in connection with this contract, other than the excluded matters is limited to

  ……

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Optional statements (The following optional clauses apply)

If the *Employer* has decided the *completion date* for the whole of the *services*

- The *completion date* for the whole of the *services* is ……..

If no programme is identified in part two of the Contract Data

- The *Consultant* is to submit a first programme for acceptance within **-2** weeks of the *Contract Date*.

If the *Employer* has identified work which is to meet a stated *condition* by a *key date*

- The *key dates* and *conditions* to be met are

condition to be met	*key date*
1	.....
2	.....
3	.....

If Y(UK)2 is used and the final date for payment is not 14 days after the date when payment is due

- The period for payment is **14** days

If the *Employer* states any *expenses*

- The *expenses* stated by the *Employer* are

Item	amount
……	……..
……	……..
……	……..
……	……..

If Option A is used

- The *Consultant* prepares forecasts of the total *expenses* at intervals no longer than **4** weeks.

If Option C is used

- The *Consultant* prepares forecasts of the total Time Charge and *expenses* at intervals no longer than **4** weeks.
- The *exchange rates* are those published in ***[to be agreed on a project specific basis]*** *on* ***[to be agreed on a project specific basis]*** (date)

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If Option C is used

- The *Consultant's share percentages* and the *share ranges* are:

  Share range.....*Consultant's share percentage*

  Less than 95%.....10%

  From 95% to 100%.....40%

  From 100% to 102.5%.....40%

  Greater than 102.5%.....100%

If Option X1 is used

- The proportions used to calculate the Price Adjustment Factor are:

  0.... linked to the index for……
  0.... linked to the index for……
  0.... linked to the index for……
  0.... linked to the index for……
  0.... linked to the index for……
  0.... linked to the index for……
  0.... non adjustable

  _____
  1.00

  [Proportion to be agreed on a project specific basis]

- The *base date* for indices is ***[To be agreed on a project specific basis]***
- The indices are those prepared by ***[To be agreed on a project specific basis]***

Option X2

- The *law of the project* is the law of England and Wales

If Option X5 is used

- The *completion date* for each *section* of the services is

section	description	*completion date*
1.	……..	……
2.	……..	……
3.	……..	……

If Option X5 and X7 are used together

- Delay damages for each *section* of the services are

section	description	*completion date*
1.	……..	……
2.	……..	……

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3. …….. ……

Remainder of *services* ……..

If Option X7 is used (whether or not Option X5 is also used)

- Delay damages for Completion of the whole of the *services* are …***[to be agreed on a project specific basis]***.. per day

Option X8

- The *collateral warranty agreements* are

  agreement reference third party

  …….. ……

  …….. ……

  …….. ……

[The forms of the *collateral warranty agreements* are detailed within Works Information]

If Option X10 is used

- The *Employer's Agent* is

  Name ……

  Address ……..

- The authority of the *Employer's Agent* is ……

If Option X12 is used

- The *Client* is

  Name ……

  Address ……..

- The *Client's objective* is ……..
- The Partnering Information is in …….

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If Option X13 is used

- The amount of the performance bond is …….

If Option X18 is used

- The *Consultant's* liability to the *Employer* for indirect or consequential loss is limited to the higher of
  - £ or
  - 120% of the tendered total of the Prices subject to a maximum of £
- The *Consultant's* liability to the *Employer* for Defects that are not found until after the *defects data* is limited to the higher of
  - £ or
  - 120% of the tendered total of the Prices subject to a maximum of £
- The end of liability date is **12 years** after Completion of the whole of the services (unless the Delivery Agreement is executed under hand in which case the end of liability will be **6 years** after Completion of the whole of the services).

If Option Y(UK)1 is used and the Employer is to pay any charges made and is paid any interest paid by the *project bank*

- The *Employer* is to pay any charges made and is paid any interest paid by the *project bank.*

If Options Y(UK)3 is used

- Term — person or organisation

  …….. — ……..

  …….. — ……..

  …….. — ……..

  …….. — ……..

  …….. — ……..

If Options Y(UK)1 and Y(UK)3 are both used

- Term — person or organisation

  The provisions of Option Y(UK)1 — Named Suppliers

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Option Z

The additional Conditions of Contract are:

1 General

11.2 (2) Add further bullet point:

- provided or procured all Collateral Warranties which the *Consultant* is then obliged under this contract to provide or procure;

11.2(26) Insert a new definition:

'Framework Agreement' is the framework agreement between Scape Procure Limited and the *Consultant* dated [ ] 201[ ]'

12.4 Insert at the end:

'provided that Clauses 20 (Convictions), 26 (Statutory Requirements), 27 (Competition Law, Corrupt Gifts and Payments), 28 (Modern Slavery Act), 30 (Confidentiality and Freedom of Information), 33.1 (Intelectual Property Rights), 33.2 (Miscellaneous: personal data) and 33.13 (Miscellaneous: whistle blowing) of the Framework Agreement shall be incorporated into this contract, mutatis mutandis, as if references to 'Scape' were to '*the Employer*' and references to the 'Agreement' were to 'the *contract*'.'

12.5 Insert a new clause 12.5:

A reference to any statute, enactment, order, regulation or other similar instrument shall be construed as a reference to the statute, enactment, order, regulation or instrument as amended by any subsequent statute, enactment, order, regulation or instrument or as contained in any subsequent re-enactment of it.

2 The Parties' main responsibilities

21. Amend as follows:

21.2 Delete and replace with:

'The *Consultant's* obligation is to exercise (and it warrants that it has exercised) all the reasonable skill, care and diligence to be expected of a competent and appropriately qualified consultant of the professional discipline relevant to the Services being performed and who is experienced in undertaking services such as the Services in a similar timescale and also in connection with projects equivalent to the Project in connection with which the *services* are being performed.'

21.3 Insert a new clause 21.3:

'The *Consultant* checks the Scope provided by the *Employer* and satisfies itself that its own provision of the Service, including any proposals, designs and Works Information documents for a subsequent Delivery Agreement meet the Scope with no discrepancy within and or between the Scope and its own Service. Where there is ambiguity, inconsistency or conflict between these documents the Scope will prevail.'

24.5 Insert a new clause 24.5:

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'The *Consultant*, in relation to any subletting of any portion of the *services:*

- procures that the relevant sub-contract contains such obligations as necessary to ensure that it is in all respects compatible with the terms of this contract and, without limitation, steps down the obligation to use the degree of skill and care specified in clause 21 and that requires collateral warranties in favour of the *Employer* to be provided in the forms specified in the Scope but with any amendments as permitted by the Framework Agreement.

- procures that all relevant sub-contracts shall be executed and delivered as a deed;
- warrants each sub-contractor's compliance with this contract's Modern Slavery Act requirements;
- warrants that all Subcontractors are fully aware of their obligations under the CDM Regulations and are fully competent and are adequately resourced to meet those obligations;
- provides to the *Employer* a certified copy of any sub-contract (save for particulars of the cost of such sub-contract *service* unless other provisions of this contract or the Framework Agreement oblige the *Consultant* to disclose them)'.

The *Consultant* does not appoint a Subconsultant or supplier if there are compulsory grounds for excluding the Subconsultant or supplier under regulation 57 of the Public Contracts Regulations 2015.

24.6 The *Consultant* includes in any subcontract awarded by him provisions requiring that:

- invoices for payment submitted by the Subconsultant or supplier are considered and verified by the *Consultant* in a timely fashion,
- undue delay in considering and verifying invoices is not sufficient justification for failing to regard an invoice as valid and undisputed, and
- any contract awarded by the Subconsultant or supplier for work included in this contract includes provisions to the same effect as these provisions.

5 Payment

51.6 Insert a new clause as follows:

'In addition to any other legal rights and remedies of the *Employer*, whenever any sum of money is recoverable from or payable by the *Consultant* under this contract that sum may be deducted from any sum then due, or which at any time thereafter becomes due to the *Consultant* under this contract provided that the *Employer* notifies the *Consultant* in writing not later than three days before the final date for payment of the amount to be paid and the basis on which it is calculated'.

8 Indemnity insurance and liability

81.1 Amend the insurance table:

In respect of the first entry in the left hand column that starts 'Liability of the Consultant…' amend so that it reads:

'Liability of the *Consultant* for claims made against him arising out of his failure to use the skill and care required by this contract.'

81.3 Insert a new clause 81.3

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81.3.1 'The *Consultant* shall maintain professional indemnity insurance covering (inter alia) its potential liability under this contract upon market norm terms and conditions prevailing for the time being in the insurance market, and with reputable insurers lawfully carrying on such insurance business in the United Kingdom, in an amount of not less than as is stated in the Contract Data) in respect of each and every claim or series of claims arising out of the same original cause or source (or equivalent), without limit to the number of claims, save that there may be lower and/or annual aggregate limits of cover in respect of pollution and contamination related claims and similar

where such limited cover is the norm for a period beginning now and ending 12 years after the date of Completion or termination of the Contract if earlier, provided always that such insurance is generally available in the market at commercially affordable rates and on terms such that prudent building consultants who undertake similar work to the *Consultant* generally carry such insurance (**'Reasonable Rates and Terms'**).

81.3.2 Any increased or additional premium required by insurers by reason of the *Consultant's* own claims record or other acts, omissions, matters or things particular to the *Consultant* shall be deemed to be within Reasonable Rates and Terms.

81.3.3 The *Consultant* shall immediately inform the *Employer* if such insurance ceases to be available upon Reasonable Rates and Terms in order that the *Consultant* and the *Employer* can discuss means of best protecting their respective positions in respect of this contract and the service in the absence of such insurance.

81.3.4 The *Consultant* shall co-operate fully with any measures reasonably required by the *Employer* including (without limitation) completing any proposals for insurance and associated documents, maintaining such insurance at rates above Reasonable Rates and Terms if the *Employer* undertakes in writing to reimburse the *Consultant* in respect of the net cost of such insurance to the *Consultant* above Reasonable Rates and Terms.

81.3.5 When reasonably requested to do so by the *Employer* the *Consultant* shall produce promptly for inspection and or provide a copy of satisfactory documentary evidence (and a copy of an insurance broker's letter or similar certificate shall be satisfactory) that the required professional indemnity insurance is being maintained.

81.3.6 The *Consultant* shall notify the *Employer* in writing from time to time of any change in its professional indemnity insurance arrangements which take it outside the requirements of this contract and within seven days of the *Employer's* request at any time the *Consultant* will produce for inspection documentary evidence as to compliance with this Clause.

81.3.7 If the *Consultant* fails to comply with its obligations under this Clause the *Employer* may take out insurance to cover some or all of the loss or damage which could result from a breach of the *Consultant's* obligations under this contract and may recover the costs and expenses of taking out such insurance from the *Consultant* as a debt.'

9 Termination

Insert the following new clause:

90.5 The Public Contracts Regulations 2015

'The *Employer* may terminate the *Consultant's* obligation to Provide the Services if any of the provisions of paragraph 73(1) of The Public Contracts Regulations 2015 apply.

If the *Employer* terminates under the provisions of paragraph 73(1)(b) of the Public Contracts Regulations 2015 as a result of information not disclosed by the *Consultant* at the Contract Date, the procedures and amounts due on termination are the same as if the *Consultant* has substantially failed to comply with his obligations.

If the *Employer* otherwise terminates under the provisions of paragraph 73(1) of the Public Contracts Regulations 2015, the procedures and amounts due on termination are the same as if the *Employer* no longer requires the services.'

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Insert new OPTION X21: CIC BIM PROTOCOL *(only applies when BIM is required)*

X21.1 In this Option, the Protocol is the CIC Building Information Modelling Protocol, first edition 2013. Terms used in this clause are those defined in the Protocol.

X21.2 Clauses 1, 2, 5, 6, 7 of the Protocol are *additional conditions of contract*. Clauses 3 and 4 and Appendices 1 and 2 of the Protocol are Scope.

X21.3 The following are compensation events.

- The *Consultant* encounters an event which is outside his reasonable control and which prevents him from carrying out the work specified in clause 4.1.2 of the Protocol.
- The *Employer* revokes a licence granted under clause 6.6 of the Protocol.

Insert new OPTION X22: ELECTRONIC COMMUNICATIONS *(only applies at Employer's sole discretion)*

'The following communications shall be deemed to have no effect if made by electronic mail transmission:

- any notification of a wish to terminate this contract or the employment of the *Contractor* under it;
- any notification by the *Contractor* of his intention to suspend performance of his obligations under this contract;
- any invoking by either party of the procedures applicable under this contract to the resolution of disputes or differences;
- any agreement between the parties amending the provisions of this contract'.

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Contract Data: Part Two – Data provided by the *Consultant*

Statements given in all contracts

- The *Consultant* is

  Name [**to be agreed on a project specific basis**]
  Address
  Telephone
  E-mail address

- The key persons are

  (1) Name ……
  Job ……
  Responsibilities ……
  Qualifications ……
  Experience ……
  (2) Name ……
  Job ……
  Responsibilities ……
  Qualifications ……
  Experience ……

- The staff rates are

  name /designation rate

  …… ……

  …… ……

  …… ……

  [*Unless the Employer agrees staff rates must not exceed the rates* applicable to the role, seniority and regional adjustment factors stated with the Framework Commercial Model.]

  .]

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- The following matters will be included in the Risk Register

  ……

  ……

……

Optional Statements

If the *Consultant* is to decide the *completion date* for the whole of the *services*

- The *completion date* for the whole of the *services* is …….

If a programme is identified in the Contract Data

- The programme identified in the Contract Data is……

If the Consultant states any expenses

- The *expenses* stated by the Consultant are

  Item amount

  …….. ……

  [No expenses are to be included for services covered by the Pre-construction or Design Management Services identified within the Framework Commercial Model.]

If the *Consultant* requires additional access

- The *Employer* provides access to the following persons, places and things

  access to access date

  …….. ……

  …….. ……

  …….. ……

Option A or C

- The *activity schedule* is……
- The tendered total of the Prices is ……

If Option Y(UK)1 is used

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- The *project bank* is ……
- *named suppliers* are ……

[*The execution details for the Employer below are an example and may be amended by the Employer to suit their normal practice*]Executed as a deed for and on behalf of)

[EMPLOYER] **)**

by)

……

Director

……

Full name (BLOCK CAPITALS)

……

Position/title

……

Director/ Secretary

……

Full name (BLOCK CAPITALS)

……

Position/title

Executed as a deed for and on behalf of)

[CONTRACTOR])

by)

……

Director

……

Full name (BLOCK CAPITALS)

……

Position/title

……

Director/ Secretary

……

Full name (BLOCK CAPITALS)

……

Position/title

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SCHEDULE 9

SHORT PRE-CONSTRUCTION SERVICES DELIVERY AGREEMENT

(PROFESSIONAL SERVICES SHORT CONTRACT)

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Lot 2	*Wales*	*The following Model Delivery Agreement is drafted on the basis that the law of England and Wales applies.*

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Introduction

NEC Professional Services Short Contract

This Model Delivery Agreement incorporates the nec 3rd edition professional services short contract April 2013 (the **NEC Professional Services Short Contract**), including the additional public sector Z Clauses published by NEC to comply with the requirements of The Public Contracts Regulations 2015.

Any subsequent amendments to the NEC Professional Services Contract shall apply to this Model Delivery Agreement, if agreed in writing by Scape and the Contractor, but shall only be incorporated into Delivery Agreements executed after such amendments are published and their inclusion has been agreed accordingly with Scape..

The following rules apply to the incorporation of clauses into a Delivery Agreement:

a) The conditions of contract set out below shall be incorporated unless varied by an incorporated amendment to contract or as otherwise agreed in writing by the Employer, acting as the *Client* in this contract and Scape;

b) The amendments to contract clauses set out below shall be incorporated unless otherwise agreed in writing by the Employer and Scape.

c) The Employer and *Consultant* shall indicate within the Delivery Agreement whether the clauses below shown in italics are to be incorporated.

d) For the avoidance of doubt, any Employers not wishing to use clauses specified as 'may be deleted', should 'strike-through' the clause reference in the Contract Data Part, when completing Delivery Agreements.

This form of Model Delivery Agreement will only be used for pre construction activities, design and other professional services prior to the construction stage.

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Short Pre-construction Services Delivery Agreement

(Profesional Services Short Contract)

THIS AGREEMENT is made on 201[ ]

BETWEEN:

(1) [.....] of [.....] (**the 'Employer'**)

AND

2 [.....] whose registered office is at [.....] (**the 'Contractor'**)
for the Services of [……..]

Whereas:

This Delivery Agreement is made pursuant to the Framework Agreement dated **[*insert date*]** made between Scape System Build Limited (trading as Scape Group) and the Contractor (the 'Framework Agreement') and incorporates those provisions of the Model Delivery Agreement set out in Schedule 9 to the Framework Agreement.

IT IS AGREED as follows:-

1. **The *Contractor's* obligations**

   The *Contractor* provides the services and comply with his obligations, acting as the *Consultant* in accordance with the conditions of contract set out in the Contract Data herein.

2. **The *Employer's* obligations**

   The *Employer* pays the amount of money and complies with its obligations in accordance with the conditions

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Contract Data

The following details the Contract Data which will be provided by the *Client* for each Delivery Agreement.

Certain defined terms and information in the Contract Data will be common to all Delivery Agreements, other information included in the Contract Data will be specific to individual Projects.

When using the Professional Services Short Contract, the Contractor (as stated in the Framework Agreement) is the party named as '*Consultant'.*

The *Client* is

Name	[**to be agreed on a project specific basis**]
Address	
Telephone	
E-mail address	

The *Client's Agent* is

Name	[**to be agreed on a project specific basis**]
Address	
Telephone	
E-mail address	

The *Client's Agent* is authorised to perform all duties and responsibilities of the *Employer* up to [Completion/defects date]* excluding the following:

- Termination
- [to be agreed on a project specific basis]

delete as appropriate,

The *services* are ***[to be agreed on a project specific basis]***

The *starting date* is ***[to be agreed on a project specific basis]***

The *completion date* is ***[to be agreed on a project specific basis]***

The *delay damages* for late Completion are ***[to be agreed on a project specific basis]*** per day

The *law of the contract* is the law of **England and Wales**

The *period for reply* is **2 weeks**

The *defects date* is ***[to be agreed on a project specific basis]*** **weeks after Completion**

The *assessment day* is the ***[to be agreed on a project specific basis]*** day of each month

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Work is to be carried out on a time charge basis ***[to be agreed on a project specific basis]***

Delete if work is not be carried out on a time charge basis.

The period for payment is **4** weeks

The interest rate on late payment is **0.2%** per complete week of delay

The Consultant provides the following insurance cover

Insurance against	**Minimum amount of cover**	**Period following Completion or earlier termination**
Professional Indemnity Indemnity Insurance - failure of the *Consultant* to use the skill and care normally used by professionals providing services similar to the *services*	**£5,000,000** in respect of each claim, without limit to the number of claims **or series of claims arising out of the same original cause or source (or equivalent), without limit to the number of claims, with lower annual and/or annual aggregate limits of cover in respect of pollution and contamination related claims and similar where such limited cover is the norm**	12 years
Death or bodily injury to a person (not an employee of the *Consultant*) or loss of or damage to property resulting from an action or failure to take action by the *Consultant*	**£10,000,000 i**n respect of each claim, without limit to the number of claims	12 years
Death or bodily injury to employees of the *Consultant* arising out of and in the course of their employment in connection with this contract	**The greater of the amount required by law and £10,000,000 i**n respect of each claim, without limit to the number of claims	12 years

The *Client* provides the following insurance cover - Insurance for all existing buildings and property existing within the Site or at the sole discretion of the *Employer* he may elect to 'self-insure' such existing buildings and property and in doing so accepts all of the *Employer's* associated risks arising out of or in relation to such 'self-insurance'. In accordance with an Employer's decision to 'self-insure' they do not accept any additional insurance premium/cost from the *Contractor*. ***[to be agreed on a project specific basis]***

The *Consultant's* total liability to the *Client* for matters which insurance is provided is limited to ***[to be agreed on a project specific basis]***

The *Consultant's* total liability to the *Client* for other matters is limited to ***[to be agreed on a project specific basis]***

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The *tribunal* is the **Courts of England and Wales**

The *conditions of contract* are the NEC3 Professional Services Short Contract April 2013 and the additional conditions, amendments, alterations, additions and deletions as contained below apply and take priority over the standard form short contract.

AMENDMENTS TO CONTRACT

1 General

11.2(8) Insert a new definition:

'Framework Agreement' is the framework agreement between Scape Procure Limited and the *Consultant* dated [ ] 201[ ]'

12.4 Insert at the end:

'provided that clauses 20 (Convictions), 26 (Statutory Requirements), 27 (Competition Law, Corrupt Gifts and Payments), 28 (Modern Slavery Act), 30 (Confidentiality and Freedom of Information), 33.1 Intellectual Property Rights, 33.2 (Miscellaneous: personal data) and 33.13 (Miscellaneous: whistle blowing) of the Framework Agreement shall be incorporated into this contract, mutatis mutandis, as if references to 'Scape' were to '*the Client*', references to 'the Contractor' were to 'the *Consultant*' and references to the 'Agreement' were to 'the *contract*'.'

12.5 Insert a new clause 12.5:

A reference to any statute, enactment, order, regulation or other similar instrument shall be construed as a reference to the statute, enactment, order, regulation or instrument as amended by any subsequent statute, enactment, order, regulation or instrument or as contained in any subsequent re-enactment of it.

13.5 *Insert a new clause 13.5:*

'The following communications shall be deemed to have no effect if made by electronic mail transmission:

- *any notification of a wish to terminate this contract or the employment of the Consultant under it;*
- *any notification by the Consutlant of his intention to suspend performance of his obligations under this contract;*
- *any invoking by either party of the procedures applicable under this contract to the resolution of disputes or differences;*
- *any agreement between the parties amending the provisions of this contract'.*

(Z clause 13.5 may be deleted at the Client's sole discretion).

15 Insert new clause 15:

15 ***Client's Agent***

15.1 The *Client's Agent* acts on behalf of the *Employer* with the authority set out in the Contract Data.

15.2 If the *Client's Agent* is not identified in the Contract Data, the *Client* may appoint one after notifying the *Consultant* of his name. Save as the *Client* may otherwise specify by written notice to the *Consultant*, the *Client's Agent* shall have full authority to receive and issue applications, consents, acceptances, instructions, notices, requests or statements and to act for the *Client* under the contract.'.

15.3 The *Client* may replace the *Client's Agent* after he has notified the *Consultant* of the name of the replacement.

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2 The Parties' main responsibilities

21. Amend as follows:

21.2 Delete and replace with:

'The *Consultant's* obligation is to exercise (and it warrants that it has exercised) all the reasonable skill, care and diligence to be expected of a competent and appropriately qualified consultant of the professional discipline relevant to the Services being performed and who is experienced in undertaking services such as the Services in a similar timescale and also in connection with projects equivalent to the Project in connection with which the *services* are being performed.'

21.4 Insert a new clause 21.4:

'The *Consultant* performs the Services in accordance with relevant Laws and (to the extent that the *Consultant* can control the same) such that the product of the Services complies with all relevant Laws.'

22.4 Insert a new clause 22.4:

'The *Consultant*, in subletting of any part of the *services,*

- procures that the relevant sub-contract contains such obligations as necessary to ensure that it is in all respects compatible with the terms of this contract and, without limitation, steps down the obligation to use the degree of skill and care specified in clause 21 and that requires collateral warranties in favour of the *Client* to be provided in the forms specified in Schedule 14 to the Framework Agreement but with any amendments as permitted by Schedule 14.

- warrants each sub-contractor's compliance with this contract's Modern Slavery Act requirements;

- procures that all relevant sub-contracts shall be executed and delivered as a deed;

- provides to the *Client* a certified copy of any sub-contract (save for particulars of the cost of such sub-contract *works* unless other provisions of this contract or the Framework Agreement oblige the *Consultant* to disclose them)'.

22.5 Insert a new clause 22.5:

The *Consultant* notifies the *Client* of the name, contact details and legal representatives of each subconsultant before appointing the subconsultant. The *Consultant* does not appoint a subconsultant if there are compulsory grounds for excluding the subconsultant under regulation 57 of The Public Contracts Regulations 2015.

22.6 Insert a new clause 22.6:

The *Consultant* includes in any subcontract awarded by him provisions requiring that:

- invoices for payment submitted by the subconsultant or supplier are considered and verified by the *Consultant* in a timely fashion,

- undue delay in considering and verifying invoices is not sufficient justification for failing to regard an invoice as valid and undisputed, and

- any contract awarded by the subconsultant or supplier for work included in this contract includes provisions to the same effect as these provisions.

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3 Time

31.2 Insert a new clause 31.2:

The first programme is to be submitted to the *Client or Client's Agent where one is appointed* two weeks prior to the *starting date*. The programme is to be updated and similarly distributed each month until the date of Completion.

5 Payment

51.3 Insert a new clause 51.3:

'In addition to any other legal rights and remedies of the *Client*, whenever any sum of money is recoverable from or payable by the *Consultant* under this contract that sum may be deducted from any sum then due, or which at any time thereafter becomes due to the *Consultant* under this contract provided that the *Client* notifies the *Consultant* in writing not later than three days before the final date for payment of the amount to be paid and the basis on which it is calculate.'

51.4 Insert a new clause 51.4

The *Client* makes payment to the *Consultant* under the contract no later than 30 days after receipt of a valid and undisputed invoice, unless the contract requires the *Client* to make earlier payment to the *Consultant*.

8 Insurance

81.3 Insert a new clause 81.3

81.3.1 'The *Consultant* shall maintain professional indemnity insurance covering (inter alia) its potential liability under this contract upon market norm terms and conditions prevailing for the time being in the insurance market, and with reputable insurers lawfully carrying on such insurance business in the United Kingdom, in an amount of not less than as is stated in the Contract Data) in respect of each and every claim or series of claims arising out of the same original cause or source (or equivalent), without limit to the number of claims, save that there may be lower and/or annual aggregate limits of cover in respect of pollution and contamination related claims and similar where such limited cover is the norm for a period beginning now and ending 12 years after the date of Completion or termination of the Contract if earlier, provided always that such insurance is generally available in the market at commercially affordable rates and on terms such that prudent building consultants who undertake similar work to the *Consultant* generally carry such insurance (**'Reasonable Rates and Terms'**).

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81.3.2 Any increased or additional premium required by insurers by reason of the *Consultant's* own claims record or other acts, omissions, matters or things particular to the *Consultant* shall be deemed to be within Reasonable Rates and Terms.

81.3.3 The *Consultant* shall immediately inform the *Client* if such insurance ceases to be available upon Reasonable Rates and Terms in order that the *Consultant* and the *Client* can discuss means of best protecting their respective positions in respect of this contract and the service in the absence of such insurance.

81.3.4 The *Consultant* shall co-operate fully with any measures reasonably required by the *Client* including (without limitation) completing any proposals for insurance and associated documents, maintaining such insurance at rates above Reasonable Rates and Terms if the *Client* undertakes in writing to reimburse the *Consultant* in respect of the net cost of such insurance to the *Consultant* above Reasonable Rates and Terms.

81.3.5 When reasonably requested to do so by the *Client* the *Consultant* shall produce promptly for inspection and or provide a copy of satisfactory documentary evidence (and a copy of an insurance broker's letter or similar certificate shall be satisfactory) that the required professional indemnity insurance is being maintained.

81.3.6 The *Consultant* shall notify the *Client* in writing from time to time of any change in its professional indemnity insurance arrangements which take it outside the requirements of this contract and within seven days of the Client's request at any time the *Consultant* will produce for inspection documentary evidence as to compliance with this Clause.

81.3.7 If the *Consultant* fails to comply with its obligations under this Clause the *Client* may take out insurance to cover some or all of the loss or damage which could result from a breach of the *Consultant's* obligations under this contract and may recover the costs and expenses of taking out such insurance from the *Consultant* as a debt. '

9 Termination and dispute resolution

Insert the following section:

90.4 (1) The *Client* may terminate the *Consultant's* obligation to Provide the Services if any of the provisions of paragraph 73(1) of The Public Contracts Regulations 2015 apply.

If the *Client* terminates under the provisions of paragraph 73(1)(b) of the Public Contracts Regulations 2015 as a result of information not disclosed by the *Consultant* at the Contract Date, the procedures and amounts due on termination are the same as for a default by the *Consultant*.

If the *Client* otherwise terminates under the provisions of paragraph 73(1) of the Public Contracts Regulations 2015, the procedures and amounts due on termination are the same as if the *Client* no longer requires the services.

Contract Data

Amend the insurance table:

In respect of the first entry in the left hand column that starting 'Failure of the Consultant…' amend so that it reads:

'Professional Indemnity Insurance - Liability of the *Consultant* for claims made against him arising out of his failure to use the skill and care required by this contract.'

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The *Consultant's* Offer

The *Consultant* is

Name	[**to be agreed on a project specific basis**]
Address	
Telephone	
E-mail address	

The *Consultant* offers to Provide the Services in accordance with the *conditions of contract* for an amount to be determined in accordance with the *conditions of contract*.

The name, job qualifications and experience of *Consultant's key people* are in ***[to be agreed on a project specific basis]***

The staff rates are ***[to be agreed on a project specific basis]***

Person or job	***Unit of measurement***	***rate***
……	***……***	***……***
……	***……***	***……***
……	***……***	***……***
……	***……***	***……***
……	***……***	***……***
……	***……***	***……***
People not stated here **or within the Framework Commercial model** are at open market or competitively tendered rates		***Unless the Employer agrees, staff rates must not exceed the rates*** **applicable to the role, seniority and regional adjustment factors stated with the Framework Commercial Model**.

The offered total of the Prices is ***[to be agreed on a project specific basis]***

Enter the total of the Prices from the Price List.
If all work is to be carried out on a time charge basis, enter 'Not Applicable'.

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Price List

Entries in the first four columns in the Price List are made either by the Client or the tenderer.

For each row:

● If the *Consultant* is to be paid an amount for the item which is not adjusted if the quantity of work in the item changes, the tenderer enters the amount in the Price column only.

● If the *Consultant* is to be paid an amount for the item of work which is the rate for the work multiplied by the quantity completed, the tenderer enters the rate which is then multiplied by the Expected quantity to produce the Price, which is also entered

● If the work is to be paid on a time charge basis, only expenses should be included

Costs incurred by the *Consultant* other than the listed expenses are included in the Rates and Prices and the *staff rates*. If expenses are paid at cost, then 'at cost' should be entered into the Rate column. ; the Unit, Quantity and Rate Columns being left blank.

No expenses are to be included for services covered by the Pre-construction or Design Management Services identified within the Framework Commercial Model

Delete or strike through unuised rows.

[to be agreed on a project specific basis]

Item number	Description	Unit	Expected Quantity	Rate	Price
……	…….	…..	…….	……	…….
……	…….	…..	…….	……	…….
……	…….	…..	…….	……	…….
……	…….	…..	…….	……	…….
……	…….	…..	…….	……	…….
……	…….	…..	…….	……	…….
……	…….	…..	…….	……	…….
……	…….	…..	…….	……	…….
……	…….	…..	…….	……	…….
……	…….	…..	…….	……	…….
……	…….	…..	…….	……	…….
……	…….	…..	…….	……	…….
Expenses					
……	…….	…..	…….	……	…….
……	…….	…..	…….	……	…….
……	…….	…..	…….	……	…….
……	…….	…..	…….	……	…….
……	…….	…..	…….	……	…….
				The total of the Prices	

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Scope

The Scope should be a complete and precise statement of the *Client's* requirements. If it is incomplete or imprecise, there is a risk that the *Consultant* will interpret it differently from the *Client's* intention.

Information provided by the *Consultant* should be listed in the Scope only if the *Client* is satisfied that it is required, is part of a complete statement of the *Client's* requirements and is consistent with other parts of the Scope.

1 Purpose of the *services* ***[to be agreed on a project specific basis]***

Provide a brief summary of why the *services* are being commissioned and what they will be used for

2 Description of the *services* ***[to be agreed on a project specific basis]***

Give a complete and precise description of what the *Consultant* is required to do.

If items of work have to be provided by a stated date, include a table describing the work and stating the date when it is to be provided.

3 Existing information ***[to be agreed on a project specific basis]***

List existing information which is relevant to the *services*. This can include documents which the *Consultant* is to further develop.

4 Specifications and standards ***[to be agreed on a project specific basis,]. Schedule 7 (Template Scope) is deemed to be included.]***

List any specifications and standards that apply to this contract.

5 Constraints on how the *Consultant* is to Provide the Services ***[to be agreed on a project specific basis]***

State any constraints on sequence and timing of work and on method and conduct of work including the requirements for any work by the *Client*.

Set out any requirements for a quality management systems.

Include a dispute resolution precdure if required.

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6 Requirements for the programme, in addition to the requirements of Clause 31.2 ***[to be agreed on a project specific basis]***

State whether a programme if required and, if it is, state what form it is to be in, what information is to be shown on it, when it is to be submitted and when it is to be updated.

All programmes shall be in a Gantt chart format. They shall contain the following information, as a minimum:-

- The *starting date* and *completion date*
- The latest forecast of the date of Completion
- The order and timing of the operations which the *Consultant* plans to do in order to Provide the Services
- Other information which the Scope requires the *Consultant* to show on the programme

7 Information and other things provided by the *Client* ***[to be agreed on a project specific basis]***

Describe what information and other things the *Client* is to provide and by when. Information is that which is not currently available, but wil become available during the contract. Other things could include access to a person, place (such as office space or a site) or the *Client's* information technology systems.

Item	**Date by which it will be provided**
…….	**……**
…….	**……**
…….	**……**
…….	**……**
…….	**……**
…….	**……**

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[*The execution details for the Employer below are an example and may be amended by the Employer to suit their normal practice*]Executed as a deed for and on behalf of)

[EMPLOYER] **)**

by)

……

Director

……

Full name (BLOCK CAPITALS)

……

Position/title

……

Director/ Secretary

……

Full name (BLOCK CAPITALS)

……

Position/title

Executed as a deed for and on behalf of)

[CONTRACTOR])

by)

……

Director

……

Full name (BLOCK CAPITALS)

……

Position/title

……

Director/ Secretary

……

Full name (BLOCK CAPITALS)

……

Position/title

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SCHEDULE 10

ENABLING WORKS DELIVERY AGREEMENT

NEC SHORT CONTRACT

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Lot 2	*Wales*	*The following Model Delivery Agreement is drafted on the basis that the law of England and Wales applies.*

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Introduction

NEC Short Contract

This Delivery Agreement incorporates the NEC 3rd edition engineering and construction short contract April 2013 (the **NEC Short Contract**), including the additional public sector Z Clauses published by NEC to comply with the requirements of The Public Contracts Regulations 2015.

Any subsequent amendments to the NEC Short Contract shall apply to this Model Delivery Agreement, if agreed in writing by Scape and the Contractor, but shall only be incorporated into Delivery Agreements executed after such amendments are published and their inclusion has been agreed accordingly with Scape.

The following rules apply to the incorporation of clauses into a Delivery Agreement:

e) The conditions of contract set out below shall be incorporated unless varied by an incorporated amendment to contract or as otherwise agreed in writing by the *Employer* and Scape;

f) The amendments to contract clauses set out below shall be incorporated unless otherwise agreed in writing by the *Employer* and Scape.

g) The *Employer* and *Contractor* shall indicate within the Delivery Agreement whether the clauses below shown in italics are to be incorporated.

h) For the avoidance of doubt, Employers not wishing to use clauses specified as 'may apply', should 'strike-through' the clause reference in Contract Data Part 1, when completing Delivery Agreements.

This Delivery Agreement will only be used for Enabling Works as defined in clause 1 of the Framework Agreement.

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Enabling Works Delivery Agreement

THIS AGREEMENT is made on 201[ ]

BETWEEN:

(1) [.....] of [.....] (**the 'Employer'**)

AND

(2) [.....] whose registered office is at [.....] (**the 'Contractor'**)

for the Services of [……..]

Whereas:

This Delivery Agreement is made pursuant to the Framework Agreement dated **[*insert date*]** made between Scape System Build Limited (trading as Scape Group) and the Contractor (the 'Framework Agreement') and incorporates those provisions of the Model Delivery Agreement set out in Schedule 10 to the Framework Agreement.

IT IS AGREED as follows:-

1. **The *Contractor's* obligations**

   The *Contractor* provides the services and comply with his obligations in accordance with the conditions of contract set out in the Contract Data herein.

2. **The *Employer's* obligations**

   The *Employer* pays the amount of money and complies with its obligations in accordance with the conditions of contract set out in the Contract Data herein.

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Contract Data

The following details the Contract Data which will be provided by the *Employer* and the *Contractor* for each Delivery Agreement.

Certain defined terms and information in the Contract Data will be common to all Delivery Agreements other information included in the Contract Data will be specific to individual Projects.

The *Employer* is

Name	[**to be agreed on a project specific basis**]
Address	
Telephone	
E-mail address	

The *Employer's* delegate is

Name	[**to be agreed on a project specific basis**]
Address	
Telephone	
E-mail address	

The *Employer's* delegate is authorised to perform all duties and responsibilities of the *Employer* up to [Completion/defects date]* excluding the following:

- Termination
- [to be agreed on a project specific basis]

delete as appropriate,

The *works* are ***[to be agreed on a project specific basis]***

The *site* is ***[to be agreed on a project specific basis]***

The *starting date* is ***[to be agreed on a project specific basis]***

The *completion date* is ***[to be agreed on a project specific basis]***

The *period for reply* is **2 weeks**

The *defects date* is ***[to be agreed on a project specific basis]***

The *defect correction period* is 24 hours for 'Emergency Defects', 7 days for 'Serious Defects' and 4 weeks for 'Routine Defects as defined by the *Employer* in accordance with Clause 40.3

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The *delay damages* are ***[to be agreed on a project specific basis]*** per day

The *assessment day* is the ***[to be agreed on a project specific basis]*** day of each month

The *retention* is **0%**

Does the United Kingdom Grants, Construction and Regeneration Act (1996) apply? **Yes**

If Clause 100 The Contracts (Rights of Third Parties) Act is used

• Term	person or organisation
……..	……..
……..	……..

The *Adjudicator* is

[Either insert the Adjudicator's Name, Address, Telephone, Fax, E-mail address – or leave blank and in default the *Adjudicator nominating body* is as stated below namely the Royal Institution of Chartered Surveyors]

The interest rate on late payments is **0.2%** per complete week of delay

The *Contractor* is not liable to the *Employer* for loss of or damage to the *Employer's* property in excess of ***[to be agreed on a project specific basis]*** *for any one event.*

The *Employer* provides this insurance - Insurance for all existing buildings and property existing within the Site or at the sole discretion of the *Employer* he may elect to 'self-insure' such existing buildings and property and in doing so accepts all of the *Employer's* associated risks arising out of or in relation to such 'self-insurance'. In accordance with an Employer's decision to 'self-insure' they do not accept any additional insurance premium/cost from the *Contractor*. ***[to be agreed on a project specific basis]***

The minimum amount of cover for the third insurance stated in the Insurance Table is **£10,000,000**

The minimum amount of cover for the fourth insurance stated in the Insurance Table is **£10,000,000**

The *Adjudicator nominating body* is **Royal Institution of Chartered Surveyors**

The *tribunal* is the **Courts of England and Wales**

The *conditions of contract* are the NEC3 Engineering and Construction Short Contract April 2013 and the following additional conditions, amendments, alterations, additions and deletions which take priority over the standard form short contract:

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AMENDMENTS TO CONTRACT

The provisions of the *additional conditions of contract* prevail over all other provisions of this contract.

The following clauses of this contract shall be amended:

1 General

11.2 (1) **After Works Information insert: 'including the execution of any collateral warranties stated in the Works Information and'.**

11.2 (5) Add at the end of the fourth bullet point:

'excluding those items covered by Table 3 of Schedule 7.'

At the end of the clause add:

'Unless the *Employer* otherwise agrees, all People Costs and 'Preliminaries' based Equipment and Plant & Material Costs within the Defined Cost shall not exceed the relevant rates within the Framework Commercial Model, applicable to the value and characteristics of the *works* or role, seniority and regional adjustment factors stated with the Framework Commercial Model.'

11.2 (14) Insert a new definition:

'Framework Agreement' is the framework agreement between Scape Procure Limited and the *Contractor* dated [ ] 201[]'

11.2 (15) Insert a new definition:

Pool Re Arrangement – Terrorism Insurance purchased through Pool Reinsurance Company Limited as expressed in the ABI standard wording

12.4 Insert at the end:

'provided that Clauses 20 (Convictions), 26 (Statutory Requirements), 27 (Competition Law, Corrupt Gifts and Payments), 28 (Modern Slavery Act), 30 (Confidentiality and Freedom of Information), 33.1 (Intelectual Property Rights), 33.2 (Miscellaneous: personal data) and 33.13 (Miscellaneous: whistle blowing) of the Framework Agreement shall be incorporated into this contract, mutatis mutandis, as if references to 'Scape' were to '*the Employer*' and references to the 'Agreement' were to 'the *contract*'.'

12.5 Insert a new clause 12.5:

A reference to any statute, enactment, order, regulation or other similar instrument shall be construed as a reference to the statute, enactment, order, regulation or instrument as amended by any subsequent statute, enactment, order, regulation or instrument or as contained in any subsequent re-enactment of it.

13.3 *Insert a new clause 13.3:*

'The following communications shall be deemed to have no effect if made by electronic mail transmission:

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- *any notification of a wish to terminate this contract or the employment of the Contractor under it;*
- *any notification by the Contractor of his intention to suspend performance of his obligations under this contract;*

- *any invoking by either party of the procedures applicable under this contract to the resolution of disputes or differences;*

- *any agreement between the parties amending the provisions of this contract'.*

(Z clause 13.3 may be deleted at the Employer's sole discretion).

14.5 Insert a new clause 14.5:

'The *Employer* has delegated its responsibilities as defined within the Contract Data Part 1. The *Employer* may replace the delegate after he has notified the *Contractor* of the name of the replacement.'

2 The Contractor's main responsibilities

20.3 Insert a new clause 20.3:

'The *Contractor* executes or procures the execution of Collateral Warranties from the warrantors specified in the Works Information in favour of the beneficiaries as are identified (whether by name or description) in the Works Information. Collateral Warrenties forms will be as specified in the Works Information.'

20.4 Insert a new clause 20.4:

'The *works* when completed comply with all appropriate requirements of any relevant local or other relevant authority and all relevant statutory requirements.'

21.4 Insert a new clause 21.4:

'The *Contractor* in relation to any subletting of any portion of the *works* (or the design of them):

- procures that the relevant sub-contract contains such obligations as necessary to ensure that it is in all respects compatible with the terms of this contract;

- warrants each sub-contractor's compliance with this contract's Modern Slavery Act requirements;

- warrants that all Subcontractors are fully aware of their obligations under the CDM Regulations and are fully competent and are adequately resourced to meet those obligations;

- procures that all relevant sub-contracts shall be executed and delivered as a deed; and provides to the *Employer* a certified copy of any sub-contract (save for particulars of the cost of such sub-contract works unless other provisions of this contract or the Framework Agreement oblige the *Contractor* to disclose them).

The *Contractor* notifies the *Employer* of the name, contact details and legal representatives of each Subcontractor before appointing the Subcontractor. The *Contractor* does not appoint a Subcontractor or supplier if there are compulsory grounds for excluding the Subcontractor or supplier under regulation 57 of the Public Contracts Regulations 2015.

21.5 Insert a new clause 21.5

'The *Contractor* includes in any subcontract awarded by him provisions requiring that:

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- invoices for payment submitted by the Subcontractor or supplier are considered and verified by the *Contractor* in a timely fashion,

- undue delay in considering and verifying invoices is not sufficient justification for failing to regard an invoice as valid and undisputed, and

- any contract awarded by the Subcontractor or supplier for work included in this contract includes provisions to the same effect as these provisions.'

4 Defects

40.3 Insert a new clause 40.3:

'The *Contractor*:

(1) makes good any Defects which the *Employer* reasonably considers need making good as a matter of urgency within 24 hours of receiving the *Employer's* instruction ('Emergency Defects'); and

(2) makes good any Defects which the *Employer* reasonably considers to be serious defects or faults within seven days of receiving the *Employer's* instruction ('Serious Defects'); and

(3) makes good all other Defects notified to the *Contractor* within four weeks of receipt of the *Employer's* instructions ('Routine Defects');

Where due to the non-availability of parts or materials or other circumstances beyond the *Contractor's* control it is not possible to correct any Defect within the required timescale the *Contractor* makes an appropriate temporary repair and corrects the Defect as soon as possible thereafter and the *Contractor* keeps the *Employer* informed about the position from time to time.'

42.1 Add to the end of the existing clause:

'The *Employer* informs the *Contractor* of the amount which it actually cost the *Employer* to have the Defect corrected by other people within a reasonable time of that being known. If the actual cost differs from that amount assessed and paid by the *Contractor* to the *Employer* either the *Employer* repays promptly the *Contractor* any overpayment or the *Contractor* promptly pays to the *Employer* any underpayment.'

5 Payment

50.8 Insert a new clause 50.8:

'If the *Contractor* has not procured and submitted to the *Employer* for acceptance the collateral warranties together with a certified copy of the underlying sub contract, one quarter of the Price for Work Done to Date is retained in assessments of the amount due to the *Contractor* for services or work of subcontractors from whom the *Contractor* is obliged to procure warranties and has not done so.'

51.3 Insert new clause 51.3

'The *Employer* makes payment to the *Contractor* under the contract no later than 30 days after receipt of a valid and undisputed invoice, unless the contract requires the *Employer* to make earlier payment to the Contractor.'

6 Compensation events

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60.1 (1) Add at the end of this clause:

'or a change to the Works Information provided by the *Contractor* for his design which is made either at his request or to comply with other Works Information provided by the *Employer*.'

60.1 (8) Add at the end of this clause:

'or unless it was reasonable for the *Employer* to instruct the *Contractor* to search, having regard to previous instances of non-complying work in Providing the Works.'

62.5 After 'revised quotation' in the second line insert

'as soon as possible, and in any event'.

63.2 In the third line of the last paragraph after the word 'applied' insert

'separately'

8 Indemnity, insurance and liability

82.1 ***Add*** *to the Insurance Table – after 'loss of or damage to the works' insert:-*

'save as caused by

- *Terrorism to the extent not insured under the Pool Re Arrangement*
- *Pressure waves caused by aircraft or other aerial devices travelling at sonic or supersonic speeds'.*

(Z clause 82.1 (i.e. the above insertions only) may be deleted at the Employer's sole discretion).

82.2 insert a new clause 82.2

82.2 Professional Indemnity

'The following provisions shall apply unless the *Contractor* has no design responsibilities under this contract.

*82.2.*1 The *Contractor* shall maintain professional indemnity insurance covering (inter alia) its potential liability under this contract for the given insurance policy year in the event that it breaches this contract upon market norm terms and conditions prevailing for the time being in the insurance market, and with reputable insurers lawfully carrying on such insurance business in the United Kingdom, in an amount of not less than £5,000,000.00 (Five million pounds) in respect of each and every claim or series of claims arising out of the same original cause or source (or equivalent), without limit to the number of claims, with lower annual and/or annual aggregate limits of cover in respect of pollution and contamination related claims and similar where such limited cover is the norm for a period beginning now and ending 12 years after the date of Completion or termination of the Contract if earlier, provided always that such insurance is available at commercially affordable rates and on terms such that prudent building contractors who undertake design generally carry such insurance ('Reasonable Rates and Terms').

82.2.2 Any increased or additional premium required by insurers by reason of the *Contractor's* own claims record or other acts, omissions, matters or things particular to the *Contractor* shall be deemed to be within Reasonable Rates and Terms.

82.2.3 The *Contractor* shall immediately inform the *Employer* if such insurance ceases to be available upon Reasonable Rates and Terms in order that the *Contractor* and the *Employer* can discuss means of best protecting their respective positions in respect of this contract and the service in the absence of such insurance.

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82.2.4 The *Contractor* shall co-operate fully with any measures reasonably required by the *Employer* including (without limitation) completing any proposals for insurance and associated documents, maintaining such insurance at rates above Reasonable Rates and Terms if the *Employer*

undertakes in writing to reimburse the *Contractor* in respect of the net cost of such insurance to the *Contractor* above Reasonable Rates and Terms.

82.2.5 When reasonably requested to do so by the *Employer* the *Contractor* shall produce promptly for inspection and or provide a copy of satisfactory documentary evidence (and a copy of an insurance broker's letter or similar certificate shall be satisfactory) that the required professional indemnity insurance is being maintained.

82.2.6 The *Contractor* shall notify the *Employer* in writing from time to time of any change in its professional indemnity insurance arrangements which take it outside the requirements of this contract and within seven days of the *Employer 's* request at any time the *Contractor* will produce for inspection documentary evidence as to compliance with this Clause.

82.2.7 If the *Contractor* fails to comply with its obligations under this Clause the *Employer* may take out insurance to cover some or all of the loss or damage which could result from a breach of the *Contractor's* obligations under this contract and may recover the costs and expenses of taking out such insurance from the *Contractor* as a debt.'

9 Termination and dispute resolution

Insert the following new section:

90.6 Public Contracts Regulations 2015

90.6 (1) The *Employer* may terminate the *Contractor's* obligation to Provide the Works if any of the provisions of paragraph 73(1) of The Public Contracts Regulations 2015 apply.

If the *Employer* terminates under the provisions of paragraph 73(1)(b) of the Public Contracts Regulations 2015 as a result of information not disclosed by the *Contractor* at the date when this contract came into existence, the procedures and amounts due on termination are the same as if the *Contractor* has substantially failed to comply with this contract.

If the *Employer* otherwise terminates under the provisions of paragraph 73(1) of the Public Contracts Regulations 2015, the procedures and amounts due on termination are the same as if an event which the Parties could not reasonably prevent has substantially affected the *Contractor's* work for a continuous period of more than thirteen weeks.

Insert the following new section:

'100 The Contracts (Rights of Third Parties) Act 1999

100.1 A person who is not a party to this contract shall have no rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this contract unless it is stated expressly in the Contract Data that an identified third party may enforce such rights and those rights are identified.'

100.2 The rights of the Parties to terminate, rescind or agree any variation, waiver or settlement under this Agreement are not subject to the consent of any other person.'

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The *Contractor's* Offer

The *Contractor* is

Name	***[to be agreed on a project specific basis]***
Address	
Telephone	
E-mail address	

The percentage for overheads and profit added to the Defined Cost for people **is *[as set out in the Framework Commercial Model]* %**

The percentage for overheads and profit added to other Defined Cost is ***[as set out in the Framework Commercial Model]* %**

The offered total of the Prices is ***[to be agreed on a project specific basis]***

Enter the total of the Prices from the Price List.

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Price List

Entries in the first four columns in the Price List are made either by the Employer or the tenderer.

If the *Contractor* is to be paid an amount for the item which is not adjusted if the quantity of work in the item changes, the tenderer enters the amount in the Price column only; the Unit, Quantity and Rate Columns being left blank.

If the *Contractor* is to be paid an amount for the itemof work which is to be the rate for the work multiplied by the quantity completed, the tenderer enters the rate which is then multiplied by the expected quantity to produce the Price, which is also entered.

[to be agreed on a project specific basis]

Item number	Description	Unit	Quantity	Rate	Price

The total of the Prices

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Works Information

The Works Information should be a complete and precise statement of the *Employer's* requirements.

If it is incomplete or imprecise there is a risk that the *Contractor* will interpret it differently from the *Employer's* intention. Information provided by the *Contractor* should be listed in the Works Information only if the *Employer* is satisfied that it is required , is part of a complete statement of the *Employer's* requirements and is consistent with other parts of the Works Information.

1 Description of the works

Give a detailed description of what the *Contractor* is required to do and of any work the *Contractor* is to design.

……..

……..

[to be agreed on a project specific basis]

2 Drawings

List the drawings that apply to this contract.

Drawing number	**revision**	**Title**
……	……	……..
……	……	……..
……	……	……..
……	……	……..

[to be agreed on a project specific basis]

3 Specifications.

List the specifications which apply to this contract.

Title	**Date of revision**	**Tick if publically available**
……	……	……..
……	……	……..
……	……	……..
……	……	……..

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[to be agreed on a project specific basis].

Schedule 13 (Template Works Information) is deemed to be included in the Works Information

4 Constraints on how the *Contractor* Provides the Works

State any constraints on the sequence and timing of work and on the methods and conduct of work including the requirements for any work by the *Employer.*

……..

……..

[to be agreed on a project specific basis]

5 Requirements for the programme.

State whether a programme is required and, if it is, state what form it is to be in, what information is to be shown on it, when it is to be submitted and when it is to be updated.

State what the use of the *works* is intended to be at their Completion as defined in clause 11.2(1)

All programmes shall be in a Gantt chart format. They shall contain the following information, as a minimum:-

- The *starting date* and Completion Date
- The latest forecast of the *Contractor's* planned Completion
- The order and timing of the operations which the *Contractor* plans to do in order to Provide the Works
- Other information which the Works Information requires the *Contractor* to show on the programme

The first programme is to be submitted to the *Employer* two weeks prior to the *starting date.* The programme is to be updated and similarly distributed each month until the date of Completion.

……..

……..

[Insert any project specific requirements]

6 Services and other things provided by the *Employer*

Describe what the Employer will provide, such as services (including water and electricity) and 'free issue' Plant and Materials and equipment.

Item	**Date by which it will be provided**
……	……
……	……
……	……

[to be agreed on a project specific basis]

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Site Information

Give information about the *site* such as ground conditions and other information which is likely to affect the *Contractor's* work such as limitations on access and the position of adjacent structures.

……..

……..

……..

……..

[to be agreed on a project specific basis]

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[*The execution details for the Employer below are an example and may be amended by the Employer to suit their normal practice*]Executed as a deed for and on behalf of)

[EMPLOYER] **)**

by)

……

Director

……

Full name (BLOCK CAPITALS)

……

Position/title

……

Director/ Secretary

……

Full name (BLOCK CAPITALS)

……

Position/title

Executed as a deed for and on behalf of)

[CONTRACTOR])

by)

……

Director

……

Full name (BLOCK CAPITALS)

……

Position/title

……

Director/ Secretary

……

Full name (BLOCK CAPITALS)

……

Position/title

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SCHEDULE 11

CONSTRUCTION DELIVERY AGREEMENT

NEC ENGINEERING AND CONSTRUCTION CONTRACT - OPTION A OR C

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Lot 2	*Wales*	*The following Model Delivery Agreement is drafted on the basis that the law of England and Wales applies.*

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Introduction

NEC Engineering and Construction Contract - Options A and C

This Delivery Agreement incorporates the NEC 3rd edition engineering and construction contract April 2013 (the **NEC ECC**), including the additional public sector Z Clauses published by NEC to comply with the requirements of The Public Contracts Regulations 2015.

Any subsequent amendments to the NEC ECC shall apply to this Model Delivery Agreement, if agreed in writing by Scape and the Contractor, but shall only be incorporated into Delivery Agreements executed after such amendments are published and their inclusion has been agreed accordingly with Scape.

The following rules apply to the incorporation of clauses into a Delivery Agreement:

a) The contract clauses are varied by the incorporation of option clauses, a Z clause or as otherwise agreed in writing by the *Employer* and Scape;

b) The option clauses defined as '**Shall apply'** in the table below will be incorporated unless otherwise agreed by the *Employer* and Scape;

c) The option clauses defined as **'May apply'** in the table below, may apply following agreement between the Employer and Contractor

d) The Z clauses set out in the Delivery Agreement shall be incorporated unless otherwise agreed in writing by the Employer and Scape.

e) The *Employer* and *Contractor* shall indicate within the Delivery Agreement whether the clauses below shown in italics are to be incorporated.

f) For the avoidance of doubt, Employers not wishing to use clauses specified as 'may apply', should 'strike-through' the clause reference in Contract Data Part 1, when completing Delivery Agreements.

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MAIN OPTION CLAUSES

Option A: Priced contract with activity schedule

Option C: Target contract with activity schedule

SECONDARY OPTION CLAUSES AND ADDITIONAL OPTIONS

OPTION NUMBER	OPTION TITLE	APPLICABLE?
Secondary Options		
W2	Dispute resolution procedure	Shall apply
X2	Changes in the law	
X7	Delay damages	
X15	Limitation of the Contractor's liability for his design to reasonable skill and care	
X1	Price Adjustments for inflation	May apply
X4	Parent company guarantee	
X5	Sectional Completion	
X12	Partnering	
X13	Performance bond	
X14	Advanced payment to the Contractor	
X17	Low Performance Damages	
X18	Limitation of Liability	
Additional Options		
X21	CIC BIM Protocol	May apply
X22	Electronic Communications	
Option Y		
Y(UK)1	Project Bank Accounts	May apply
Y(UK)2	The Housing Grants, Construction and Regeneration Act 1996	Shall apply
Y(UK)3	The Contracts (Rights of Third Parties) Act 1999	

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Construction Delivery Agreement

THIS AGREEMENT is made on 201[ ]

BETWEEN:

(1) [.....] of [.....] (**the 'Employer'**)

AND

(3) [.....] whose registered office is at [.....] (**the 'Contractor'**)

for the Services of [……..]

Whereas:

This Delivery Agreement is made pursuant to the Framework Agreement dated **[*insert date*]** made between Scape System Procure Limited and the Contractor (the 'Framework Agreement') and incorporates those provisions of the Model Delivery Agreement set out in Schedule 11 to the Framework Agreement.

IT IS AGREED as follows:-

1. **The *Contractor's* obligations**

   The *Contractor* provides the services and comply with his obligations in accordance with the conditions of contract set out in the Contract Data herein.

2. **The *Employer's* obligations**

   The *Employer* pays the amount of money and complies with its obligations in accordance with the conditions of contract set out in the Contract Data herein.

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Contract Data: Part One – Data provided by the *Employer*

The following details the Contract Data which will be provided by the *Employer* for each Delivery Agreement.

Certain defined terms and information in the Contract Data will be common to all Delivery Agreements; other information included in the Contract Data will be specific to individual Projects.

Part one - Data to be provided by the *Employer*

1. General

The *conditions of contract* are the core clauses and the clauses for main option [A/C], dispute resolution Option W2, and secondary Options [X1], X2, [X4, X5], X7, [X12, X13, X14,], X15, [X17, X18, X21, X22, Y(UK)1], Y(UK)2 AND Y(UK)3, of the NEC3 Engineering and Construction Contract April 2013).

- The *works* are ***[to be agreed on a project specific basis];***
- The *Employer* is:

Name	[**to be agreed on a project specific basis**]
Address	
Telephone	
E-mail address	

- The *Project Manager* is

Name	[**to be agreed on a project specific basis**]
Address	
Telephone	
E-mail address	

- The *Supervisor* is

Name	[**to be agreed on a project specific basis**]
Address	
Telephone	
E-mail address	

- The *Adjudicator* is

Name	**[Either name the *Adjudicator* here or in default the *Adjudicator nominating body* is the Royal Institution of Chartered Surveyors**
Address	
Telephone	
E-mail address	

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- The Works Information is in ***[to be agreed on a project specific basis, Schedule* 13 (Template Works Information) is deemed to be included in the Works Information]**
- The Site Information is in ***[to be agreed on a project specific basis];***
- The *boundaries of the site* are ***[to be agreed on a project specific basis] ;***
- The *language of this contract* is **English**;
- The *law of the contract* is the law of **England and Wales**;
- The *period for reply* is **2 weeks**;
- The *Adjudicator nominating body is* **the Royal Institution of Chartered Surveyors.**
- The *tribunal* is the **Courts of England and Wales**;
- The following matters will be included in the risk register ***[to be agreed on a project specific basis.]***

2. Number not used

3. Time

- The *starting date* is ***[to be agreed on a project specific basis]***
- The *access dates* are

Part of the Site	Date
1 ……..	……..
2 ……..	……..
3 ……..	……..

[to be agreed on a project specific basis]

- The *Contractor* submits revised programmes at intervals no longer than **5 weeks**.

4. Testing and Defects

- The *defects date* is **52** weeks after Completion of the whole of the *works*.
- The *defect correction period* is **4 weeks for 'Routine Defects'** except that
  - The *defect correction period* for '**Serious Defects' is 7 days**
  - The *defect correction period* for **'Emergency Defects' is 24 hours**

as defined by the Project Manager in accordance with Clause 42.3

[To be agreed on a project specific basis if different]

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5. Payment

- The *currency of this contract* is the pound sterling (£).
- The *assessment interval* is **monthly**
- The *interest rate* is 3**%** per annum above the base rate in force from time to time of the Bank of England

6. Compensation events

- The place where weather is to be recorded is ***[to be agreed on a project specific basis]***

- The *weather measurements* to be recorded for each calendar month are:-
  - the cumulative rainfall (mm);
  - the number of days with rainfall more than 5 mm;
  - the number of days with minimum air temperature less than 0 degrees Celsius;
  - the number of days with snow lying at 0900 hours GMT;
  - and these measurements: ***[to be agreed on a project specific basis].***
- The *weather measurements* are supplied by the Meteorological Office.
- The *weather data* are the records of past *weather measurements* for each calendar month which were recorded at **[to be agreed on a project specific basis]** and which are available from the Meteorological Office.

Where no recorded data are available:

- Assumed values for the ten year return *weather data* for each *weather measurement* for each calendar month are: does not apply ***[to be agreed on a project specific basis]***

7. Number not used

8. Risks and Insurance

- The minimum limit of indemnity for insurance in respect of loss of or damage to property (except the *works*, Plant and Materials and Equipment) and liability for bodily injury or to death of a person (not an employee of the *Contractor*) caused by activity in connection with this contract for any one event is:

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Minimum £10 million **on an 'each and every claim basis'**

- The amount of the minimum limit of indemnity for insurance in respect of death of or bodily injury to employees of the *Contractor* arising out of and in the course of their employment in connection with this contract for any one event **is:**

Minimum £10 million **on an 'each and every claim basis'**

Additional clause

- The minimum level of indemnity for insurance for claims made against him arising out of the *Contractor's* failure to use the skill and care normally used by professionals providing services similar to the Services in respect of each claim is **detailed below**.

minimum £5 million **(consequential loss – minimum £1 million)** **on an 'each and every claim basis'**

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Optional statements

If the *Employer* has decided the completion date for the whole of the *works*

- The Completion Date for the whole of the *works* is ***[to be agreed on a project specific basis]***.

If the *Employer* is not willing to take over the works before the Completion Date

- The *Employer* is not willing to take over the *works* before the Completion Date.

  [To be agreed on a project specific basis]

If no programme is identified in part two of the Contract Data

- The *Contractor* is to submit a first programme for acceptance within **2 weeks** of the Contract Date.

If the *Employer* has identified work which has to meet a stated *condition* by a *key date*

- The *key dates and conditions* to be met are:

condition to be met	*key date*
1 ……	……
2 ……	……
3 ……	……
4 ……	……
5 ……	……

  [To be agreed on a project specific basis]

If Y(UK)2 is used and the final date for payment is not 14 days after the date when payment is due

- The period for payment is **14 days**.

If there are additional *Employer's* risks

- These are additional *Employer's* risks

  1. ……
  2. ……
  3. ……

  [To be agreed on a project specific basis]

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If the *Employer* is to provide Plant and Materials

- The insurance against loss or damage to the *works*, Plant and Materials is to include cover for Plant and Materials provided by the *Employer* for an amount of £ …….

  [To be agreed on a project specific basis]

If the *Employer* is to provide any of the insurances stated in the Insurance Table

- The *Employer* provides these insurances from the Insurance Table

  1. Insurance against - Insurance for all existing buildings and property existing within the Site or at the sole discretion of the *Employer* he may elect to 'self-insure' such existing buildings and property and in doing so accepts all of the *Employer's* associated risks arising out of or in relation to such 'self-insurance'. In accordance with an Employer's decision to 'self-insure' they do not accept any additional insurance premium/cost from the *Contractor*.

     Cover/indemnity is ***[To be agreed on a project specific basis]***

     The deductibles are ***[To be agreed on a project specific basis]***

  2. Insurance against ……

     Cover/indemnity is ……

     The deductibles are ……

  3. Insurance against ……

     Cover/indemnity is ……

     The deductibles are ……

  [To be agreed on a project specific basis]

If additional insurances are to be provided

- The *Employer* provides these additional insurances

  - Insurance against ……

    Cover/indemnity is ……

    The deductibles are ……

  - Insurance against ……

    Cover/indemnity is ……

    The deductibles are ……

  - Insurance against ……

    Cover/indemnity is ……

    The deductibles are ……

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[To be agreed on a project specific basis]

- The *Contractor* provides these additional insurances

1. Insurance against

   Cover/indemnity is

2. Insurance against ……

   Cover/indemnity is ……

3. Insurance against ……

   Cover/indemnity is ……

[To be agreed on a project specific basis]

If Option C is used

- The *Contractor's share percentages* and the *share ranges* are:

Share range.....*Contractor's share percentage*

Less than 95%.....10%

95% to 100%.....40%

100% to 102.5%.....40%

Above 102.5%.....100%

- The *Contractor* prepares forecasts of Defined Cost for the works at intervals no longer than **5 weeks**.

If Option X1 is used

- The proportions used to calculate the Price Adjustment Factor are:

0.... linked to the index for……
0.... linked to the index for……
0.... linked to the index for……
0.... linked to the index for……
0.... linked to the index for……
0.... linked to the index for……
0.... non adjustable

_____
1.00

[Proportion to be agreed on a project specific basis]

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- The *base date* for indices is ***[To be agreed on a project specific basis]***
- The indices are those prepared by ***[To be agreed on a project specific basis]***

If Option X5 is used

- The *completion* date for each *section* of the *works* is

section	description	completion date
1	……	……
2	……	……
3	……	……
4	……	……

[To be deleted if Option X5 not required]

If Options X5 and X7 are used together

- Delay damages for each *section* of the *works* are

section	description	amount per day
1	……	……
2	……	……
3	……	……
4	……	……

Remainder of the works ……..

[To be deleted if Option X5 not required

If Option X7 is used (but not if Option X5 is also used)

- Delay damages for Completion of the whole of the *works* are ……. per day.

  [To be agreed on a project specific basis]

  [To be deleted if Options X5 and X7 are required]

If Option X12 is used

- The *Client* is

  Name …….

  Address ……..
- The *Client's objective* is ……..
- The Partnering Information is in ……

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If Option X13 is used

- The amount of the performance bond is a sum equal to **10%** of the Defined Cost.

[To be deleted if Option X13 not required]

If Option X14 is used

- The amount of the advanced payment is ……
- The *Contractor* repays the instalments in assessments starting not less than……. weeks after the Contract Date.
- The instalments are …….. (either an amount or a percentage of the payment otherwise due)
- An advanced payment bond is/is not required [deleted as applicable]

[to be deleted if Option X14 is not required]

If Option X17 is used

- **The amount for low performance damages are**

amount	***performance level***
…	**for …**
…	**for …**
…	**for …**
…	**for …**

If Option X18 is used

- The *Contractor's* liability to the *Employer* for indirect or consequential loss is limited to the higher of:
  - £ **[to be agreed on a project specific basis]** or
  - 120% of the tendered total of the Prices subject to a maximum of £ **[to be agreed on a project specific basis]**
- For any one event, the *Contractor's* liability to the *Employer* for loss or damage to the *Employer's* property is limited to to the higher of:
  - £ **[to be agreed on a project specific basis]** or
  - 120% of the tendered total of the Prices subject to a maximum of £ **[to be agreed on a project specific basis]**

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- The *Contractor's* liability for Defects due to his design which are not listed on the Defects Certificate is limited to to the higher of

    - £ **[to be agreed on a project specific basis]** or

    - 120% of the tendered total of the Prices subject to a maximum of £ **[to be agreed on a project specific basis]**

- The *Contractor's* total liability to the *Employer* for all matters arising under or in connection with this contract, other than the excluded matters, is limited to to the higher of:

    - £ **[to be agreed on a project specific basis]** or

    - 120% of the tendered total of the Prices subject to a maximum of £ **[to be agreed on a project specific basis]**

- The end of liability date is 12 years after Completion of the whole of the works (unless the Delivery Agreement is executed under hand in which case the end of liability will be 6 years after Completion of the whole of the works).

If Option Y(UK)1 is used and the Employer is to pay any charges made and is paid any interest paid by the *project bank*

- The *Employer* is to pay any charges made and is paid any interest paid by the *project bank.*

If Options Y(UK)3 is used

Term	person or organisation
……..	……..

If Options Y(UK)1 and Y(UK)3 are both used

Term	person or organisation
The provisions of Option Y(UK)1	Named Suppliers

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Option Z

1. The additional Conditions of Contract are

1 General

11.2 (2) After states he is to do insert: 'including the execution of any collateral warranties stated in the Works Information,'**.**

The following clause applies to Option A Delivery Agreements only
11.2 (22) insert at the end:

'Unless the *Project Manager* otherwise agrees, all People Costs and 'Preliminaries' based Equipment and Plant & Material Costs within the Defined Cost shall not exceed the relevant rates within the Framework Commercial Model, applicable to the value and characteristics of the *works* or role, seniority and regional adjustment factors stated within the Framework Commercial Model. Defined Cost shall exclude those items, payments and activities included in Tables 1(a), 1(b), 2 or Table 3 of the Framework Agreement's Schedule 7.'

The following clause applies to Option C Delivery Agreements only
11.2 (25) Add and additional bullet point after '*Project Manager* decides':

- 'are in excess of the relevant rates for People Costs and 'Preliminaries' based Equipment and Plant & Material Costs within the Framework Commercial Model, applicable to the value and characteristics of the *works* or role, seniority and regional adjustment factors stated within the Framework Commercial Model.

- are included in Tables 1(a), 1(b), 2 or Table 3 of the Framework Agreement's Schedule 7'

11.2 (34) Insert a new definition:

'Framework Agreement' is the framework agreement between Scape Procure Limited and the *Contractor* dated [ ] 201[]

11.2 (36) Insert a new definition:

Pool Re Arrangement – Terrorism Insurance purchased through Pool Reinsurance Company Limited as expressed in the ABI standard wording.

12.4 Insert at the end:

'provided that Clauses 20 (Convictions), 26 (Statutory Requirements), 27 (Competition Law, Corrupt Gifts and Payments), 28 (Modern Slavery Act), 30 (Confidentiality and Freedom of Information), 33.1 (Intelectual Property Rights), 33.2 (Miscellaneous: personal data) and 33.13 (Miscellaneous: whistle blowing) of the Framework Agreement shall be incorporated into this contract, mutatis mutandis, as if references to 'Scape' were to '*the Employer*' and references to the 'Agreement' were to 'the *contract*'.'

12.5 Insert a new clause 12.5:

A reference to any statute, enactment, order, regulation or other similar instrument shall be construed as a reference to the statute, enactment, order, regulation or instrument as amended by any subsequent statute, enactment, order, regulation or instrument or as contained in any subsequent re-enactment of it.

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2 The *Contractor*'s main responsibilities

Option A Contracts only - insert clause 20.3

20.3 The *Contractor* advices the *Project Manager* on the practical implications of the design of the *works* and on subcontracting arrangements.

20.5 NOT USED

20.6 Insert a new clause 20.6:

'In executing this contract, the *Contractor* accepts that all obligations and duties owed by it, acting as:

- the '*Consultant'* in the provision of the Services under a preceding design Delivery Agreement; and/or
- the '*Contractor'* in the provision of the Works under a preceding enabling works Delivery Agreement,

are deemed to be obligations and duties owed by the *Contractor* under this contract.

All and any of the *Contractor's* duties and obligations under such previous Delivery Agreements shall determine and cease to have any effect.

Any payments made by an '*Employer'* under such previous Delivery Agreements shall be treated as payments on account, pursuant to this contract.'

21.4 Insert a new clause 21.4:

'The *Contractor* checks the Works Information provided by the *Employer* and satisfies itself that its own design meets the *Employer's* Works Information with no discrepancy within and or between the Works Information and its own design or Works Information. Where there is ambiguity, inconsistency or conflict between these documents the *Employer's* Works Information will prevail.'

26.3 Insert new bullet point

- The period for payment of the amount due to the Subcontractor stated in the conditions is not greater than 19 days after the due date in this contract.

26.5 Insert a new clause 26.5:

'The *Contractor,* in relation to any subletting of any portion of the *works* (or the design of them):

- procures that the relevant sub-contract shall contain such obligations as necessary to ensure that it is in all respects compatible with the terms of this contract;
- warrants each sub-contractor's compliance with this Agreement's Modern Slavery Act requirements;
- warrants that all Subcontractors are fully aware of their obligations under the CDM Regulations and are fully competent and are adequately resourced to meet those obligations;
- procures that all relevant sub-contracts shall be executed and delivered as a deed; and
- provides to the *Project Manager* a certified copy of any sub-contract (save for particulars of the cost of such sub-contract *works* unless other provisions of this contract or the Framework Agreement oblige the *Contractor* to disclose them)'.

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The *Contractor* does not appoint a Subcontractor or supplier if there are compulsory grounds for excluding the Subcontractor or supplier under regulation 57 of the Public Contracts Regulations 2015.

26.6 The *Contractor* includes in any subcontract awarded by him provisions requiring that:

- invoices for payment submitted by the Subcontractor or supplier are considered and verified by the *Contractor* in a timely fashion,
- undue delay in considering and verifying invoices is not sufficient justification for failing to regard an invoice as valid and undisputed, and
- any contract awarded by the Subcontractor or supplier for work included in this contract includes provisions to the same effect as these provisions.

27.7 Insert a new clause 27.7:

'The *Contractor* executes or procures the execution of Collateral Warranties (in the forms specified within the Works Information) from the warrantors specified in the Works Information in favour of the beneficiaries as are identified (whether by name or description) in the Works Information.'

4 Testing and defects

40.3 Insert at the end of the second sentence: `

'and if the *Contractor* fails so to notify, the *Contractor* repeats (at its own cost) the test or inspection and gives notification as required in this clause'.

42.3 Insert a new clause 42.3:

'The *Contractor*:

(1) makes good any Defects which the *Project Manager* reasonably considers need making good as a matter of urgency within 24 hours of receiving the *Project Manager's* instruction ('Emergency Defects'); and

(2) makes good any Defects which the *Project Manager* reasonably considers to be serious defects or faults within seven days of receiving the *Project Manager's* instruction ('Serious Defects'); and

(3) makes good all other Defects notified to the *Contractor* within four weeks of receipt of the *Project Manager's* instructions ('Routine Defects').

Where due to the non-availability of parts or materials or other circumstances beyond the Contractor's control it is not possible to correct any Defect within the required timescale the Contractor makes an appropriate temporary repair and corrects the Defect as soon as possible thereafter and the *Contractor* keeps the *Employer* informed about the position from time to time.

43.3 Delete '*Supervisor*' in line 1 and replace with '*Project Manager*'.

5 Payment

50.7 Insert a new clause 50.7:

'If the *Contractor* has not procured and submitted to the *Project Manager* for acceptance the collateral warranties together with a certified copy of the underlying sub contract, one quarter of the Price for Work Done to Date is retained in assessments of the amount due to the *Contractor* for services or work of subcontractors from whom the *Contractor* is obliged to procure warranties and has not done so.'

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52.3 Add to the end of the clause 52.3 add the following:

'The Contractor shall provide the Project Manager on request with copies of original or source accounting documentation including receipts, invoices and other costs data.'

(Z clause 52.3 only applies to Option C Delivery Agreements)

6 Compensation events

60.1 (10) Insert at the end of this clause

'or unless it was reasonable for the *Project Manager* to instruct the *Contractor* to search, having regard to previous instances of non-compliant work' in Providing the Works.

62.4 After 'revised quotation' in the second sentence insert 'as soon as possible, and in any event'.

63.1 Add the following after the second paragraph:

'Unless the *Project Manager* otherwise agrees, all People, and 'Preliminaries' Equipment and Plant & Material costs used in assessing compensation events shall not exceed the relevant rates within the Framework Commercial Model, applicable to the value and characteristics of the *works* or role, seniority and regional adjustment factors stated with the Framework Commercial Model.'

63.14 Insert after 'rates and lump sums'

'including those contained within the Framework Commercial Model,'

7 Title

70.1 Add at the end of this clause:

'or when the *Employer* has paid for it, whichever is the earlier.

8 Risks and insurance

80.1 *Add at the end of this clause:*

- *Terrorism to the extent not insured under the Pool Re Arrangement;*
- *Pressure waves caused by aircraft or other aerial devices travelling at sonic or supersonic speeds'.*

(Z clause 80.1 may be deleted at the Employer's sole discretion).

84.3 insert a new clause 84.3

84.3 Professional Indemnity

'The following provisions shall apply unless the *Contractor* has no design responsibilities under this contract.

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84.3.1 The *Contractor* shall maintain professional indemnity insurance covering (inter alia) its potential liability under this contract for the given insurance policy year in the event that it breaches this contract upon market norm terms and conditions prevailing for the time being in the insurance market, and with reputable insurers lawfully carrying on such insurance business in the United Kingdom, to an Amount as stated in the insurance table, relevant to the lot, in respect of each and every claim or series of claims arising out of the same original cause or source (or equivalent), without limit to the number of claims, with lower annual and/or annual aggregate

limits of cover in respect of pollution and contamination related claims and similar where such limited cover is the norm for a period beginning now and ending 12 years after the date of Completion or termination of the Contract if earlier, provided always that such insurance is available at commercially affordable rates and on terms such that prudent building contractors who undertake design generally carry such insurance ('Reasonable Rates and Terms').

84.3.2 Any increased or additional premium required by insurers by reason of the *Contractor's* own claims record or other acts, omissions, matters or things particular to the *Contractor* shall be deemed to be within Reasonable Rates and Terms.

84.3.3 The *Contractor* shall immediately inform the *Project Manager* if such insurance ceases to be available upon Reasonable Rates and Terms in order that the *Contractor* and the *Project Manager* can discuss means of best protecting their respective positions in respect of this contract and the service in the absence of such insurance.

84.3.4 The *Contractor* shall co-operate fully with any measures reasonably required by the *Project Manager* including (without limitation) completing any proposals for insurance and associated documents, maintaining such insurance at rates above Reasonable Rates and Terms if the *Project Manager* undertakes in writing to reimburse the *Contractor* in respect of the net cost of such insurance to the *Contractor* above Reasonable Rates and Terms.

84.3.5 When reasonably requested to do so by the *Project Manager* the *Contractor* shall produce promptly for inspection and or provide a copy of satisfactory documentary evidence (and a copy of an insurance broker's letter or similar certificate shall be satisfactory) that the required professional indemnity insurance is being maintained.

84.3.6 The *Contractor* shall notify the *Project Manager* in writing from time to time of any change in its professional indemnity insurance arrangements which take it outside the requirements of this contract and within seven days of the *Project Manager's* request at any time the *Contractor* will produce for inspection documentary evidence as to compliance with this Clause.

84.3.7 If the *Contractor* fails to comply with its obligations under this Clause the *Employer* may take out insurance to cover some or all of the loss or damage which could result from a breach of the *Contractor's* obligations under this contract and may recover the costs and expenses of taking out such insurance from the *Contractor* as a debt.

9 Termination

Insert the following new section:

91.8 The Public Contracts Regulations 2015

91.8 (1) The *Employer* may terminate the *Contractor's* obligation to Provide the Works if any of the provisions of paragraph 73(1) of The Public Contracts Regulations 2015 apply.

If the *Employer* terminates under the provisions of paragraph 73(1)(b) of the Public Contracts Regulations 2015 as a result of information not disclosed by the *Contractor* at the Contract Date, the procedures and amounts due on termination are the same as if the *Contractor* has substantially failed to comply with his obligations (R11)

If the *Employer* otherwise terminates under the provisions of 73(1) of the Public Contracts Regulations 2015, the procedures and amounts due on termination are the same as if the Parties had been released under the law from further performance of the whole of this contract. (R17)

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Insert new OPTION X21: CIC BIM PROTOCOL *(only applies when BIM is required)*

X21.1 In this Option, the Protocol is the CIC Building Information Modelling Protocol, first edition 2013. Terms used in this clause are those defined in the Protocol.

X21.2 Clauses 1, 2, 5, 6, 7 of the Protocol are *additional conditions of contract*. Clauses 3 and 4 and Appendices 1 and 2 of the Protocol are Works Information.

X21.3 The following are compensation events.

- The *Contractor* encounters an event which is outside his reasonable control and which prevents him from carrying out the work specified in clause 4.1.2 of the Protocol.
- The *Employer* revokes a licence granted under clause 6.6 of the Protocol.

Insert new OPTION X22: ELECTRONIC COMMUNICATIONS *(only applies at Employer's sole discretion)*

13.9 Insert a new clause 13.9:

'The following communications shall be deemed to have no effect if made by electronic mail transmission:

- any notification of a wish to terminate this contract or the employment of the *Contractor* under it;
- any notification by the *Contractor* of his intention to suspend performance of his obligations under this contract;
- any invoking by either party of the procedures applicable under this contract to the resolution of disputes or differences;
- any agreement between the parties amending the provisions of this contract'.

OPTION Y(UK) 3: THE CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999

Delete the existing wording for this Option and insert:

Y3.1 A person who is not a party to this contract shall have no rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this contract unless it is stated expressly in the Contract Data that an identified third party may enforce such rights and those rights are identified.

Y3.2 The rights of the Parties to terminate, rescind or agree any variation, waiver or settlement under this Agreement are not subject to the consent of any other person.

SCHEDULE OF COST COMPONENTS *(applies to Option C Delivery Agreements only)*

13(j) Add at the end '(but excluding any sums necessary to top up a pension fund)'.

43(j) Add a new item:

'the cost of the Performance Bond provided under Option X13'.

44 Delete from (a) onwards and replace with

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(a) catering. Includes tea, coffee, water, biscuits, sandwiches and other drinks for Employer/contractor meetings. Includes microwave, kettle, cutlery, refrigerator and other domestic appliances.

(b) medical facilities and first aid. Includes for compliance with all H&S requirements, (for example medical first aid box and eye wash).

(c) recreation.

(d) sanitation. Includes for compliance with all H&S requirements, all cleaning equipment, materials and consumables (brushes, mops, disinfectant, toilet rolls, tea towels, soap, hand wash, refuse sacks, dusters, bleach), servicing chemical toilets if provided.

(e) security. Includes the following to the site compound only: fencing/hoardings, gates, floodlights and cabin alarms.

(f) copying.

(g) telephone, telex, fax, radio and cabin/compound CCTV. Includes for telephone, fax and ISDN/broadband lines and line rental to the temporary site establishment and any mobile phones. CCTV to the site compound shall be at the Contractor's discretion (no adjustment shall be made to the Contractor's Fee if CCTV is not provided).

(h) surveying and setting out. Includes provision of appropriate survey and setting out equipment; charges for weather surveys to determine *weather measurements* in accordance with the NEC contract; provision of digital camera(s) for use on site.

(i) computing. Includes for any contractor's computer hardware and software, laptops, printers and all computer infrastructure and networking costs.

(j) hand tools not powered by compressed air. Includes any tools hired, bought or brought by the Contractor for the purposes of setting up the temporary site establishment..

SHORTER SCHEDULE OF COST COMPONENTS

11 Add at the end of clause 11 '(but excluding any sums necessary to top up a pension fund)'.

41 Delete Clause 41 from 'to cover the cost of' replace with:

Payments for the provision of

- catering. Includes tea, coffee, water, biscuits, sandwiches and other drinks for Employer/contractor meetings. Includes microwave, kettle, cutlery, refrigerator and other domestic appliances.
- medical facilities and first aid. Includes for compliance with all H&S requirements, (for example medical first aid box and eye wash).
- recreation.
- sanitation. Includes for compliance with all H&S requirements, all cleaning equipment, materials and consumables (brushes, mops, disinfectant, toilet rolls, tea towels, soap, hand wash, refuse sacks, dusters, bleach), servicing chemical toilets if provided.
- security. Includes the following to the site compound only: fencing/hoardings, gates, floodlights, cabin alarms.
- copying.
- telephone, telex, fax, radio and cabin/compound CCTV. Includes for telephone, fax and ISDN/broadband lines and line rental to the temporary site establishment and any mobile

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phones. CCTV to the site compound shall be at the Contractor's discretion (no adjustment shall be made to the Contractor's Fee if CCTV is not provided).

- surveying and setting out. Includes for a site level and staff for cross check of setting out, weather surveys to determine *weather measurements* in accordance with the NEC contract, digital camera for use on site.

- computing. Includes for any contractors computer hardware and software, laptops, printers and all computer infrastructure and networking costs.

- hand tools not powered by compressed air. Includes any tools hired, bought or brought by the Contractor for the purposes of setting up the temporary site establishment.

Add the following new Shorter Schedule of Cost Components items

'46 'the cost of the Performance Bond provided under Option X13'

'47 Payments for the provision and use in the Working Areas of water, gas and electricity'

'48 Payments for buying or leasing land, compensation for loss of crops or buildings, royalties, inspection certificates, charges for access to the Working Areas, facilities for visits to the Working Areas by Others'

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Contract Data: Part Two – Data provided by the *Contractor*

The following details the Contract Data which will be provided by the *Contractor* for each Delivery Agreement.

Certain defined terms and information in the Contract Data will be common to all Delivery Agreements other information included in the Contract Data will be specific to individual Projects.

Part two - Data provided by the *Contractor*

Statements given in all contracts

- The *Contractor* is:

  Name [**to be agreed on a project specific basis**]
  Address
  Telephone
  E-mail address

- The *direct fee percentage* is ***[as set out in Framework Commercial Model]***
- The *subcontracted fee percentage* is ***[as set out in Framework Commercial Model]***
- The *working areas* are the Site and *……**[to be agreed on a project specific basis]**……*

  The key people are:

  (1) Name ……
  Job ……
  Responsibilities ……
  Qualifications ……
  Experience ……
  (2) Name ……
  Job ……
  Responsibilities ……
  Qualifications ……
  Experience ……

- The following matters will be included in the Risk Register

  ……
  ……
  ……
  ……

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Optional statements

If the *Contractor* is to provide Works Information for his design

- The Works Information for the *Contractor's* design is in
  ……..

  ……..

  ……..

  ……..

  ……..

If a programme is to be identified in the Contract Data

- The programme identified in the Contract Data is ……

If the *Contractor* is to decide the *completion date* for the whole of the *works*

- The completion date for the whole of the works is ……...

If Option A or C is used

- The Activity Schedule is ……

If Option A or C is used

- The tendered total of the Prices is ……

If Option Y(UK)1 is used

- The *project bank* is ……..……
- *named suppliers* are ……

Data for the Shorter Schedule of Cost Components (Options A or C)

- The percentage for people overheads is ***[as set out in Framework Commercial Model]***… %
- The published list of Equipment is the last edition of the list published by the …***[as set out in Framework Commercial Model]***
- The percentage for adjustment for Equipment in the published list is ***[as set out in Framework Commercial Model]*** % (plus/minus)

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- The rates for other Equipment are

Equipment	size or capacity	rate
……..	……	……..
……..	……	……..
……..	……	……..
……..	……	……..

[as agreed on a project specific basis]

- The hourly rates for Defined Cost of design outside the Working Areas are

category of employee	hourly rate
……	……
……	……
……	……
……	……

[as set out in Framework Commercial Model]

- The percentage for design overheads is ***[as set out in Framework Commercial Model]*** … %
- The categories of design employees whose travelling expenses to and from the Working Areas included in Defined Cost are

……

……

……

……

[as set out in Framework Commercial Model]

Data for Schedule of Cost Components *(only applies to Option C Delivery Agreements)*

- The listed items of Equipment purchased for work on this contract, with an on cost charge are

Equipment	time-related charge	per time period
……..	……	……..
……..	……	……..
……..	……	……..
……..	……	……..

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[as agreed on a project specific basis]

- The rates for special Equipment are

Equipment	size or capacity	rate
……..	……	……..
……..	……	……..
……..	……	……..
……..	……	……..

  [as agreed on a project specific basis]

  The percentage for Working Area overheads is ***[as set out in Framework Commercial Model]*** … %

- The hourly rates for Defined Cost of manufacture and fabrication outside the Working Areas are

category of employee	hourly rate
……	……
……	……
……	……
……	……

  [as agreed on a project specific basis]

- The percentage for manufacture and fabrication overheads is ***[as set out in Framework Commercial Model]*** ….. %

Data for both schedules of cost components

- The hourly rates for Defined Cost of design outside the Working Areas are

category of employee	hourly rate

  [*as set out in Framework Commercial Model*]

  The percentage for design overheads is **[*as set out in Framework Commercial Model*]** … %

- The categories of design employees whose travelling expenses to and from the Working Areas are included as a cost of design of the *works* and Equipment done outside of the Working Areas are

  [*as set out in Framework Commercial Model*]

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Data for the Shorter Schedule of Cost Components

- The percentage for people overheads is ***[as set out in Framework Commercial Model]*** %

The published list of Equipment is the last edition of the list published by …**[** ***as agreed on a project specific basis or as set out in Framework Commercial Model*****]**

The percentage for adjustment for Equipment in the published list is **[*****as agreed on a project specific basis or as set out in Framework Commercial Model*****]** % (plus/minus)

- The rates for other Equipment are

  Equipment size or capacity rate

  [***as agreed on a project specific basis*****]**

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[*The execution details for the Employer below are an example and may be amended by the Employer to suit their normal practice*]Executed as a deed for and on behalf of)

[EMPLOYER] **)**

by)

……

Director

……

Full name (BLOCK CAPITALS)

……

Position/title

……

Director/ Secretary

……

Full name (BLOCK CAPITALS)

……

Position/title

Executed as a deed for and on behalf of)

[CONTRACTOR])

by)

……

Director

……

Full name (BLOCK CAPITALS)

……

Position/title

……

Director/ Secretary

……

Full name (BLOCK CAPITALS)

……

Position/title

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Optional Clause

The following Optional Clause is drafted where the Employer wishes to engage the Contractor before the Works Information is fully developed..

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Insert new clause

11.2.37 *Review Period* is the period specified for design development and provision of outstanding data from the Contract Data Part 2.

Insert new clause

20.8 The Parties acknowledge that the Works Information provided by the Employer may not be sufficienctly detailed to allow the Contractor to diligently agree a tendered total of prices and/or provide the Works. The Parties acknowledge that they have agreed that they may need to work together during the *review period* to resolve all outstanding issues in relation to the Works Information prior to any instruction from the Project Manager to commence the Works.

Insert new clause

20.9 The Parties will use the *review period* to ensure the Tendered Total of the Prices does not exceed the *Budget,* and the Contractor's planned Completion does not exceed the *Completion Date.*

Insert new clause

20.10 If the Parties cannot resolve the outstanding issues in relation to the Works Information for any reason, the project Manager issues an instruction to remove the outstanding work from the Works Information. This instruction is not a compensation event.

Add the following to the Contract Data Part One

- The *review period* is ….
- The *Budget* is ….

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SCHEDULE 12

TEMPLATE SCOPE

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TEMPLATE SCOPE

The following Scope shall be deemed included in each Delivery Agreement for Design Services using the Professional Service Contract and Professional Services Short Contract executed under this Framework Agreement.

When using this Scope in conjunction with a Professional Services Short Contract, all references to '*Employer*' shall be amended to '*Client*'.

The Contractor shall provide the *'Consultant's'* services within both contracts.

SC.1 The *Consultant's* main responsibilities

SC.1.1 The *Consultant* in exercising its responsibilities for the design of the *works,* exercises (and warrants that it has exercised) all the reasonable skill, care and diligence to be expected of a competent and appropriately qualified engineer, or architect or, if relevant, other appropriately qualified designer experienced in exercising such responsibilities in relation to work of the same type, complexity, value and timescale as the *works*.

SC.1.2 Where the *Consultant* is to fulfil the role of Principal Designer those undertaking the role will possess the skills, knowledge, experience and training to deliver the appointment.

SC.1.3 'The *Consultant* performs the Services in accordance with relevant laws and regulations, statutory and other requirements ('Laws') and (to the extent that the *Consultant* can control the same) such that the product of the Services complies with all relevant Laws.'

SC.2 Intellectual Property:

SC.2.1 Purpose for which the *Employer* has the right to use the material provided by the *Consultant* ***[to be agreed on a project specific basis]***

SC.2.2 The *Contractor* represents and warrants that the material provided by the *Consultant* and/or its use does not infringe any third party copyright or other intellectual property right.

SC.3 Construction Design and Management Regulations

SC.3.1 The following provisions shall apply to any portions of the Scope that requires compliance with Construction Design and Management Regulations 2015, or any subsequent revision of this legislation.

SC.3.2 The *Consultant* warrants to the *Employer* that the *Consultant* has complied and will comply with the requirements of the Construction (Design and Management) Regulations 2015 (the 'CDM Regulations') in so far as they relate to the performance of the *Consultant's* duties under this contract. Including:

SC.3.2.1. Warranting to the *Employer* that it is competent to discharge under the Construction, Design and Management Regulations, the role (s) of 'Principal Contractor' and/or 'Principal Designer' and/or 'Designer'.

SC.3.2.2 Warranting that it will ensure that all Sub-Consultants are fully aware of their obligations under the CDM Regulations and are fully competent and are adequately resourced to meet those obligations.

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SC.3.2.3 Where the *Consultant* has an obligation for the Design they will need to fulfil the role(s) as required by the *Employer* for the purposes of the Construction Design and Management Regulations 2015 (the 'CDM Regulations').

SC.3.2.4 Allocating adequate resources for health and safety to enable him to perform his duties as required by these defined roles.

SC.3.3 If *Consultant* is acting as the CDM 'Principal Designer', its designs should be reviewed by the Principal Designer prior to submission to the *Employer*. The *Consultant* must evidence such review(s) with the submission of designs for the *Employer's* acceptance.

SC4 Data Protection

SC4.1 Not withstanding the provisions of the Framework Agreement, **Personal Data** as set out in section 1(1) of the Data Protection Act 1998, is information collected by the *Consultant* on behalf of the *Employer* in relation to this contract, which relates to living individuals who can be identified

- from that information or
- from that information combined with other details in (or likely to come into) the possession of the *Employer*

SC4.2 For the purposes of this contract and the Data Protection Acts

- the *Employer* is the Data Controller and
- the *Consultant* is the Data Processor.

SC4.3 The *Consultant* processes the Personal Data in accordance with (and so as not to put the *Employer* in breach of) the Data Protection Acts and only to the extent necessary for the purpose of performing its obligations under this contract.

SC4.4 The *Consultant* has in place and maintains until the *defects date*

- appropriate technical and organisational measures (having regard to the nature of the Personal Data) to protect the Personal Data against accidental, unauthorised or unlawful processing, destruction, loss, damage, alteration or disclosure and
- adequate security programmes and procedures to ensure that unauthorised persons do not have access to the Personal Data or to any equipment used to process the Personal Data.

SC4.5 The *Consultant* complies with the requirements of the *Employer* in relation to the storage, dispatch and disposal of the Personal Data in any form or medium.

SC5. *Employment & Skills Plans, Social Value and Biodiversity*

SC.5.1 The *Consultant* complies with and implements the works specific Employment Skills Plan (ESP), Social Value and Biodiversity commitments and the works specific Method Statements derived from Schedule 18 (Framework Agreement).

SC.5.2 The *Consultant* nominates an individual to liaise with the *Employer* and provides the *Employer* with information as required demonstrating compliance with each commitment and the appropriate Method Statement.

SC.5.3 The *Employer* shall provide to the *Consultant* any information it has available to enable the *Consultant* to comply with and implement each commitment and the appropriate Method Statement.

SC.5.4 The *Consultant* provides to the *Employer* on a monthly basis, in accordance with the relevant key dates, a report outlining the achievements against each commitment and the appropriate Method Statement and the relevant Performance Indicators contained in Schedule 15 to the Framework Agreement. The *Employer* is responsible for monitoring the *Consultant's* achievement of the each commitment and the appropriate Method Statement.

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SC.5.5 Any and all amounts relating to the implementation of each commitment and the appropriate Method Statement by the *Consultant* are included in the *Consultant's* Fees and rates stated in the Framework Commercial Model and Framework Agreement.

SC6 Parent Company Guarantee X4

SC6.1 Where the *Consultant* is required to provide a parent company guarantee they must use the forms specified in Parts A to C of Schedule 14 to the Framework Agreement but with any amendments as permitted by Schedule 14.

SC7 Performance Bond Option X13

SC7.1 Where the *Consultant* is required to provide a Performance Bond they must use the forms specified in Framework Agreement Schedule 14 but with any amendments as permitted by Schedule 14.

SC8 Collateral Warranties

SC.8.1 Where the *Consultant* is required to provide collateral warranties they must use the forms specified in Parts A to C of Schedule 14 to the Framework Agreement but with any amendments as permitted by the Framework Agreement.

SC.8.2 Warrantors include:

Ref #	Warrantor	Details
…	…	
…	…	
…	…	

SC.8.3 Beneficiaries include:

Ref #	Beneficiaries	Details
…	…	
…	…	
…	…	

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SCHEDULE 13

TEMPLATE WORKS INFORMATION

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TEMPLATE WORKS INFORMATION

The following Works Information shall be deemed included in each Delivery Agreement using Options A, C and the Short Contract executed under this Framework Agreement.

WI.1 The *Contractor*'s main responsibilities

WI.1.1 The *Contractor* carries out and completes the *works* in a good and workmanlike manner, using only materials which are new (unless this contract states otherwise), and are sound and of good quality and which are consistent with the intended use of the *works* as stated in this contract or reasonably to be inferred given the nature of the *works.*

WI.1.2 When providing the works the *Contractor* must comply with all appropriate requirements of any relevant local or other relevant authority and all relevant statutory requirements.

WI.1.3 The *Contractor* in exercising its responsibilities for the design of the *works,* exercises (and warrants that it has exercised) all the reasonable skill, care and diligence to be expected of a competent and appropriately qualified engineer, or architect or, if relevant, other appropriately qualified designer experienced in exercising such responsibilities in relation to work of the same type, complexity, value and timescale as the *works*. Where the *Contractor* is to fulfil the role of Principal Designer those undertaking the role will possess the skills, knowledge, experience and training to deliver the appointment.

WI.1.4 The *Contractor* provides continual supervision of the *works* and performs and provides everything necessary for the organisation and co-ordination of the *works.*

WI.1.5 At any time the *Project Manager may* request, using a written request, that the *Contractor* gives the *Project Manager*, *Employer* or those authorised by either the *Project Manager or Employer*, access to the Documents. Where requested the *Contractor* must provide copies of requested Documents (including copy negatives and/or CAD disks or other approved electronic versions) at the *Employer's* expense.

WI.1.6 The *Contractor* represents and warrants that the Documents and/or their use do not infringe any third party copyright or other intellectual property right. The Contractor is not liable where Scape and/or the Employer use Documents provided for any purpose other than for which the same were intended.

WI.1.7 'Documents' include all drawings, details, plans, reports, calculations, specifications, 'bills of quantities, levels and setting-out details and other documents of any nature whatsoever (including those in electronic format) and designs contained in them (and any works executed from them) provided by or on behalf of the *Contractor* in the course of performing its obligations under this contract.

WI.2 *Employment & Skills Plans, Social Value and Biodiversity*

WI.2.1 The *Contractor* complies with and implements the works specific Employment Skills Plan (ESP), Social Value and Biodiversity commitments and the works specific Method Statements derived from Schedule 18 (Framework Agreement).

WI.2.2 The *Contractor* nominates an individual to liaise with the *Project* Manager and provides the *Project Manager* with information as required demonstrating compliance with each commitment and the appropriate Method Statement.

WI.2.3 The *Project Manager* shall provide to the *Contractor* any information it has available to enable the *Contractor* to comply with and implement each commitment and the appropriate Method Statement.

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WI.2.4 The *Contractor* provides to the *Project Manager* on a monthly basis, in accordance with the relevant key dates, a report outlining the achievements against each commitment and the appropriate Method Statement and the relevant Performance Indicators contained in Schedule 15 to the Framework Agreement. The *Project Manager* is responsible for monitoring the *Contractor's* achievement of the each commitment and the appropriate Method Statement.

WI.2.5 Any and all amounts relating to the implementation of each commitment and the appropriate Method Statement by the *Contractor* are included in the *Contractor's* Fees and rates stated in the Framework Commercial Model and Framework Agreement.

WI.3 Prohibited Plant and Materials

WI.3.1 Unless specifically instructed to use a named material and the *Contractor* has advised the *Project Manager* in writing that the material is prohibited under this clause, the *Contractor* does not use in relation to the *works* and does not authorise or approve the specification or use by others of any products or materials classified as Prohibited.'

WI.3.2 'Prohibited plant and materials are those not in conformity with relevant British or European Standards or Codes of Practice or which at the time of use are widely known to contractors or designers of the relevant discipline within the United Kingdom to be deleterious to health and safety or to the durability of buildings and/or other structures and/or finishes and/or plant and machinery or any parts of them in the particular circumstances in which they are used.

WI.3.3 The *Contractor* notifies the *Project Manager* in writing as soon as he:

- considers that the Works Information required him to do anything that could result in the use of any prohibited plant or materials, or
- becomes aware that it or any other person has specified, used, authorised or approved the specification or use by others of any prohibited plant or materials'

This clause does not create any additional duty for the *Contractor* to inspect or check the work of others if it is not required by this contract.

WI.5 Construction Design and Management Regulations

WI.5.1 The following provisions shall apply to any portions of the Works Information that requires compliance with Construction Design and Management Regulations 2015, or any subsequent revision of this legislation.

WI.5.2 The *Contractor* warrants to the Employer that the *Contractor* has complied and will comply with the requirements of the Construction (Design and Management) Regulations 2015 (the 'CDM Regulations') in so far as they relate to the performance of the *Contractor's* duties under this contract. Including:

WI.5.2.1 Warranting to the *Employer*, acting as the CDM 2015 – 'Client', that they are competent to discharge under the Construction, Design and Management Regulations, the role (s) of 'Principal Contractor' and/or 'Principal Designer' and/or 'Designer'. Including

WI.5.2.2 Where the *Contractor* has an obligation for the Design they will need to fulfil the role(s) as required by the 'Client' for the purposes of the Construction Design and Management Regulations 2015 (the 'CDM Regulations').

WI.5.2.3 Allocating adequate resources for health and safety to enable him to perform his duties as required by these defined roles.

WI.5.2.4 Warranting that he will ensure that all Subcontractors are fully aware of their obligations under the CDM Regulations and are fully competent and are adequately resourced to meet those obligations'.

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WI.5.4 If *Contractor* is the CDM 'Principal Designer' the *Contractor's* designs should be reviewed by the Principal Designer prior to submission to the *Project Manager*. The *Contractor* must evidence such review(s) with the submission of designs for *Project Manager's* acceptance.

WI.5.6 Where the *Contractor* is not the Principal Designer the *Contractor* must be reviewed by the Principal Designer prior to submission to the *Project Manager*. Evidence of such review(s) must be included with the submission of designs for *Project Manager* acceptance.

WI.5.7 Construction cannot start until the *Contractor*, acting as the CDM Principal Contractor has formally confirmed to the *Project Manager* that the CDM Construction Phase Plan is adequate, i.e. 'sufficient to ensure that construction work is carried out, so far as is reasonably practicable, without risks to health or safety'.

WI.5.8 **In addition to other Works Information completion requirements, the Contractor must provide the information required for the CDM Health and Safety file as a pre-condition for completion.**

W6 Parent Company Guarantee

W6.1 Where the *Contractor* is required to provide a parent company guarantee they must use the forms specified in Part E of Schedule 14 to the Framework Agreement but with any amendments as permitted by that Schedule.

W7 Collateral Warranties

W7.1 Where the *Contractor* is required to provide collateral warranties they must use the forms specified in Parts A to C of Schedule 14 to the Framework Agreement but with any amendments as permitted by the Framework Agreement.

W7.2 Warrantors include:

Ref #	Warrantor	Details
…	…	
…	…	
…	…	

W7.3 Beneficiaries include:

Ref #	Beneficiaries	Details
…	…	
…	…	
…	…	

W8 Performance Bond

W8.1 Where the *Contractor* is required to provide a Performance Bond they must use form specified in Part D of Framework Agreement Schedule 14.

W9 Data Protection

W9.1 Not withstanding the provisions of the Framework Agreement, **Personal Data** as set out in section 1(1) of the Data Protection Act 1998, is information collected by the *Contractor* on behalf of the *Employer* in relation to this contract, which relates to living individuals who can be identified

- from that information or
- from that information combined with other details in (or likely to come into) the possession of the *Employer*

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W9.2 For the purposes of this contract and the Data Protection Acts

- the *Employer* is the Data Controller and
- the *Contractor* is the Data Processor.

W9.3 The *Contractor* processes the Personal Data in accordance with (and so as not to put the *Employer* in breach of) the Data Protection Acts and only to the extent necessary for the purpose of performing its obligations under this contract.

W9.4 The *Contractor* has in place and maintains until the *defects date*

- appropriate technical and organisational measures (having regard to the nature of the Personal Data) to protect the Personal Data against accidental, unauthorised or unlawful processing, destruction, loss, damage, alteration or disclosure and
- adequate security programmes and procedures to ensure that unauthorised persons do not have access to the Personal Data or to any equipment used to process the Personal Data.

W9.5 The *Contractor* complies with the requirements of the *Employer* in relation to the storage, dispatch and disposal of the Personal Data in any form or medium.

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SCHEDULE 14

TEMPLATE GUARANTEES, BONDS AND WARRANTIES

Part A: Warranty to be provided by Contractor's Consultant

Part B: Warranty to be provided by Subcontractor

Part C: Warranty from Contractor relating to End User/Fund/Purchaser/Tenant

Part D: ABI Model form of Guarantee Bond

Part E: Parent Company Guarantee

Part F: Advanced Payment Bond

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The following template forms apply where relevant to the NEC forms of contract in Schedules 8, 9, 10 & 11.

Amendments to the Template Forms

Where a Delivery Agreement under this Framework Agreement requires Collateral Warranties to be provided, the *Contractor/Consultant* and the *Employer* may agree amendments to the templates in Parts A, B and C of Schedule 14. Such agreement shall not be unreasonably withheld or delayed and compliance with any public procurement requirements or good practice will entitle the Employer to withhold agreement.

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PART A

WARRANTY TO BE PROVIDED BY CONTRACTOR'S CONSULTANT

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DATED 201[ ]

(1) [Consultant]

(2) [Employer]

(3) [Contractor where step-in]

CONSULTANT'S WARRANTY

TO [EMPLOYER/END USER/FUNDER/FIRST PURCHASER / FIRST TENANT]

relating to

[Project]

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THIS DEED is made on 201[ ]

BETWEEN:-

(1) **[NAME OF CONSULTANT]** (company registration number ([ ]) of/whose registered office is at **[ADDRESS]** (the '**Consultant**'); and

(2) **[BENEFICIARY]** (company registration number []) of/whose registered office is at **[ADDRESS]** (the '**Beneficiary**' which term shall include its permitted assigns);

(3) **[Contractor etc. if step in].**

BACKGROUND

A The Contractor has appointed the Consultant to act in the capacity of **[architect etc.]** in relation to the Development.

B The Beneficiary is **[describe the Beneficiary's interest in the Property].**

C The Consultant has agreed to enter into this Deed with the Beneficiary.

AGREED TERMS

1. INTERPRETATION

1.1 In this Deed:-

'Appointment' mean the appointment dated [ ] made between (1) the Contractor and (2) the Consultant under which the Consultant is providing professional services in relation to the Development;

'Contract' means the building contract(s) entered into by the Employer and the Contractor to procure the design, construction and completion of the Development;

'Contractor' means [ ];

'Development' means the design and construction of **[Description of Development]** at [ ];

'Documents' includes all drawings, details, plans, reports, calculations, specifications, bills of quantities levels and setting out details and other documents of any nature whatsoever (including those in electronic format) and designs contained in them (and any works executed from them) provided by or on behalf of the Consultant in the course of performing its obligations under its contract with the Contractor in relation to the Development;

'Employer' [ ].

1.2 In interpreting this Deed:-

1.2.1 if any party to this Deed is a partnership then the provisions of this Deed will bind each and every such partner jointly and severally;

Patterson, Liz
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1.2.2 references to the singular shall be deemed to include the plural (and vice versa) and reference to a **'person'** shall be deemed to include any individual firm unincorporated association or body corporate;

1.2.3 references to the Beneficiary shall be deemed to include its successors in title and permitted assigns;

1.2.4 any reference to any enactment includes any consolidation, re-enactment, amendment or replacement of it and any subordinate legislation under it;

1.2.5 headings to Clauses shall be disregarded when construing this Deed;

1.2.6 where the words include(s) or including are used in this Deed, they are deemed to have the words 'without limitation' following them.

2. SKILL AND CARE

2.1 The Consultant undertakes with and warrants to the Beneficiary that:-

2.1.1 in carrying out and performing the services under or in connection with the Appointment, the Consultant has exercised and will continue to exercise all the reasonable skill, care and diligence to be expected of a competent and appropriately qualified member of the Consultant's profession who is experienced of and who holds himself out as being experienced in carrying out services equivalent to those undertaken by the Consultant under the Appointment in connection with developments of the same type, complexity, value and timescale to the Development;

2.1.2 the Consultant has exercised and will continue to exercise the standard of skill, care and attention referred to in Clause 2.1.1 not to specify any products or materials for use in the Project which at the time of use:-

(a) do not conform with British and European Standards or Codes of Practice; or

(b) are generally known within the Consultant's profession to be deleterious, in the particular circumstances in which they are specified for use, to health and safety and/or the durability of the building or structure or structure in which they are used;

2.1.3 it has carried out and will continue to carry out the duties and obligations on its part to be performed under the Appointment.

2.2 The Consultant shall have no greater liability to the Beneficiary, and shall owe to the Beneficiary no greater a standard of duty under this Agreement than would have been owed if the Beneficiary had been named as the Employer under the Appointment. If a claim is brought against the Consultant by the Beneficiary the Consultant may rely on any defence or limitation available to it under the terms of the Appointment save that the Consultant may not raise by way of defence or set off or abatement or to bring any counterclaim in respect of any monies due to it under or in connection with the Appointment. The Consultant may not plead a 'no-loss' defence, including one based on an argument that since the Employer under the Appointment has not suffered a loss then the Beneficiary is not entitled to recover a loss it has suffered or that the Beneficiary's loss is irrecoverable because it would not be foreseeable that the Employer under the Appointment would suffer such a loss.

3. COPYRIGHT

3.1 Copyright and all intellectual property rights subsisting over the Documents which are vested in the Consultant will remain vested in the Consultant but the Consultant hereby grants (or if such a grant cannot legally take place until a later date shall grant) to the Beneficiary with effect from the date of this Deed or, in the case of Documents not yet in existence, with effect from the creation of them an irrevocable fully paid up royalty free non-exclusive licence (such licence to remain in full force and effect notwithstanding the completion of the Consultant's obligations or termination of its employment under the Appointment or any dispute under the Appointment) to use and reproduce all Documents and the designs contained in them in built or physical form for any purpose whatsoever connected with the Development (including but without limitation the execution, completion, maintenance, letting, advertisement, modification, extension, reinstatement and repair of the Development). Such licence will carry the right to grant sub-licences and will be transferable to third parties. Such licence shall enable the Beneficiary to copy and use the Documents for an extension of the Development but such licence shall not include a licence to reproduce the designs contained in the Documents as an extension to the Development save to the extent that such reproduction is reasonably necessary to facilitate the join of the extension to the Development or to obtain planning or any other relevant consent for the extension or to make the extended building a reasonably harmonious whole. The Consultant shall not be liable for any use by the Beneficiary of any of the Documents for any purpose other than that for which the same were prepared by or on behalf of the Consultant.

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3.2 The Beneficiary may request copies of part or all of the Documents and, upon paying a reasonable copying charge for them, the Consultant shall supply the copies.

4. INDEMNITY INSURANCE

4.1 The Consultant shall maintain professional indemnity insurance covering (inter alia) its potential liability under this Deed for the given insurance policy year in the event that it breaches this Deed upon market norm terms and conditions prevailing for the time being in the insurance market, and with reputable insurers lawfully carrying on such insurance business in the United Kingdom, in an amount of not less than **£5,000,000.00 (Five million pounds)** in respect of each and every claim or series of claims arising out of the same original cause or source (or equivalent), without limit to the number of claims, with lower annual and/or annual aggregate limits of cover in respect of pollution and contamination related claims and similar where such limited cover is the norm for a period beginning now and ending 12 years after the date of completion of the services under the Appointment or termination of the Appointment if earlier, provided always that such insurance is available at commercially affordable rates and on terms such that members of the Consultant's profession generally carry such insurance (**'Reasonable Rates and Terms'**).

4.2 Any increased or additional premium required by insurers by reason of the Consultant's own claims record or other acts, omissions, matters or things particular to the Consultant shall be deemed to be within Reasonable Rates and Terms.

4.3 The Consultant shall immediately inform the Beneficiary if such insurance ceases to be available upon Reasonable Rates and Terms in order that the Consultant and the Beneficiary can discuss means of best protecting their respective positions in respect of the Development in the absence of such insurance.

4.4 The Consultant shall co-operate fully with any measures reasonably required by the Beneficiary, including (without limitation) completing any proposals for insurance and associated documents, maintaining such insurance at rates above Reasonable Rates and Terms if the Beneficiary undertakes in writing to reimburse the Consultant in respect of the net cost of such insurance to the Consultant above Reasonable Rates and Terms.

4.5 As and when reasonably requested to do so by the Beneficiary the Consultant shall produce for inspection documentary evidence that his professional indemnity insurance is being maintained.

4.6 The above obligations in respect of professional indemnity insurance shall continue notwithstanding termination of the Appointment for any reason whatsoever, including (without limitation) breach by the Employer.

5. LIABILITY PERIOD

Actions or proceedings for any breach of this Deed may be commenced up to and including but not after the expiry of 12 years from the date of completion of the services under the Appointment or termination of the Appointment if earlier.

6. ASSIGNMENT

6.1 The Consultant consents to the benefit of this Deed being assigned two times only **PROVIDED ALWAYS** that the maximum number of two assignments referred to above shall not be affected by assignments or charges by way of security and their release or assignments to and from subsidiary or other associated companies within the same group of companies as the Beneficiary so long as such assignee company remains within the same group of companies as the Beneficiary.

6.2 Despite any other provision of this Deed the Consultant shall not be entitled to contend that any person to whom this Deed is assigned in accordance with Clause 6.1 (an '**Assignee**')is precluded from recovering under this Deed any loss incurred by such assignee resulting from any breach of this Deed (whenever happening), by reason that such person is an assignee and not the original named party to this Deed.

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6.3 The Consultant may not defend any claim brought by the Beneficiary or an Assignee on the basis of a no loss argument whether based on the logic that the Beneficiary or an Assignee has not suffered a recoverable loss because the Contractor or Employer has not suffered that loss or because the Contractor or Employer would not suffer a similar loss because of their different interests in the completed Development compared

to the interest of the Beneficiary or Assignee and/or if assigned that the original Beneficiary has not suffered such loss because he has parted with his interest in the Development or otherwise.

7. [IN EMPLOYER / FUNDER WARRANTY – OBLIGATIONS PRIOR TO TERMINATION OF THE APPOINTMENT BY THE CONSULTANT

7.1 The Consultant shall not exercise nor seek to exercise any right of termination of its employment under the Appointment or discontinue the performance of the Appointment for any reason whatsoever (including any breach on the part of the Employer) without giving not less than 21 days' written notice of its intention to do so to the Beneficiary and specifying the grounds for the proposed termination or discontinuance.

7.2 Any period stipulated in the Appointment for the exercise of a right of termination by the Consultant of its employment under the Appointment or to discontinue the performance of the Appointment shall, nevertheless, be extended as may be necessary to take account of the period of notice required under Clause 7.1.

7.3 The right of the Consultant to terminate its employment under the Appointment or to discontinue the performance of the Appointment shall cease within the period of 21 days referred to in Clause 7.1 if the Beneficiary shall give notice to the Consultant:-

7.3.1 requiring the Consultant to continue its obligations under the Appointment with the Beneficiary or its nominee; and

7.3.2 acknowledging that the Beneficiary or its nominee will assume all the obligations of the Employer under the Appointment; and

7.3.3 undertaking that the Beneficiary or its nominee will discharge all payments which may subsequently become due to the Consultant under the terms of the Appointment and will pay to the Consultant any sums which have been due and payable to him under the Appointment but which remain unpaid.

7.4 Upon service by the Beneficiary or its nominee of a notice complying with the requirements of Clause 7.3 the Appointment will continue in full force and effect as if the same had been entered into between the Consultant and the Beneficiary to the exclusion of the Employer.

7.5 Compliance by the Consultant with the provisions of this Clause 7 will not be treated as a waiver of any breach on the part of the Employer giving rise to the right of termination nor otherwise prevent the Consultant from exercising its rights after the expiration of the notice issued pursuant to Clause 7.1 unless the rights of termination have ceased under the provisions of Clause 7.3.

7.6 This Clause 7 shall cease to have effect upon the prior exercise by any third person of any similar rights of substitution contained in any other agreement concerning the Project and entered into between the Consultant and such person at the request of the Employer.**]**.

8. [IN FUNDER WARRANTY – CONSULTANT'S POSITION

By acting in accordance with Clause 7 the Consultant shall not incur any liability to the Contractor.**]**

9. NOTICES

Any notice required to be given under this Deed shall be in writing and shall be deemed to be properly given if delivered personally to the addressee at its address as shown above (or such other address as may be notified in writing from time to time as its address for service).

10. EXTRANEOUS RIGHTS

10.1 This Deed shall not negate or diminish any duty or liability otherwise owed by the Consultant to the Beneficiary.

Patterson, Liz 07/29/2020 Original

10.2 No approval or inspection of the Development or of any designs or specifications and no testing of any work or materials by or on behalf of the Beneficiary and no omission to inspect or test shall negate or diminish any duty or liability of the Consultant arising under this Deed.

10.3 This Deed may be executed in any number of counterparts all of which when taken together shall constitute one and the same instrument.

10.4 This Deed does not create any right enforceable by any person not a party to it (whether pursuant to the Contracts (Rights of Third Parties) Act 1999 or otherwise) except that a person who is the successor to or the permitted assignee of the rights of the Beneficiary is deemed to be a party to this Deed.

11. GOVERNING LAW

This Deed is subject in all respects to English law and the English Courts shall have exclusive jurisdiction with regard to all matters arising under or in connection with it.

This document has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it.

[Execution details here]

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PART B

WARRANTY TO BE PROVIDED BY SUB-CONTRACTOR

Patterson,Liz
09/29/2020 09:59:43

DATE 201[]

(1) [Sub-Contractor]

(2) [Beneficiary]

(3) [Contractor in Fund Warranty if there is a Step in provision]

SUB-CONTRACTOR'S EMPLOYER/END USER/FUND/PURCHASER/TENANT WARRANTY

Relating to

[describe works and development]

Patterson,Liz
09/29/2020 09:59:43

THIS DEED is made on 201[ ]

BETWEEN:-

1 [ ] (No [ ]) of/whose registered office is at [ ] (the '**Beneficiary**'); and

2 [ ] (No [ ]) of/whose registered office is at [ ] (the '**Sub-Contractor**').

3 [[ ] (No [ ]) of/whose registered office is at [ ] (the '**Contractor**').]

BACKGROUND

A The Employer has retained the Contractor under the terms of the Building Contract to carry out and complete the Development.

B The Contractor has retained the Sub-Contractor under the terms of the Sub-Contract to carry out certain works ('the Works').

C The Beneficiary has an interest in the Development as **[describe Beneficiary's interest]**.

D The Sub-Contractor has agreed to enter into this Deed with the Beneficiary as a condition of the Sub-Contract.

AGREED TERMS

1 **INTERPRETATION**

1.1 In this Deed:-

'**Contract**' means a contract dated [ ] made between (1) the Employer (2) the Contractor for the Development;

'Business Day' means a day other than a Saturday, Sunday or public holiday in England when banks in London are open for business;

'Contractor' means [ ];

'**Development**' means [**describe**] at [ ];

'Documents' includes all drawings, details, plans, reports, calculations, specifications, bills of quantities levels and setting out details and other documents of any nature whatsoever (including those in electronic format) and designs contained in them (and any works executed from them) provided by or on behalf of the Sub-Contractor in the course of performing its obligations under the Sub-Contract;

'Employer' means [ ];

'Sub-Contract' means a contract dated [ ] made between the Contractor and the Sub-Contractor.

1.2 In interpreting this Deed:-

Patterson, Liz
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1.2.1 if any party to this Deed is a partnership then the provisions of this Deed will bind each and every such partner jointly and severally;

1.2.2 references to the singular shall be deemed to include the plural (and vice versa) and reference to a **person**' shall be deemed to include any individual firm unincorporated association or body corporate;

1.2.3 references to the Beneficiary shall be deemed to include its successors in title and assigns;

1.2.4 any reference to any enactment includes any consolidation, re-enactment, amendment or replacement of it and any subordinate legislation under it;

1.2.5 headings to Clauses shall be disregarded;

1.2.6 where the words include(s) or including are used in this Deed, they are deemed to have the words 'without limitation' following them.

2 **SKILL AND CARE**

2.1 The Sub-Contractor undertakes with and warrants to the Beneficiary that:-

2.1.1 it has and shall continue to:-

(a) carry out and complete the Development in conformity with the Sub-Contract;

(b) comply with its obligations contained in the Sub-Contract;

(c) carry out and complete the works using workmanship and materials of the quality and standard specified in the Sub-Contract;

(d) without limiting Clause 2.1 and to the extent that under the Sub-Contract the Sub-Contractor takes responsibility for the design of the Development and the selection of goods, materials, plant and equipment for incorporation therein the Sub-Contractor warrants that the same has been or will be designed or selected with all reasonable skill and care and diligence to be expected of a competent and appropriately qualified designer of the relevant discipline to the design services being carried out who is experienced in undertaking the design of sub contract works like the Sub-Contract works for developments of the same type, complexity, value and timescale to the Development and experienced in the same way in selecting goods, materials and so forth in connection with the same;

2.1.2 it has not specified or used nor will it specify for use or use any products or materials in the Development which at the time of use:-

(a) do not confirm with British and European Standards or Codes of Practice;

(b) are generally known within the Sub-Contractor's trade to be deleterious in the particular circumstances in which they are used or specified for use to health and safety and/or the durability of the Development.

2.2 The Beneficiary has relied on the Sub-Contractor's performance of the Sub-Contract.

2.3 The Sub-Contractor shall have no greater liability to the Beneficiary, and shall owe to the Beneficiary no greater a standard of duty under this Agreement than would have been owed if the Beneficiary had been named as the Employer under the Sub-Contract. If a claim is brought against the Sub-Contractor by the Beneficiary the Sub-Contractor may rely on any defence or limitation available to it under the Sub-Contract except that it may not raise by way of defence, set off or counterclaim any monies claimed due from the Contractor under the Sub-Contract or otherwise.

3 **[OBLIGATIONS PRIOR TO TERMINATION OF THE SUB-CONTRACT BY THE SUB-CONTRACTOR [For use in Funder Warranty]**

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3.1 The Sub-Contractor covenants with the Beneficiary that it will not exercise nor seek to exercise any right of termination of its employment under the Sub-Contract or to discontinue the performance of the Sub-Contract for any reason whatsoever (including any breach on the part of the Contractor) without giving not less than 21 days' written notice of its intention to do so to the Beneficiary and specifying the grounds for the proposed termination or discontinuance.

3.2 Any period stipulated in the Sub-Contract for the exercise of a right of termination by the Contractor of its employment under the Sub-Contract or to discontinue the performance of the Sub-Contract shall,

nevertheless, be extended as may be necessary to take account of the period of notice required under Clause 3.1.

3.3 The right of the Sub-Contractor to terminate its employment under the Sub-Contract or to discontinue the performance of the Sub-Contract shall cease within the period of 21 days referred to in Clause 3.1 if the Beneficiary shall give notice to the Sub-Contractor:-

3.3.1 requiring the Sub-Contractor to continue its obligations under the Sub-Contract with the Beneficiary or its nominee; and

3.3.2 acknowledging that the Beneficiary or its nominee will assume all the obligations of the Contractor under the Sub-Contract; and

3.3.3 undertaking that the Beneficiary or its nominee will discharge all payments which may subsequently become due to the Sub-Contractor under the terms of the Sub-Contract and will pay to the Sub-Contractor any sums which have been due and payable to him under the Sub-Contract but which remain unpaid.

3.4 Upon service by the Beneficiary or its nominee of a notice complying with the requirements of Clause 3.3 the Sub-Contract will continue in full force and effect as if the same had been entered into between the Sub-Contractor and the Beneficiary to the exclusion of the Contractor.

3.5 Compliance by the Sub-Contractor with the provisions of this Clause 3 will not be treated as a waiver of any breach on the part of the Sub-Contractor giving rise to the right of termination nor otherwise prevent the Sub-Contractor from exercising its rights after the expiration of the notice issued pursuant to Clause 3.1 unless the rights of termination have ceased under the provisions of Clause 3.3.

3.6 This Clause 3 shall cease to have effect upon the prior exercise by any third person of any similar rights of substitution contained in any other agreement concerning the Development and entered into between the Sub-Contractor and such person at the request of the Contractor.**]**

4 **[SUB-CONTRACTOR'S POSITION**

By acting in accordance with Clause 3 the Sub-Contractor shall not incur any liability to the Contractor.**]**

5 **COPYRIGHT**

5.1 Copyright and all intellectual property rights subsisting over the Documents which are vested in the Sub-Contractor will remain vested in the Sub-Contractor but the Sub-Contractor hereby grants (or if such a grant cannot legally take place until a later date agrees to grant) to the Beneficiary with effect from the date of this Deed or in the case of Documents not yet in existence with effect from the creation of them an irrevocable fully paid up royalty free non-exclusive licence (such licence to remain in full force and effect notwithstanding the completion of the Sub-Contractor obligations or termination of its employment under the Sub-Contract or any dispute under the Sub-Contract) to use and reproduce all Documents and the designs contained in them in built or physical form for any purpose whatsoever connected with the Development (including but without limitation the execution, completion, maintenance, letting, advertisement, modification, extension, reinstatement and repair of the Development). Such licence will carry the right to grant sub-licences and will be transferable to third parties. Such licence shall enable the Beneficiary to copy and use the Documents for an extension of the Development but such licence shall not include a licence to reproduce the designs contained in the Documents as an extension to the Development save to the extent that such reproduction is reasonably necessary to facilitate the join of the extension to the Development or to obtain planning or any other relevant consent for the extension or to make the extended building a reasonably harmonious whole. The Contractor shall not be liable for any use by the Beneficiary of any of the Documents for any purpose other than that for which the same were prepared by or on behalf of the Sub-Contractor.

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5.2 The Beneficiary may request copies of part or all of the Documents and upon paying a reasonable copying charge for them, the Sub-Contractor shall supply the copies.

6 **INDEMNITY INSURANCE [if Sub-Contractor has a design responsibility]**

6.1 The Sub-Contractor shall maintain professional indemnity insurance covering (inter alia) its potential liability under this Deed for the given insurance policy year in the event that it breaches its obligations under the Sub-Contract upon market norm terms and conditions prevailing for the time being in the insurance market, and with reputable insurers lawfully carrying out such insurance business in the United Kingdom, in an amount of not less than **£[ ] ([ ] million pounds)** in respect of each and every claim or series of claims arising out of the same original cause or source (or equivalent), without limit to the number of claims, with lower annual and/or annual aggregate limits of cover in respect of pollution and contamination related claims and similar where such limited cover is the norm for a period beginning now and ending 12 years after the date of completion under the Contract or termination of the Contract if earlier, provided always that such insurance is available at commercially affordable rates and on terms such that a prudent sub-contractor in the Sub-Contractor's trade who undertakes design would carry such insurance (**'Reasonable Rates and Terms'**).

6.2 Any increased or additional premium required by insurers by reason of the Sub-Contractor's own claims record or other acts, omissions, matters or things particular to the Sub-Contractor shall be deemed to be within Reasonable Rates and Terms.

6.3 The Sub-Contractor shall immediately inform the Beneficiary if such insurance ceases to be available upon Reasonable Rates and Terms in order that the Sub-Contractor and the Beneficiary can discuss means of best protecting the respective positions of the Beneficiary and the Sub-Contractor in respect of the Development in the absence of such insurance.

6.4 The Sub-Contractor shall fully co-operate with any measures reasonably required by the Beneficiary, including (without limitation) completing any proposals for insurance and associated documents, maintaining such insurance at rates above Reasonable Rates and Terms if the Beneficiary undertakes in writing to reimburse the Sub-Contractor in respect of the net cost of such insurance to the Sub-Contractor above commercially affordable rates.

6.5 As and when reasonably requested to do so by the Beneficiary the Sub-Contractor shall produce for inspection satisfactory documentary evidence (and a copy of an insurance broker's letter or similar certificate shall be satisfactory) that the required professional indemnity insurance is being maintained.

6.6 The above obligations in respect of professional indemnity insurance shall continue notwithstanding termination of the Sub-Contract for any reason whatsoever, including (without limitation) breach by the Contractor.

7 **LIABILITY PERIOD**

Actions or proceedings may be brought against the Sub-Contractor under this Deed up to but not after the expiry of 12 years from the date of completion under the Contract or termination of the Contract if earlier.

8 **ASSIGNMENT**

8.1 The Sub-Contractor consents to the benefits of this Deed being assigned two times only provided always that the maximum number of two assignments referred to above shall not be affected by assignments or charges by way of security and assignment by way of release or releases from charges, and assignments to and from subsidiary or other associated companies within the same group of companies as the Beneficiary so long as such assignee company remains within the same group of companies as the Beneficiary.

8.2 Despite any other provision of this Deed the Sub-Contractor shall not be entitled to contend that any person to whom this Deed is assigned in accordance with Clause [8].1 (an '**Assignee**') is precluded from recovering under this Deed any loss incurred by such assignee resulting from any breach of this Deed (whenever happening), by reason that such person is an assignee and not the original named party to this Deed.

Patterson,Liz
09/29/2020 09:08:15

8.3 Despite any other provision of this Deed the Sub-Contractor shall not be entitled to defend any claim brought by the Beneficiary or an Assignee on the basis of a no loss argument whether based on the logic that the Beneficiary or an Assignee has not suffered a recoverable loss because the Contractor has not suffered that loss or because the Contractor would not suffer a similar loss because of his different interest in the completed Development to the interest of the Beneficiary or Assignee and/or if assigned that the

original Beneficiary has not suffered such loss because he has parted with his interest in the Development or otherwise.

9 **NOTICES**

Any notice required to be given under this Deed shall be in writing and shall be deemed to be properly given if delivered personally to the address for the party shown above or such other address as may be notified in writing.

10 **EXTRANEOUS RIGHTS**

10.1 This Deed shall not negate or diminish any duty or liability otherwise owed by the Sub-Contractor to the Beneficiary.

10.2 No approval or inspection of the Development or of any designs or specifications and no testing of any work or materials by or on behalf of the Beneficiary and no omission to inspect or test shall negate or diminish any duty or liability of the Sub-Contractor arising under this Deed.

10.3 This Deed may be executed in any number of counterparts all of which when taken together shall constitute one and the same instrument.

10.4 This Deed does not create any right enforceable by any person not a party to it (pursuant to the Contracts (Rights of Third Parties) Act 1999 or otherwise) except that a person who is the successor to or the permitted assignee of the rights of the Beneficiary is deemed to be a party to this Deed.

11 **GOVERNING LAW**

This Deed is exclusively subject in all respects to English law and the English Courts shall have exclusive jurisdiction with regard to all matters arising under or in connection with it.

12 **[CONTRACTOR'S CONSENT – If Contractor is a party]**

[The Contractor has executed this Deed to signify consent to its terms.**]**

This document has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it.

[Execution details here]

Patterson,Liz
09/29/2020 09:59:43

PART C

WARRANTY FROM CONTRACTOR RELATING TO END USER/FUND/ PURCHASER/TENANT

Patterson,Liz
09/29/2020 09:59:43

DATE 201[]

(1) [Beneficiary]

(2) [Contractor]

(3) [Employer in Fund Warranty if there is a Step in provision]

CONTRACTOR'S COLLATERAL WARRANTY

Relating to a project at

[describe works and development]

Patterson,Liz
09/29/2020 09:59:43

THIS DEED is made on 201[ ]

BETWEEN:-

1. [ ] (No [ ]) of/whose registered office is at [ ] (the '**Beneficiary**');

2. [ ] (No [ ]) of/whose registered office is at [ ] (the '**Contractor**')[;.

3. [ ] (No [ ]) of/whose registered office is at [ ] (the '**Employer**').]

BACKGROUND

A The Employer has engaged the Contractor to carry out [design and] construction work;

B The Beneficiary, as [set out nature of beneficiary's interest], has an interest in the [design and] construction work.

C The Employer requires the Contractor to enter into a collateral warranty in favour of the Beneficiary.

D The Contractor has agreed to enter into this agreement with [the Employer and] the Beneficiary for the benefit of the Beneficiary.

AGREED TERMS

1. INTERPRETATION

1.1 In this Deed:-

'**Contract**' means a contract dated [ ] made between (1) the Employer (2) the Contractor for the Development;

'Business Day' means a day other than a Saturday, Sunday or public holiday in England when banks in London are open for business;

'**Development**' means [describe] at [describe];

'Documents' includes all drawings, details, plans, reports, calculations, specifications, bills of quantities levels and setting out details and other documents of any nature whatsoever (including those in electronic format) and designs contained in them (and any works executed from them) provided by or on behalf of the Contractor in the course of performing its obligations under the Contract.

1.2 In interpreting this Deed:-

1.2.1 if a party to this Deed is a partnership then the provisions of this Deed will bind each and every such partner jointly and severally;

1.2.2 references to the singular shall be deemed to include the plural (and vice versa) and reference to a '**person**' include any individual, firm, unincorporated association or body corporate;

1.2.3 references to the Beneficiary include its successors in title and assigns;

1.2.4 any reference to any enactment includes any consolidation, re-enactment, amendment or replacement of it and any subordinate legislation under it;

1.2.5 headings to Clauses shall be disregarded;

1.2.6 where the words include(s) or including are used in this Deed, they are deemed to have the words 'without limitation' following them.

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2. CONTRACTOR'S OBLIGATIONS AND WARRANTIES

2.1 The Contractor undertakes with and warrants to the Beneficiary that:-

2.1.1 it has and shall continue to:-

(a) carry out and complete the Development in accordance with the Contract;

(b) comply with its obligations in the Contract;

(c) carry out and complete the Development using workmanship and materials of the quality and standard specified in the Contract;

2.1.2 without limiting Clause 2.1 and to the extent that under the Contract the Contractor takes responsibility for the design of the Development and the selection of goods, materials, plant and equipment for incorporation in it, the Contractor warrants that the same has been or will be designed or selected with all reasonable skill and care and diligence to be expected of a competent and appropriately qualified designer of the relevant discipline for the design work being performed who is experienced in undertaking the design of developments of the same type, complexity, value and timescale as the Development and experienced of selecting goods, materials and so forth in connection with the same;

2.1.3 it has not specified or used nor will it specify for use or use any products or materials in the Development which at the time of use:-

(a) do not confirm with British and European Standards or Codes of Practice;

(b) are generally known within the Contractor's trade to be deleterious in the particular circumstances in which they are used or specified for use to health and safety and/or the durability of the Development.

2.2 The Beneficiary has relied on the Contractor.

2.3 The Contractor shall have no greater liability to the Beneficiary, and shall owe to the Beneficiary no greater a standard of duty under this Agreement than would have been owed if the Beneficiary had been named as the Employer under the Contract. If a claim is brought against the Contractor by the Beneficiary, the Contractor may rely on any defence or limitation available to it under the Contract except that it may not raise by way of defence, set off or counterclaim any monies claimed due from the Employer under the Contract or otherwise.

2.4 The Contractor's duties or liabilities under this Deed shall not be negated or diminished by:

2.4.1 any approval or inspection of:

(a) the Development; or

(b) any designs or specifications for the Development; or

2.4.2 any testing of any work, goods, materials, plant or equipment; or

2.4.3 any omission to approve, inspect or test, by or on behalf of the Beneficiary or the Employer.

3. COPYRIGHT

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3.1 Copyright and all intellectual property rights subsisting over the Documents which are vested in the Contractor will remain vested in the Contractor but the Contractor hereby grants (or if such a grant cannot legally take place until a later date agrees to grant) to the Beneficiary with effect from the date of this Deed or in the case of Documents not yet in existence with effect from the creation of them an irrevocable fully paid up royalty free non-exclusive licence (such licence to remain in full force and effect notwithstanding the completion of the Contractor obligations or termination of its employment under the Contract or any dispute under the Contract) to use and reproduce all Documents and the designs contained in them in built or physical form for any purpose whatsoever connected with the Development (including but without limitation the

execution, completion, maintenance, letting, advertisement, modification, extension, reinstatement and repair of the Development). Such licence will carry the right to grant sub-licences and will be transferable to third parties. Such licence shall enable the Beneficiary to copy and use the Documents for an extension of the Development but such licence shall not include a licence to reproduce the designs contained in the Documents as an extension to the Development save to the extent that such reproduction is reasonably necessary to facilitate the join of the extension to the Development or to obtain planning or any other relevant consent for the extension or to make the extended building a reasonably harmonious whole. The Contractor shall not be liable for any use by the Beneficiary of any of the Documents for any purpose other than that for which the same were prepared by or on behalf of the Contractor.

3.2 The Beneficiary may request copies of part or all of the Documents and upon paying a reasonable copying charge for them, the Contractor shall supply the copies.

4. PROFESSIONAL INDEMNITY INSURANCE [if Contractor has a design responsibility]

4.1 The Contractor shall maintain professional indemnity insurance covering (inter alia) its potential liability under this Deed for the given insurance policy year in the event that it breaches this Deed upon market norm terms and conditions prevailing for the time being in the insurance market, and with reputable insurers lawfully carrying on such insurance business in the United Kingdom, in an amount of not less than **£5, 000, 000. 00 (Five million pounds)** in respect of each and every claim or series of claims arising out of the same original cause or source (or equivalent), without limit to the number of claims, with lower annual and/or annual aggregate limits of cover in respect of pollution and contamination related claims and similar where such limited cover is the norm for a period beginning now and ending 12 years after the date of completion or termination of the Contract if earlier, provided always that such insurance is available at commercially affordable rates and on terms such that prudent building contractors who undertake design generally carry such insurance (**'Reasonable Rates and Terms'**).

4.2 Any increased or additional premium required by insurers by reason of the Contractor's own claims record or other acts, omissions, matters or things particular to the Contractor shall be deemed to be within Reasonable Rates and Terms.

4.3 The Contractor shall immediately inform the Beneficiary if such insurance ceases to be available upon Reasonable Rates and Terms in order that the Contractor and the Beneficiary can discuss means of best protecting their respective positions in respect of this Deed and the Development in the absence of such insurance.

4.4 The Contractor shall immediately inform the Beneficiary if the Contractor's required professional indemnity insurance ceases to be available within Reasonable Rates and Terms, so that the Contractor and the Beneficiary can discuss how best to protect the respective positions of the Beneficiary and the Contractor regarding the Development, without that insurance.

4.5 The Contractor shall co-operate fully with any measures reasonably required by the Beneficiary including completing any proposals for insurance and associated documents.

4.6 When reasonably requested to do so by the Beneficiary the Contractor shall produce promptly for inspection and or provide a copy of satisfactory documentary evidence (and a copy of an insurance broker's letter or similar certificate shall be satisfactory) that the required professional indemnity insurance is being maintained.

4.7 These obligations in respect of professional indemnity insurance shall continue notwithstanding termination of the Contract for any reason whatsoever, including breach by the Employer.

[5 **Step-in rights: Contractor may not terminate or discontinue**

5.1 [Subject to clause 5.5,] the Contractor shall not exercise, or seek to exercise, any right to:

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5.1.1 terminate its employment under the Contract; or

5.1.2 discontinue the [design and] construction of the Development;

for any reason (including any breach on the part of the Employer) without giving the Beneficiary at least 15 Business Days' written notice of its intention to do so. Any notice from the Contractor shall specify the grounds

for the Contractor's proposed termination or discontinuance.

If the Contract allows the Contractor a shorter notice period for the exercise of a right referred to in this clause 5.1, the notice period in the Contract shall be extended to take account of the notice period required under this clause 5.1.

5.2 The Contractor's right to terminate its employment under the Contract, or to discontinue the [design and] construction of the Development, shall cease if, within the period referred to in clause 5.1, the Beneficiary gives notice to the Contractor, copied to the Employer:

5.2.1 requiring the Contractor not to terminate its employment or not to discontinue the [design and] construction of the Development under the Contract;

5.2.2 acknowledging that the Beneficiary (or its nominee) will assume all the Employer's obligations under the Contract; and

5.2.3 undertaking that the Beneficiary or its nominee will pay to the Contractor:

(a) any sums due and payable to the Contractor under the Contract in future; and

(b) any sums then due and payable to the Contractor under the Contract that are unpaid.

5.3 If the Beneficiary (or its nominee) serves notice on the Contractor under clause 5.2, then, from the date of service of the notice, the Contract shall continue in full force and effect, as if it had been entered into between the Contractor and the Beneficiary (to the exclusion of the Employer).

5.4 In complying with this clause 5, the Contractor:

5.4.1 does not waive any breach of the Contract or default under the Contract by the Employer; and

5.4.2 may exercise its right to terminate its employment under the Contract, or discontinue the [design and] construction of the Development, after the expiry of the notice period referred to in clause 5.1, unless the Contractor's right to terminate or discontinue has ceased under clause 5.2.

5.5 [If:

5.5.1 the Contractor enters into another agreement with a third party or grants third party rights to a third party concerning the Development at the request of the Employer; and

5.5.2 that agreement or those third party rights include similar step-in rights to those in this Deed,

then, on that third party's (or that third party's nominee's) exercise of those step-in rights:

5.5.3 the Contractor shall no longer be bound by clause 5.1 and clause 5.2; and

5.5.4 the Beneficiary may no longer exercise its step-in rights under this Deed.]]

[Step-in rights: Beneficiary may step-in

5.6 [Subject to clause 5.5, and] without affecting clause 5.1, if the Beneficiary serves a notice on the Contractor, copied to the Employer, that:

5.6.1 confirms that the Beneficiary wishes to step-in to the Contract; and

5.6.2 complies with the requirements for a Beneficiary's notice under clause 5.2, then, from the date of service of the notice, the Contract shall continue in full force and effect, as if it had been entered into between the Contractor and the Beneficiary (to the exclusion of the Employer).

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5.7 The Contractor shall assume that, between the Employer and the Beneficiary, the Beneficiary may give a notice under clause. The Contractor shall not enquire whether the Beneficiary may give that notice.

5.8 In complying with this clause 5, the Contractor does not waive any breach of the Contract or default under the Contract by the Employer.]

[Step-in rights: Contractor's position and Employer's consent

5.9 The Contractor shall not incur any liability to the Employer by acting in accordance with clause 5.

5.10 The Employer has executed this Deed to confirm its consent to the agreement.]

[Step-in rights: Beneficiary's guarantee

5.11 If a Beneficiary's notice under this Deed refers to the Beneficiary's nominee, the Beneficiary shall be liable to the Contractor, as guarantor, for the payment of any sums due and payable from time to time to the Contractor from the Beneficiary's nominee.]

No instructions to Contractor by Beneficiary

5.12 [Unless the Beneficiary has stepped-in under this Deed,] the Beneficiary may not give instructions to the Contractor under this Deed.

6 LIABILITY PERIOD

Actions or proceedings may be brought against the Contractor under this Deed up to but not after the expiry of 12 years from the date of completion of the Development.

7 ASSIGNMENT

7.1 The Contractor consents to the benefits of this Deed being assigned two times only provided always that the maximum number of two assignments referred to above shall not be affected by assignments or charges by way of security and assignment by way of release or releases from charges, and assignments to and from subsidiary or other associated companies within the same group of companies as the Beneficiary so long as such assignee company remains within the same group of companies as the Beneficiary.

7.2 The Contractor shall not contend that any person to whom this Deed is assigned in accordance with Clause [7].2 (an '**Assignee**') is precluded from recovering under this Deed any loss incurred by such assignee resulting from any breach of this Deed (whenever happening), by reason that such person is an assignee and not the original named party to this Deed.

7.3 The Contractor shall not defend any claim brought by the Beneficiary or an Assignee on the basis of a no loss argument whether based on the logic that the Beneficiary or an Assignee has not suffered a recoverable loss because the Employer has not suffered that loss or because the Employer would not suffer a similar loss because of his different interest in the completed Development compared to the interest of the Beneficiary or Assignee and/or if assigned that the original Beneficiary has not suffered such loss because he has parted with his interest in the Development or otherwise.

8 NOTICES

Any notice required to be given under this Deed shall be in writing and shall be deemed to be properly given if delivered personally to the address for the party shown above or such other address as may be notified in writing.

9 EXTRANEOUS RIGHTS

9.1 This Deed shall not negate or diminish any duty or liability otherwise owed by the Contractor to the Beneficiary.

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9.2 This Deed may be executed in any number of counterparts all of which when taken together shall constitute one and the same instrument.

9.3 This Deed does not create any right enforceable by any person not a party to it (whether pursuant to the Contracts (Rights of Third Parties) Act 1999.

10 GOVERNING LAW

This Deed is governed by and shall be construed in accordance with English law and the parties submit to the exclusive jurisdiction of the courts of England and Wales with regard to all matters arising under or in connection with it.

11 [EMPLOYER'S CONSENT – If Employer is a party]

The Employer has executed this Deed to signify consent to its terms.**]**

This document has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it.

[Execution details here]

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PART D
ABI MODEL FORM OF GUARANTEE BOND

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ABI Model Form of Guarantee Bond

THE GUARANTEE BOND is made as a deed **BETWEEN** the following parties whose names and [registered office] addresses are set out in the schedule to this Bond (the 'Schedule'):

Parties

(1) The 'Contractor' as principal

(2) The 'Guarantor' as guarantor, and

(3) The 'Employer'

Introduction

A By a contract (the 'Contract') entered into or to be entered into between the Employer and the Contractor particulars of which are set out in the Schedule the Contractor has agreed with the Employer to execute services (the 'Service') upon and subject to the terms and conditions therein set out.

B The Guarantor has agreed with the Employer at the request of the Contractor to guarantee the performance of the obligations of the Contractor under the Contract upon the terms and conditions of this Guarantee Bond subject to the limitation set out in clause 2.

NOW THIS DEED WITNESSES as follows:

1 The Guarantor guarantees to the Employer that in the event of a breach of the Contract by the Contractor, the Guarantor shall subject to the provisions of this Guarantee Bond satisfy and discharge the damages sustained by the Employer as established and ascertained pursuant to and in accordance with the provisions of or by reference to the Contract and taking into account all sums due or to become due to the Contractor.

2 The maximum aggregate liability of the Guarantor and the Contractor under this Guarantee Bond shall not exceed the sum set out in the schedule (the 'Bond Amount') but subject to such limitation and to clause 4 the liability of the Guarantor shall be co-extensive with the liability of the Contractor under the Contract.

3 The Guarantor shall not be discharged or released by any alteration of any of the terms, conditions and provisions of the Contract or in the extent or nature of the Service and no allowance of time by the Employer under or in respect of the Contract or the Service shall in any way release, reduce or affect the liability of the Guarantor under this Guarantee Bond.

4 Whether or not this Guarantee Bond shall be returned to the Guarantor the obligations of the Guarantor under this Guarantee Bond shall be released and discharged absolutely upon Expiry (as defined in the schedule) save in respect of any breach of the Contract which has occurred and in respect of which a claim in writing containing particulars of such breach has been made upon the Guarantor before Expiry.

5 The Contractor having requested the execution of this Guarantee Bond by the Guarantor undertakes to the Guarantor (without limitation of any other rights and remedies of the Employer or the Guarantor against the Contractor) to perform and discharge the obligations on its part set out in the Contract.

6 This Guarantee Bond and the benefits thereof shall not be assigned without the prior written consent of the Guarantor and the Contractor.

7 The parties to this Guarantee Bond do not intend that any of its terms will be enforceable, by virtue of the Contracts (Rights of Third Parties) Act 1999 or otherwise, by any person not a party to it.

8 This Guarantee Bond shall be governed by and construed in accordance with the laws of England and Wales and only the courts of England and Wales shall have jurisdiction hereunder.

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IN WITNESS whereof the Contractor and the Guarantor have executed and delivered this Guarantee Bond as a Deed this [ ] day of [ ], [YEAR]

EXECUTED AND DELIVERED as a deed by [CONTRACTOR], Contractor

EXECUTED AND DELIVERED as a deed by [GUARANTOR], Guarantor

[Insert relevant execution details here]

Schedule

The Contractor	[ ] whose [address] [registered office address] is [ ].
The Guarantor	[ ] whose registered office address is [ ].
The Employer	[ ] whose [address] [registered office address] is [ ].
The Contract	A contract [dated the [ ] day of [ ]] [*to be entered into*] between the Employer and the Contractor in the form known as [ ] for the service(s) comprising [ ] for the original contract sum of [ ] pounds (£[ ]).
The Bond Amount	The sum of £[ ] pounds sterling (£[ ]). [*Insert any provisions for reduction of the Bond Amount*]
Expiry	[*Insert details of the event agreed between the parties*] which shall be conclusive for the purposes of this Guarantee Bond.

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PART E
PARENT COMPANY GUARANTEE

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Parent Company Guarantee

THIS AGREEMENT is made on 201[ ]

BETWEEN:

(1) [ ] whose registered office is at [ ] (the 'Guarantor'); and

(2) [ ] of [ ] (the 'Employer'), which term shall include its successors and assignees).

BACKGROUND

By an Agreement ('the Contract') dated [ ] and made between the Employer and [ ] ('the Contractor'), the Contractor is to execute certain services ('the Services') in accordance with the terms and conditions of the Contract.

AGREED TERMS

1. The Guarantor absolutely irrevocably and unconditionally guarantees to the Employer the due and punctual performance by the Contractor of all the obligations on the part of the Contractor under or pursuant to the Contract ('the Terms') and (as a separate stipulation and as primary obligor) agrees that if the Contractor shall in any respect commit any breach of or fail to fulfil any of the Terms, then the Guarantor shall forthwith perform and fulfil in place of the Contractor each and every Term in respect of which the Contractor has defaulted or which is unfulfilled by the Contractor. The Guarantor shall be liable to the Employer for all losses, damages, expenses, liabilities, claims, costs or proceedings which the Employer may suffer or incur by reason of the said failure or breach.

2. The Guarantor shall be, and continue to be, liable under this Guarantee even if the Contract is or becomes for any reason not binding on, or unenforceable against, the Contractor, for any reason whatsoever. No alterations in the Contract, or in the Services, and no extension of time, forbearance or forgiveness, nor any act, matter or thing whatsoever except an express release by the Employer, shall in any way release or reduce any liability of the Guarantor under this Guarantee. References to the Contract in this Guarantee shall include all amendments, variations and additions to it, whether made before or after the date of execution of this Guarantee.

3. An Insolvency Event means any of the following:

   3.1. any arrangement or composition with or for the benefit of creditors which does not involve a continuation of the relevant person's business in the same or substantially the same form (including any voluntary arrangement as defined in the Insolvency Act 1986) being entered into by or in relation to the person in question;

   3.2. a supervisor, receiver, administrator, administrative receiver or other encumbrancer taking possession or being appointed over or any distress, execution or other process being levied or enforced (and not being discharged within seven days) upon the whole or part of the assets of the relevant person;

   3.3. the relevant person ceasing to carry on business;

   3.4. a resolution being passed or an order being made for the administration or the winding-up, bankruptcy or dissolution of the relevant person.

4. This Guarantee shall remain in full force and effect until performance in full of the Terms, notwithstanding:

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   4.1. An Insolvency Event in relation to the Contractor, the Guarantor or any other person;

   4.2. any disclaimer of the Contract by any person in relation to an Insolvency Event relating to the Contractor; and/or any feature of the Contract, the negotiations prior to the Contractor and the Employer entering into the Contract, or the performance of the Contract, making it ineffective or unenforceable.

5. Until the Terms have been unconditionally and irrevocably performed in full the Guarantor shall not by virtue of any performance or payment made by it or otherwise:

7.0 be subrogated to any rights, security or moneys held or received or receivable by the Employer; or

7.1 be entitled to exercise any right of contribution from any co-surety in respect of such performance and liabilities under any other guarantee, security or agreement; or

7.2 exercise any right of set-off or counterclaim against the Contractor or any such co-surety; or

7.3 receive, claim or have the benefit of any payment, distribution, security or indemnity from the Contractor or any such co-surety; or

7.4 unless so directed by the Employer (when the Guarantor will prove, and turn over any realisations to the Employer, in accordance with such directions) claim as a creditor of the Contractor or any such co-surety in competition with the Employer.

8 No delay or omission of the Employer in exercising any right, power or privilege under this Guarantee shall impair such right, power or privilege or be construed as a waiver of such right, power or privilege nor shall any single or partial exercise of any such right, power or privilege preclude any further exercise thereof or the exercise of any other right, power or privilege. The rights and remedies of the Employer are cumulative and not exclusive of any rights or remedies provided by law.

9 A waiver given or consent granted by the Employer under this Guarantee will be effective only if given in writing and then only in the instance and for the purpose for which it is given.

10 If at any time any one or more of the provisions of this Guarantee is or becomes invalid, illegal or unenforceable in any respect under any law, the validity, legality and enforceability of the remaining provisions hereof shall not be in any way affected or impaired thereby.

11 As a separate and alternative stipulation the Guarantor unconditionally and irrevocably agrees that any sum expressed to be payable by it or obligation to be performed by it under this Guarantee but which is for any reason (whether or not now existing and whether or not now known or becoming known to the Guarantor) not recoverable from or enforceable against the Guarantor on the basis of a guarantee shall nevertheless be recoverable from or enforceable against the Guarantor as if the Guarantor were the sole principal debtor or obligor (where relevant).

12 Any notice, demand or other communication to be served under this Guarantee may be served upon either party hereto only by delivering the same to the party to be served at its address shown below:

Employer:

Guarantor:

or at such other address as it may from time to time notify in writing to the other party.

13 Notwithstanding anything to the contrary contained in this Guarantee:-

13.0 The Employer shall be entitled to recover no more under this Guarantee in respect of any matter than the Employer would be entitled to recover from the Contractor in respect of that matter;

13.1 the Guarantor shall have no greater liability to the Employer under this Guarantee than the Contractor has to the Employer under the Contract and the Guarantor shall have available to it in any claim and/or action or proceedings by the Employer under or in connection with this Guarantee the same defences set offs and/or counterclaims as are or would be available to the Contractor in any claim and/or action or proceedings by the Employer under or in connection with the Contract;

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13.2 The Guarantor shall be released and discharged from its obligations under the Guarantee when the Contractor's obligations and liabilities under the Contract comes to an end save in respect of any claims notified before such date to it by the Employer.

14 The Employer may assign or transfer all or any of the Employer's rights under this Guarantee without consent of the Guarantor to a person taking an assignment of the entirety of the Contract but not further or otherwise.

15 Nothing in this Guarantee confers or purports to confer any right to enforce any of its terms on any person who is not a party to it (except any successor or any permitted assignee of such a party). The Contracts (Rights of Third Parties Act) 1999, or any amendment or re-enactment of it, accordingly shall not apply.

16 The proper law of and jurisdiction in relation to this Guarantee shall be the same as that of the Contract.

This document has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it.

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PART F
ADVANCED PAYMENT BOND

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Advance payment bond

[NAME AND ADDRESS OF BENEFICIARY]

Dear [NAME OF BENEFICIARY],

On demand advance payment bond No: [NUMBER] dated [DATE]

1. We understand that you are about to enter into a contract, reference [REFERENCE], in relation to [PROJECT], for [DETAILS OF CONTRACT] (**Contract**) with [NAME AND ADDRESS OF PRINCIPAL] (**Contractor**) and that you will pay the Contractor an advance payment in accordance with the Contract of £[SUM] (**Advance Payment**). You require a bond for the Advance Payment.

2. In consideration of your entering into the Contract and paying the Contractor the Advance Payment, we [NAME AND ADDRESS OF BANK] irrevocably promise to pay, as primary obligor, to you on your first written demand [and waiving all rights of objection and defence and without reference to the Contractor] a sum or sums not exceeding in aggregate the Advance Payment provided that your demand:

2.1 complies with the provisions of this bond; and

2.2 shall not exceed the Advance Payment less any sum as certified to us, by you, in writing:

(a) previously paid by us to you under this bond; or

(b) reimbursed or repaid by the Contractor to you under the Contract (including, without limitation, reimbursed or repaid by deduction from a sum otherwise due to the Contractor from you).

3. In this bond, **Expiry** means the earliest of:

3.1 the repayment of the Advance Payment by the Contractor or by us to you [as certified to us, by you, in writing];

3.2 the Advance Payment reducing to zero in accordance with the Contract [as certified to us, by you, in writing],

On Expiry, this bond shall expire and become null and void, whether returned to us for cancellation or not, and any demand received after Expiry shall be ineffective.

4. Your demand under this bond must be received at this office before Expiry and must be in the form of a statement signed by you that:

4.1 the Contractor has failed to perform the Contract in accordance with its terms and conditions (including, without limitation, any failure to repay the Advance Payment in accordance with the Contract's terms and conditions) [or the Contractor is Insolvent (as defined in the Contract)];

4.2 specifies the sum paid by the Contractor or by us as referred to in Paragraph 2.2, even if that sum is zero; and

4.3 specifies the sum claimed.

We shall accept such demand as evidence, for the purposes of this bond alone, that the sum claimed is due to you under this bond.

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5. This bond is personal to you and is not transferable or assignable. No one other than you and we shall have any right to enforce any of its terms.

6. This bond and any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with it or its subject matter or formation shall be governed by and construed in accordance with

the law of England and Wales.

7. You and we both irrevocably agree that the courts of England and Wales shall have [exclusive **OR** non-exclusive] jurisdiction to settle any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with this bond or its subject matter or formation.

8. [Except to the extent it is inconsistent with the express terms of this bond, this bond is subject to the ICC Uniform Rules for Demand Guarantees, 2010 revision, ICC Publication No. 758.]

Yours faithfully,

.....

For and on behalf of

[ISSUING BANK]

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SCHEDULE 15

PERFORMANCE MANAGEMENT

Part A: Measurement Procedures

Part B: Performance Indicators

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Part A

Measurement procedures

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Measurement procedures

1. Project and Framework Performance Indicators (PIs)

1.1 The PIs are for the delivery of each Project on the basis that the Contractor and each Employer will work as an integrated team to deliver the Project(s). Any measure of the performance of the Framework will be based upon Project PIs together with bespoke PIs related to the Framework as a whole.

1.2 The critical success factors include time, cost, quality/defects, SME engagement, health and Safety (RIDDOR) Employer/Client satisfaction and social/environmental/economic benefits including fair payment.

1.3 The PIs will be measured and reported to Scape on every project on a monthly basis. The reports will be in a form such that individual Employer's reports can be generated on demand to show the performance of an individual project, the performance of all of a particular Employer's projects and benchmarking be demonstrated against all framework projects performance as a whole.

1.4 All Project PIs will be measured on a monthly basis to ensure that any slippages in performance are identified sufficiently early so that action can be taken to rectify prior to the next monthly report or formal Gateway review.

1.5 It is the responsibility of the Contractor to collect, collate and report on the PI data to Scape in the required format and the Contractor shall ensure that any PIs relying on data to be provided by the Employer are followed up as soon as the appropriate deadline has passed. Any PI data not supplied within one month of passing the deadline (or such shorter period stated against each individual PI) will be regarded as a fail in terms of Quarterly reporting and score a fail, even if the data is subsequently provided.

1.6 The Contractor shall provide the monthly returns of PI data electronically via an electronic system as required by Scape to record performance information across all their suite of frameworks. The system will require the Contractor to record data live on a regular basis (at least monthly) and which will provide summary reports in a pdf format. The system and the reports generated will be accessible by Scape, the Contractor and Employers.

1.7 The Contractor may have their own electronic system for reporting PIs which they intend to use in which case the Contractor shall pay all costs in connection with any electronic interface necessary to ensure Scape's system is populated.

1.8 The Contractor shall provide Scape with the information required by Scape relating to the Performance Indicators before a Project commences, and thereafter monthly by the 15th of the month.

1.9 The Contractor shall also upload certain Project Delivery Agreement documents to Scape's performance management system as and when they are generated. These will include the Project Request(s), Project Order(s), Delivery Agreement(s) and Employer/Client Satisfaction/End User Surveys amongst others.

1.10 The Contractor will be given a single licence to upload their data to Scape's PI measurement programme; if additional licences are required these shall be paid by the Contractor and are deemed included within the Contractor's Fee. Scape will train a limited number of the Contractor's staff in the use of the system however will expect the Contractor to appoint 'champions' who will cascade the training throughout the Contractor's organisation.

1.11 Scape will undertake regular random audits of the data in accordance with Clause 19 of this Framework Agreement.

1.12 The base data for the Time and Cost Predictability PIs will be recorded on the Project Request, Project Order, and in each Delivery Agreement, copies of which will be supplied to Scape in electronic form within one week of execution.

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2. Satisfaction

2.1 Employer/Client satisfaction will be judged from the point of view of the Employer with reference as necessary to the End User.

2.2 Scape and Employers shall agree the format and questions to be asked on the Satisfaction Forms to determine the individual PI scores as noted below,:-

- Employer/Client satisfaction – product
- Employer/Client satisfaction – service
- Employer/Client satisfaction – value for money
- Employer/Client satisfaction – provision of cost information
- Defects
- Supply Chain Satisfaction

2.3 Employer/Client satisfaction Forms at Gateway 4 shall seek feedback against each of the PIs with reference to any design services and/or enabling works undertaken, in addition to pre-construction services.

2.4 Should the Contractor have their own survey forms which ask these questions on the same scoring regime as the PIs noted below then a separate Scape form may not be necessary.

2.5 Copies of the completed Satisfaction Forms shall be provided to Scape in an electronic format (pdf) and uploaded to the web based PI measurement programme.

3. Applicability

3.1 PIs will apply either to each and every individual Project or to the framework as a whole (e.g. Respect for People, H&S).

3.2 If the Contractor undertakes a programme of concurrent or consecutive Projects for a particular Employer, then with the express agreement of the Employer and Scape, one or more of the PIs may be reported for the programme as a whole rather than for each individual project in the programme.

4. Benchmarking of PIs

4.1 Benchmarking of PIs will be undertaken against nationally produced and available statistics including the Constructing Excellence data produced by the Centre for Construction Innovation. Additional benchmarking will be undertaken against other Scape Frameworks and other available Framework data produced by other Authorities, Central Government and bodies or working groups formed by them. The contractor will be expected to benchmark their data and supply information to Scape at the QPM.

5. Additional PIs

5.1 Employers may request additional PIs on their projects which the Contractor shall measure and report to the Employer and to Scape, however any additional PIs will not form part of the Quarterly measures in accordance with Clause 12.

5.2 Scape and the Contractor may agree that other additional PIs are measured; however any additional PIs will not form part of the Quarterly measures in accordance with Clause 12.

6. Agreed Minimum Standard of Performance

6.1 For the purpose of measuring the agreed minimum standard of performance for Clause 12.4 of this Agreement, the first Quarter (Quarter 1) will be the first full quarter (commencing 1 January, 1 April, 1 July or 1 October) after the Commencement Date. (E.g. if the Commencement Date is 1 September the first quarter for reporting for the purpose of Clause 12.4 will be the Quarter commencing 1 October and ending 31 December).

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6.2 The minimum standard of achievement of PIs detailed in Clause 12.4 of this Agreement will be reported monthly as an on-going measure and will be formally reported to the QPM on a quarterly basis.

6.3 For the purposes of determining achievement under Clause 12.4 only PIs that should have been reported as set out in the Performance Indicator tables below will be formally measured in respect of the above minimum standard of performance. PI's will be classified as completed and due for reporting at

(i) Gateway 4 for all pre-construction stage PI's measured at this Gateway, and

(ii) Gateway 5 for all construction stage PI's measured at this Gateway.

PI's which have not yet reached their reporting Gateway as set out in the Performance Indicator tables below will not be included in the formal measure.

6.4 Failure to report data within 2 or 4 weeks of a Project reaching the appropriate Gateway for any PI (as defined for each individual PI) will register a fail for the PI to meet the requirements of Clause 12.4 for that quarter.

6.5 Notwithstanding 6.4 above failure to obtain the PI scores for Defects, Employer/Client Satisfaction and Supply Chain Satisfaction after demonstrating reasonable diligence to obtain these scores from Employers, will not be recorded as a fail and will not be taken into account in the calculation of the minimum standard of performance. Determination of whether reasonable diligence has been exercised in obtaining these PI scores will be at Scape's sole discretion.

6.6 A PI will be reported in the quarter that the Gateway is reached, unless the PI data is not available and reporting is still within the allowable reporting time, in which case the PI will be reported in the following quarter. (E.g. if Gateway 5 is reached on 15 December for any given PI which should be reported at that Gateway then the PI shall be reported in the Quarter from October to December, however if the data is not available until 5 January then the PI will be reported in the following Quarter (January to March).

6.7 A formal quarterly achievement report will be prepared, circulated and reported to each QPM.

6.8 Table 1 below provides a quick reference to the performance indicators to be used within this framework. Indicators have been divided into three categories, namely; Core, Supplementary and Contractor Specific (Added Value):

i) Core – The data for these **MUST** be collected by the Contractor and reported to Scape and will be included in the Quarterly Achievenment Report (QAR);

ii) Supplementary – The Contractor is required to collect and report data on measures S1 to S6 detailed in Part B. However, a minimum of three measures for each project, as agreed with the Employer, **MUST** be included within the QAR. The Employer may require the recording of more than three of the Supplementary measures for QAR purposes, up to a maximum of all six;

iii) Contractor Specific (Added Value) – These are to be developed by the contractor and will form part of the QAR. These three measures **MUST** be related to Employment Skills Planning, Social Value and Biodiversity.

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Part B
Performance Indicators

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	Performance	CORE	SUPPLEMENTARY (EMPLOYER'S CHOICE: MIN - 3, MAX -6)	CONTRACTOR SPECIFIC ADDED VALUE
C1	Time Predictability - Preconstruction			
C2	Time Predictability - Construction			
C3	Cost Predictability - Preconstruction			
C4	Cost Predictability - Construction			
C5	Employer/Client Satisfaction – Defects			
C6	Health & Safety - RIDDOR accidents			
C7	Employer/Client Satisfaction – Service			
C8	Employer/Client Satisfaction – Product			
C9	Employer/Client Satisfaction – Value for Money			
C10	Fair Payment			
C11	Supply Chain Satisfaction			
C12	Waste diverted from landfill			
C13	Considerate Constructor			
C14	Achievement of Project commitments			
C15	Achievement of Framework commitments			
S1	Local labour			
S2	Local spend			
S3	SME Engagement			
S4	SME Spend			
S5	Micro Business Engagement			
S6	Micro Business Spend			
V1	ESP			
V2	Social Value			
V3	Biodiversity			

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Performance Indicators

'Client agreed changes' in the following table shall only be accepted as valid by Scape if evidenced by an instruction or acceptance in writing by or on behalf of the Employer, at or within a reasonable period of time of occurrence.

C1 Predictability – Time (Excluding Employer/Client Changes) Pre-Construction (Core)	
Performance Indicator purpose	To measure the reliability of time for the pre-construction stage of a project excluding the effect of client agreed changes
Data to be collected/definition	This PI indicates whether the pre-construction stage has taken longer than programmed, excluding the effects of client agreed changes), and is measured as the actual duration at Commit to Construct (Gateway 4) less the anticipated duration at Commit to Invest (Gateway 2) and less the duration of any client agreed changes, expressed as a percentage of the anticipated duration at Commit to Invest (Gateway 2).
Data collected and reported by	Contractor
Time for data reporting	Formally measured at Gateway 4 and measured monthly against the agreed programme as a progress measure. Final data available for reporting within 2 weeks of Gateway 4.
Minimum standard of performance (clause 12)	Score of 0% or less, with 0% indicating completion on programme (after accounting for the effects of any client agreed changes), and a minus % indicating completion earlier than programmed. Failure to report data within 2 weeks of Gateway 4 will register a fail for this PI to meet the requirements of Clause 12.
Additional measures	The data supplied for this PI may be benchmarked against the data published by Constructing Excellence and in particular the Variance Time KPI or Predictability Time SPI.
Applicability (1, possibly 2, separate measures)	1. Project Orders or Delivery Agreements for pre-construction services. 2. Delivery Agreements for design and other professional services to be reported as a separate measure.

C2 Predictability – Time (Excluding Employer Changes) Construction (Core)	
Performance Indicator purpose	To measure the reliability of time for the construction stage of a project excluding the effect of client agreed changes
Data to be collected/definition	This PI indicates whether construction has taken longer than programmed, excluding the effects of client agreed changes, and is measured as the actual construction duration at Available for Use (Gateway 5) less the anticipated construction duration at Commit to Commit (Gateway 4) and less the duration of any client agreed changes, expressed as a percentage of the anticipated construction duration at Commit to Commit (Gateway 4).
Data collected and reported by	Contractor
Time for data reporting	Formally measured at Gateway 5 and measured monthly against the agreed programme as a progress measure. Final data available for reporting within 2 weeks of Gateway 5.
Minimum standard of performance (clause 12)	Score of 0% or less, with 0% indicating completion on programme (after accounting for the effects of any client agreed changes), and a minus % indicating completion earlier than programmed. Failure to report data

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	within 2 weeks of Gateway 5 will register a fail for this PI to meet the requirements of Clause 12.
Additional measures	The data supplied for this PI may be benchmarked against the data published by Constructing Excellence and in particular the Variance Time KPI or Predictability Time SPI.
Applicability (1, possibly 2, separate measures)	1. Delivery Agreements for construction works. 2. Enabling Works to be reported as a separate measure.

C3 Predictability – Cost (Excluding Employer/Client Changes) Pre-Construction (Core)	
Performance Indicator purpose	To measure the reliability of budget/costs during the pre-construction stage of a project excluding the effect of client agreed changes
Data to be collected/definition	This PI indicates how accurately the budget/costs of a project have been predicted not including any changes made by the client , and is measured as the actual budget/cost at Commit to Construct (Gateway 4) less the anticipated budget/cost at Commit to Invest (Gateway 2) and less the budget/cost of any client changes, expressed as a percentage of the anticipated budget/cost at Commit to Invest (Gateway 2).
Data collected and reported by	Contractor
Time for data reporting	Formally measured at Gateway 4 and measured monthly against the agreed programme as a progress measure. Final data available for reporting within 4 weeks of Gateway 4.
Minimum standard of performance (clause 12)	Score of 0% or less, with 0% indicating completion on budget/cost (after accounting for the effects of any client agreed changes), and a minus % indicating completion less than budget/cost. (Budget – the Clients budget for the works and services which will be subject to Delivery Agreement(s) under this framework plus any client agreed changes). Failure to report data within 4 weeks of Gateway 4 will register a fail for this PI to meet the requirements of Clause 12.
Additional measures	The data supplied for this PI may be benchmarked against the data published by Constructing Excellence and in particular the Variance Cost KPI or Predictability Cost SPI.
Applicability (1, possibly 2, separate measures)	1. Project Orders or Delivery Agreements for pre-construction services. 2. Delivery Agreements for design and other professional services to be reported as a separate measure.

C4 Predictability – Cost (Excluding Client Changes) Construction (Core)	
Performance Indicator purpose	To measure the reliability of costs for the construction stage of a project excluding the effect of client agreed changes
Data to be collected/definition	This PI indicates whether a project has cost more or less than estimated, excluding the effects of client agreed changes, and is measured as the actual construction cost at Available for Use (Gateway 5) less the anticipated construction cost at Commit to Commit (Gateway 4) and less the cost of any client agreed changes, expressed as a percentage of the anticipated construction cost at Commit to Commit (Gateway 4).

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Data collected and reported by	Contractor
Time for data reporting	Formally measured at Gateway 5 and measured monthly against the agreed programme as a progress measure. Final data available for reporting within 4 weeks of Gateway 5.
Minimum standard of performance (clause 12)	Score of 0% or less, with 0% indicating completion on cost (after accounting for the effects of any client agreed changes), and a minus % indicating completion less than cost. (Cost – the contract sum in the Delivery Agreement plus any client agreed changes). Failure to report data within 4 weeks of Gateway 5 will register a fail for this PI to meet the requirements of Clause 12.
Additional measures	The data supplied for this PI may be benchmarked against the data published by Constructing Excellence and in particular the Variance Cost KPI or Predictability Cost SPI.
Applicability (1, possibly 2, separate measures)	1. Delivery Agreements for construction works. 2. Enabling Works to be reported as a separate measure.

C5 Client Satisfaction – Defects (Core)	
Performance Indicator purpose	To assess the impact on the client of any defects at the point of handover.
Data to be collected/definition	The condition of the product/facility with respect to defects at the time of handover, as defined by Constructing Excellence using a 1 to 10 scale, where 10 = Defect free 8 = Some defects – no significant impact on client 5/6 = Some defects – some impact on client 3 = Major defects 1 = Totally defective
Data collected and reported by	Collected by the contractor based on a score awarded by the Project Manager and/or Client
Time for data reporting	Measured at Gateway 5. Final data available for reporting within 4 weeks of Gateway 5.
Minimum standard of performance (clause 12)	Score of 8. Failure to report data within 4 weeks of Gateway 5 will register a fail for this PI to meet the requirements of Clause 12, subject to reasonable diligence as 6.4 above.
Additional measures	The data supplied for this PI may be benchmarked against the data published by Constructing Excellence and in particular the Defects KPI
Applicability (1, possibly 2, separate measures)	1. Delivery Agreements for construction works. 2. Enabling Works to be reported as a separate measure.

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C6 Health & Safety - RIDDOR (Core)	
Performance Indicator purpose	To measure the contractor's safety performance
Data to be collected/definition	The number of RIDDOR reportable accidents. Reportable accidents are defined by the HSE as fatalities, major injuries, and over 7 day accidents to employees, self-employed & members of the public. Reportable shall include accidents as defined by Regulations 4, 5 and 6 of: The Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 2013.
Data Collected and reported by	Contractor
Time for data reporting	Formally measured at Gateway 5 and measured monthly against the agreed programme as a progress measure. Final data available for reporting within 4 weeks of Gateway 5.
Minimum standard of performance (clause 12)	Zero reportable accidents (excluding near misses). Failure to report data within 2 weeks of Gateway 5 will register a fail for this PI to meet the requirements of Clause 12.
Additional measures	None
Applicability (1, possibly 2, separate measures)	1. Delivery Agreements for construction works. 2. Enabling Works to be reported as a separate measure.

C7 Client Satisfaction – Service (Core)	
Performance Indicator purpose	To determine the level of client satisfaction with the service of the contractor.
Data to be collected/definition	How satisfied the client was with the service of the contractor using a 1 to 10 scale, where 10 = Totally satisfied 8 = Mostly satisfied 5/6 = Neither satisfied nor dissatisfied 3 = Mostly dissatisfied 1 = Totally dissatisfied
Data Collected and reported by	Contractor, based on a score awarded by the Client.
Time for data reporting	Measured at both Gateway 4 and 5 using a formal satisfaction survey. Final data available for reporting within 4 weeks of Gateway 4 and 5.
Minimum standard of performance (clause 12)	Score of 8. Failure to report data within 4 weeks of Gateway 4 and 5 will register a fail for this PI to meet the requirements of Clause 12, subject to reasonable diligence as 6.4 above.
Additional measures	The data supplied for this PI may be benchmarked against the data published by Constructing Excellence and in particular the Client Satisfaction - Service KPI
Applicability (2 separate PI measures)	1. Project Orders or Delivery Agreements for pre-construction services – Gateway 4 (satisfaction survey to include the provision of any design services and/or enabling works undertaken) . 2.Delivery Agreements for construction works – Gateway 5

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C8 Client Satisfaction – Product (Core)	
Performance Indicator purpose	To determine the level of client satisfaction with the finished product.
Data to be collected/definition	How satisfied the client was with the completed product using a 1 to 10 scale, where 10 = Totally satisfied 8 = Mostly satisfied 5/6 = Neither satisfied nor dissatisfied 3 = Mostly dissatisfied 1 = Totally dissatisfied
Data Collected and reported by	Contractor based on a score awarded by the Client.
Time for data reporting	Measured at both Gateway 4 and 5 using a formal satisfaction survey. Final data available for reporting within 4 weeks of Gateway 4 and 5.
Minimum standard of performance (clause 12)	Score of 8. Failure to report data within 4 weeks of Gateway 4 and 5 will register a fail for this PI to meet the requirements of Clause 12, subject to reasonable diligence as 6.4 above.
Additional measures	The data supplied for this PI may be benchmarked against the data published by Constructing Excellence and in particular the Client Satisfaction - Product KPI
Applicability (2 separate PI measures)	1. Project Orders or Delivery Agreements for pre-construction services (satisfaction survey to include the provision of any design services and/or enabling works undertaken) 2.Delivery Agreements for construction works – Gateway 5

C9 Client Satisfaction – Value for Money (Core)	
Performance Indicator purpose	To determine the level of client satisfaction with the value for money on a project.
Data to be collected/definition	How satisfied the client was with the value for money obtained on a project using a 1 to 10 scale, where 10 = Totally satisfied 8 = Mostly satisfied 5/6 = Neither satisfied nor dissatisfied 3 = Mostly dissatisfied 1 = Totally dissatisfied
Data Collected and reported by	Contractor based on a score awarded by the Client.
Time for data reporting	Measured at both Gateway 4 and 5 using a formal satisfaction survey. Final data available for reporting within 4 weeks of Gateway 4 and 5.
Minimum standard of performance (clause 12)	Score of 8. Failure to report data within 4 weeks of Gateway 4 and 5 will register a fail for this PI to meet the requirements of Clause 12, subject to reasonable diligence as 6.4 above.

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Additional measures	The data supplied for this PI may be benchmarked against the data published by Constructing Excellence and in particular the Client Satisfaction – Value for Money KPI
Applicability (2 separate PI measures)	1. Project Orders or Delivery Agreements for pre-construction services (satisfaction survey to include any design services and/or enabling works undertaken) 2.Delivery Agreements for construction works – Gateway 5

C10 Fair Payment (Core)	
Performance Indicator purpose	To ensure the supply chain is paid in line with Government fair payment policies
Data to be collected/definition	The number of payments made by the Contractor (Tier 1) to the Tier 2 supply chain (by number not value) within 19 days of each due date, taken as a percentage of the total number of payments made.
Data Collected and reported by	Contractor
Time for data reporting	Formally measured at Gateway 5 and measured monthly against the agreed programme as a progress measure. Final data available for reporting within 4 weeks of Gateway 5.
Minimum standard of performance (clause 12)	100%. Failure to report data within 4 weeks of Gateway 5 will register a fail for this PI to meet the requirements of Clause 12
Additional measures	For information the Contractor shall also report monthly and at the end of every Project on the number of payments made by the Client to the Contractor within the agreed Delivery Agreement terms.
Applicability	Delivery Agreements for construction works – Gateway 5 (to include data from Delivery Agreements for Enabling Works and/or design and other professional services as a cumulative measure).

C11 Supply Chain Satisfaction (Core)	
Performance Indicator purpose	To determine the level of supply chain satisfaction with regards to their involvement in a specific project.
Data to be collected/definition	How satisfied the supply chain partners were with the performance of the main contractor using a 1 to 10 scale, where 10 = Totally satisfied 8 = Mostly satisfied 5/6 = Neither satisfied nor dissatisfied 3 = Mostly dissatisfied 1 = Totally dissatisfied
Data Collected and reported by	Collected by the contractor based on a score awarded by the supply chain partners. Supply chain partners providing the following:- • Design (if engaged by the Contractor) • Groundworks

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	• Steel/frame • Cladding/roof • Brickwork • M&E installation • Windows • Floor/ceiling finishes • Landscaping Others may be agreed between Scape, the Client and Contractor on an individual project basis
Time for data reporting	Measured at Gateway 5 using a formal satisfaction survey. Final data available for reporting within 4 weeks of Gateway 4 and 5.
Minimum standard of performance (clause 12)	Score of 8. Failure to report data within 4 weeks of Gateway 5 will register a fail for this PI to meet the requirements of Clause 12, subject to reasonable diligence as 6.4 above.
Additional measures	The data supplied for this PI may be benchmarked against the data published by Constructing Excellence and in particular the Supply Chain Satisfaction KPI
Applicability	Delivery Agreements for construction works – Gateway 5 (including Delivery Agreements for Enabling Works and/or design and other professional services)

C12 Waste diverted from landfill (Core)	
Performance Indicator purpose	To determine the amount of waste diverted from landfill
Data to be collected/definition	The amount of non-hazardous waste diverted from landfill as a percentage of the total amount of non-hazardous waste produced during the construction process. The measure may be in volume (M3) or weight (tonnes) which must be clearly stated when the data is submitted.
Data Collected and reported by	Contractor
Time for data reporting	Formally measured at Gateway 5 and measured monthly against the agreed programme as a progress measure. Final data available for reporting within 4 weeks of Gateway 5.
Minimum standard of performance (clause 12)	95% of waste to be diverted from landfill. Failure to report data within 4 weeks of Gateway 5 will register a fail for this PI to meet the requirements of Clause 12
Additional measures	The data supplied for this PI may be benchmarked against the data published by Constructing Excellence and in particular the Waste – Percentage waste to landfill KPI
Applicability	Delivery Agreements for construction works – Gateway 5 (to include data from Delivery Agreements for Enabling Works as a cumulative measure).

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C13 Considerate Constructor (Core)	
Performance Indicator purpose	To determine the level of compliance with the Considerate Constructors Scheme 2013 Code of Considerate Practice
Data to be collected/definition	Where the Employer requests this PI to be measured for QAR purposes, the project shall be registered with the Considerate Constructor Scheme and be subject to visits by their monitors who will produce a scored report as a result of their visit.
Data Collected and reported by	Contractor
Time for data reporting	Formally measured at Gateway 5 and measured after each visit as a progress measure. Final data available for reporting within 4 weeks of Gateway 5.
Minimum standard of performance (clause 12)	Achievement of a minimum score of 40 points across the five sections (with a minimum 5 points in each section) of the 2013 Code of Considerate Practice. Where multiple visits to the same site are undertaken, the score from the final visit will be taken to determine the score at Gateway 5. Failure to report data within four weeks of gateway 5 will register a fail for this PI to meet the requirements of Clause 12.
Additional measures	The data supplied for this PI may be benchmarked against the current average score graph published by the Considerate Constructor Scheme on their web site
Applicability	Delivery Agreements for construction works – Gateway 5

C14 Achievement of Contractors Project commitments made in Schedule 18 (Core)	
Performance Indicator purpose	To determine the level of achievement of the Contractors Project based tender commitments
Data to be collected/definition	Achievement of the Contractors Project based tender commitments made in Schedule 18. Only the commitments made on the table provided by Scape and completed by the Contractor as part of their tender is measured under this PI.
Data collected and reported by	Contractor
Time for data reporting	Commitments shall be reported for every project at Gateway 4 and/or Gateway 5 as indicated on the table completed by the Contractor as part of their tender.
Minimum standard of PI performance (clause 12)	100% achievement of Project commitments made in Schedule 18 on each individual project, part scores will be awarded (e.g. if 10 commitments are made on a project they must all be achieved on that project to record a 'pass' for the purposes of Clause 12. Similarly, if 9 out of the 10 commitments are achieved, the PI score shall be 0.9). Failure to report data within 4 weeks of the end of each Quarter will register a fail for this PI to meet the requirements of Clause 12.
Additional measures	None
Applicability	Across all Framework Projects individually
Weighting	None. Each project will be counted as one PI.

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C15 Achievement of Contractors Framework commitments made in Schedule 18 (Core)	
Performance Indicator purpose	To determine the level of achievement of the Contractors Framework based tender commitments
Data to be collected/definition	Achievement of the Contractors Framework based tender commitments made in Schedule 18. Only the commitments made on the table provided by Scape and completed by the Contractor as part of their tender are measured under this PI.
Data collected and reported by	Contractor
Time for data reporting	Quarterly against the targets set.
Minimum standard of PI performance (clause 12)	100% achievement of Framework commitments proposed by the Contractor in Schedule 18 to have been achieved at the end of each Quarter, part scores will be awarded (e.g. if 9 out of 10 commitments proposed within the Quarter have been achieved, the PI score will be 0.9). Failure to report data within 4 weeks of the end of each Quarter will register a fail for this PI to meet the requirements of Clause 12
Additional measures	None
Applicability	Across the Framework.
Weighting	None

S1 Local labour (Supplementary)	
Performance Indicator purpose	To determine the level of local employment on a project
Data to be collected/definition	The travel distance of all people working on site measured on a direct line from their home/lodgings to the site location within the following bands • Up to 10 miles • 10-20 miles • 20-40 miles • Beyond 40 miles To include the contractor's people who are working in the Working Areas (as defined in the NEC contract).
Data Collected and reported by	Contractor
Time for data reporting	Formally measured at Gateway 5 and measured monthly against the agreed programme as a progress measure. Final data available for reporting within 4 weeks of Gateway 5.
Minimum standard of performance (clause 12)	20% to be within 10 miles 40% to be within 20 miles 75% to be within 40 miles A part score will be awarded if one or more (but not all three) of the band measures are achieved.

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	Failure to report data within 4 weeks of Gateway 5 will register a fail for this PI to meet the requirements of Clause 12
Additional measures	Clients may request an additional project measure based on the local labour within a specific geographical area, e.g. their defined area of responsibility.
Applicability	Delivery Agreements for construction works – Gateway 5 (to include data from Delivery Agreements for Enabling Works and/or design and other professional services as a cumulative measure).

S2 Local spend (Supplementary)	
Performance Indicator purpose	To determine the level of local spend on a project
Data to be collected/definition	The spend with each supply chain member (Tier 2 and Tier 3) based on the location of their office undertaking the work on a direct line to the site location within the following bands • Up to 10 miles • 10-20 miles • 20-40 miles • Beyond 40 miles Spend to include the contractor's direct spend based on the location of the office delivering the project (i.e. people, accommodation costs, etc.). Contractor's Fee and Scape Fee to be excluded. Consortium members, other Group members or sub-contractors defined as part of the Contractor's submission at PQQ are all deemed to be part of the Contractor (Tier 1) for this PI.
Data Collected and reported by	Contractor
Time for data reporting	Formally measured at Gateway 5 and measured monthly against the agreed programme as a progress measure. Final data available for reporting within 4 weeks of Gateway 5.
Minimum standard of performance (clause 12)	20% to be within 10 miles 40% to be within 20 miles 75% to be within 40 miles A part score will be awarded if one or more (but not all three) of the band measures are achieved. Failure to report data within 4 weeks of Gateway 5 will register a fail for this PI to meet the requirements of Clause 12.
Additional measures	Clients may request an additional project measure based on the local spend within a specific geographical area, e.g. their defined area of responsibility.
Applicability	Delivery Agreements for construction works – Gateway 5 (to include data from Delivery Agreements for Enabling Works and/or design and other professional services as a cumulative measure).

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S3 SME engagement (Supplementary)	
Performance Indicator purpose	To determine the level of engagement with SME's*
Data to be collected/definition	The proportion of the supply chain subcontractors engaged on a project that are defined as SME's, expressed as a percentage of the total number of supply chain subcontractors engaged.
Data Collected and reported by	Contractor
Time for data reporting	Formally measured at Gateway 5 and measured monthly against the agreed programme as a progress measure. Final data available for reporting within 4 weeks of Gateway 5.
Minimum standard of performance (clause 12)	85% of supply chain subcontractors to be SME's. Failure to report data within 4 weeks of Gateway 5 will register a fail for this PI to meet the requirements of Clause 12
Additional measures	None
Applicability	Delivery Agreements for construction works – Gateway 5 (to include data from Delivery Agreements for Enabling Works and/or design and other professional services as a cumulative measure).
*SME definition	Small and medium sized enterprises as defined in EU law, i.e. less than 250 employees and less or equal to £50m turnover or £43m balance sheet total.

S4 SME spend (Supplementary)	
Performance Indicator purpose	To determine the level of spend with SME's*
Data to be collected/definition	The value of the construction contract work that is spent with SME subcontractors, expressed as a percentage of the total subcontractor's value
Data Collected and reported by	Contractor
Time for data reporting	Formally measured at Gateway 5 and measured monthly against the agreed programme as a progress measure. Final data available for reporting within 4 weeks of Gateway 5.
Minimum standard of performance (clause 12)	85% of subcontractor's value to be with SME subcontractors. Failure to report data within 4 weeks of Gateway 5 will register a fail for this PI to meet the requirements of Clause 12
Additional measures	None
Applicability	Delivery Agreements for construction works – Gateway 5 (to include data from Delivery Agreements for Enabling Works and/or design and other professional services as a cumulative measure).
* SME definition	Small and medium sized enterprises as defined in EU law, i.e. less than 250 employees and less or equal to £50m turnover or £43m balance sheet total.

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S5 Micro Business engagement (Supplementary)	
Performance Indicator purpose	To determine the level of engagement with Micro Businesses*
Data to be collected/definition	The proportion of the supply chain subcontractors engaged on a project that are defined as micro businesses, expressed as a percentage of the total number of supply chain subcontractors engaged.
Data Collected and reported by	Contractor
Time for data reporting	Formally measured at Gateway 5 and measured monthly against the agreed programme as a progress measure. Final data available for reporting within 4 weeks of Gateway 5.
Minimum standard of performance (clause 12)	10% of supply chain subcontractors to be micro businesses. Failure to report data within 4 weeks of Gateway 5 will register a fail for this PI to meet the requirements of Clause 12
Additional measures	None
Applicability	Delivery Agreements for construction works – Gateway 5 (to include data from Delivery Agreements for Enabling Works and/or design and other professional services as a cumulative measure).
*Micro Business definition	Micro Business as defined in EU law, i.e. less than 10 employees and less or equal to £1m turnover.

S6 Micro Business spend (Supplementary)	
Performance Indicator purpose	To determine the level of spend with Micro Businesses*
Data to be collected/definition	The value of the construction contract work that is spent with Micro Businesses as subcontractors, expressed as a percentage of the total subcontractor's value
Data Collected and reported by	Contractor
Time for data reporting	Formally measured at Gateway 5 and measured monthly against the agreed programme as a progress measure. Final data available for reporting within 4 weeks of Gateway 5.
Minimum standard of performance (clause 12)	10% of subcontractor's value to be with Micro Businesses as subcontractors. Failure to report data within 4 weeks of Gateway 5 will register a fail for this PI to meet the requirements of Clause 12
Additional measures	None
Applicability	Delivery Agreements for construction works – Gateway 5 (to include data from Delivery Agreements for Enabling Works and/or design and other professional services as a cumulative measure).
* Micro Business definition	Micro Business as defined in EU law, i.e. less than 10 employees and less or equal to £1m turnover.

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V1 Achievement of Contractors ESP commitments made in Schedule 18 (Core)	
Performance Indicator purpose	To determine the level of achievement of the Contractor's ESP tender commitments
Data to be collected/definition	Achievement of the Contractors commitments made in Schedule 18 in respect of their employment and skills plan commitments. Only the commitments made on the table provided by Scape and completed by the Contractor as part of their tender is measured under this PI.
Data collected and reported by	Contractor
Time for data reporting	Quarterly against the targets set.
Minimum standard of PI performance (clause 12)	**[TBC]**
Additional measures	**[TBC]**
Applicability	Across the framework.
Weighting	None

V2 Achievement of Contractors Social Value commitments made in Schedule 18 (Core)	
Performance Indicator purpose	To determine the level of achievement of the Contractor's Social Value tender commitments
Data to be collected/definition	Achievement of the Contractor's commitments made in Schedule 18 in respect of their Social Value commitments. Only the commitments made on the table provided by Scape and completed by the Contractor as part of their tender is measured under this PI.
Data collected and reported by	Contractor
Time for data reporting	Quarterly against the targets set.
Minimum standard of PI performance (clause 12)	**[TBC]**
Additional measures	**[TBC]**
Applicability	Across the framework.
Weighting	None

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V3 Achievement of Contractors Biodiversity commitments made in Schedule 18 (Core)	
Performance Indicator purpose	To determine the level of achievement of the Contractor's Biodiversity tender commitments
Data to be collected/definition	Achievement of the Contractor's commitments made in Schedule 18 in respect of their biodiversity commitments. Only the commitments made on the table provided by Scape and completed by the Contractor as part of their tender is measured under this PI.
Data collected and reported by	Contractor
Time for data reporting	Quarterly against the targets set.
Minimum standard of PI performance (clause 12)	**[TBC]**
Additional measures	**[TBC]**
Applicability	Across the framework.
Weighting	None

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Where the above Performance Information definitions refer to a satisfaction rating based on a 1 to 10 scale the following definitions shall apply:-		
10	Totally satisfied	All aspects completed to entire satisfaction
8/9	Mostly satisfied	Most aspects to entire satisfaction, but some aspects were just satisfactory
6/7	Just satisfied	Most aspects were just satisfactory, with some unsatisfactory
5	Neither satisfied or dissatisfied	Neutral performance – equal number of satisfactory and unsatisfactory aspects
4	Slightly dissatisfied	More unsatisfactory aspects than satisfactory aspects
2/3	Mostly dissatisfied	Most aspects unsatisfactory with some just satisfactory
0/1	Totally dissatisfied	Totally unsatisfactory

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SCHEDULE 16

SCAPE GROUP CORPORATE SOCIAL RESPONSIBILITY STATEMENT

Part A: Introduction
Part B: Policy

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Part A

Introduction

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Introduction

- This Policy is intended to inform the way that Scape does business and to ensure that we operate ethically and in a transparent and accountable manner.

- The Policy also reflects the requirement of Section 54 of the Modern Slavery Act for SCAPE, as a large employer, to produce an annual slavery and human trafficking statement, a matter that is entirely in accordance with the principles of our business.

- Scape fully acknowledges that in common with all organisations, our operations will impact upon the environment, the economy, society and our employees. Scape is committed to ensuring that we have considered and understood the nature of those effects to maximise the positive impacts and minimise the negatives so that we run the business responsibly and in a sustainable manner.

- Any business that damages the societal, economic and environmental systems upon which it depends will ultimately become unsustainable therefore as a matter of principle, a genuine focus upon CSR is vital. This is in the interests of our credibility as a company and in ensuring that we retain the confidence of our customers, stakeholders, employees and the community.

- The benefits to the organisation that flow from a proper regard for CSR include enhanced efficiency and reduced waste, protection of the Scape brand and reputation, building and maintaining trust and relationships and improved employee morale, engagement and retention.

- This Policy is therefore a core strand of our business and to be effective its principles must run throughout our business strategy and practice.

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Part B

Policy

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Sustainability

- We are committed to delivering projects, which provide (a) environmental (b) social and (c) economic benefits to customers. In the design and delivery of projects, we will seek at all times to work in ways which integrate those objectives so that:
    - benefits in all three are maximised and
    - progress in one area is not achieved at the expense of another

- We will also seek to ensure that benefits to customers are not achieved at a cost which is unacceptable in terms of:
    - the global environment
    - social conditions elsewhere in the world
    - reserves of finite natural resources as a result of disproportionate consumption

- To this end Scape will use our policies, procurement activity and our influence to also encourage others to adopt similar principles. This will include our work with:
    - our partners in the joint delivery of projects and frameworks
    - suppliers of goods through our procurement activity
    - other organisations and businesses with which we have contact
    - with our own employees

Business Ethics

- We will conduct every aspect of our business with honesty and the highest standards of integrity
- We will respect the legitimate interests of others with whom we have dealings in the course of conducting our business
- In accordance with the principles set out within our employment policies we will maintain a safe, healthy and informed working environment for our staff in which there is mutual trust and respect and which facilitates development and the realisation of potential.
- We will develop and maintain strong relationships with, partners, suppliers, stakeholders and others with whom we have dealings based upon mutual trust, understanding and respect.
- In accordance with the principles of Sustainability, Scape is committed to continuous improvement in the management of our environmental impact and we will work with our partners and stakeholders to promote the interests of environmental care relevant to our business and to increase understanding of the issues.
- We will proactively seek to support the communities we serve through projects and investments approved by the Board. (current examples include Reinvest and Abcul)
- We will also seek to ensure that:
    - stakeholders are enabled to participate in the making of decisions that affect them
    - our actions do not have an adverse impact upon the community and future generations
    - in considering options and in decision making we will not just consider the financial implications but also the short and long-term social and environmental factors in order to achieve the best overall value
    - in the event that the environmental impact of our actions is uncertain and the risk of negative impact is considered to be significant, we will take a precautionary approach to minimise irreversible damage to the environment.

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Slavery & Human Trafficking

- At the end of each financial year, we will produce a statement on our public website, which will indicate the measures we have adopted to ensure that within our supply and contractor chain through our due diligence processes, slavery and human trafficking are not factors present within the conduct of our business.
- Within the statement we will be clear about the people and employment related standards we expect, not only in SCAPE, but also from our own suppliers and contractors.
- We will describe the nature of our relationships with our supply chain and with our contractors
- We will confirm how we factor full labour costs into our sourcing to help avoid the risk of any form of slave or bonded labour within the supply chain.
- We will confirm what action SCAPE will take in the event that a supplier should be suspected of having been in breach of our requirements and expectations with regard to the use of slave or bonded labour.
- The annual statement will also confirm that the overall responsibility for the monitoring and maintenance of the standards relating to these provisions rests with the Group Chief Executive.

Responsibility and Accountability

- The Group Chief Executive is responsible to the Board for the implementation of the whole CSR Policy and all Managers and employees are required to be familiar with the principles set out within it and to ensure that those principles remain at the forefront of their conduct of the business of SCAPE
- CSR is at the heart of the business risk plan and the CSR action plan will be reviewed as part of ongoing risk management to ensure continuous improvement in the implementation of the CSR principles.

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SCHEDULE 17

UK CONSTRUCTION INDUSTRY COMPETITION LAW CODE OF CONDUCT

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1. The UK construction industry is committed to compliance with UK and EU competition law.

2. The industry understands that the purpose of competition law is to preserve free, fair and efficient competition for the benefit of all companies operating in the industry and their clients.

3. The industry agrees at all times to commit to ensuring the highest standards of competition law compliance within the sector by adhering in all of its business practices to the principle of fair competition and to ensure that construction companies do not engage in conduct which is anti-competitive.

4. Construction companies must:

   4.1 not restrain competition amongst themselves through agreements, arrangements or understandings that restrict competition;

   4.2 bid for contracts and tenders independently from and without any agreement or arrangement with their competitors;

   4.3 not exchange competitively sensitive information or engage in discussions that may lead to the co-ordination of competitive behaviour and, in particular, must not share information about current or future pricing intentions for tenders, or any element that might affect prices or pricing practices, including the exchange of cover prices.

5. Construction companies understand that co-operation with a competitor is justified only under the exceptions permitted by the competition rules or where they have been expressly required to enter into such arrangements by the Employer, for example, certain joint ventures and framework agreements, in which case such arrangements will be fully disclosed to the Employer.

6. The industry understands that each individual construction company is responsible for its own compliance with competition law and that the consequences of breaching competition law are severe including possible penalties, director disqualification, criminal sanctions and damages actions.

   6.1 Construction companies will therefore endeavour to:

      6.1.1 ensure that competition law compliance will be achieved through implementing effective competition compliance policies and guidelines throughout their businesses; and

      6.1.2 promote an understanding of and compliance with competition law throughout their supply chains, including with their sub-contractors.

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SCHEDULE 18

THE TENDER

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DRAFT

Full Business Case

Trust	:	**Powys Teaching Health Board**
Hospital/Site	:	**Bro Ddyfi Community Hospital, Machynlleth**
Project Title	:	**Health & Wellbeing Centre**
Project No	:	**C730**
Prepared by	:	**Pick Everard**
Date	:	**25-Sep-20** REV 1 25-9-20

BASIS OF ESTIMATING

Approximate estimates/quotations/tenders/other

PUBSEC Index Level FP	:	x
Equipment cost level	:	x
Location factor	:	x
Proposed start on site	:	18-Jan-21
Proposed completion date	:	11-Jul-22

77 weeks

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Full Business Case Capital Cost Summary

REV 1 25-9-20

		Costs managed by										
		SCP			Trust			Total			OBC NET	Increase
		Net	VAT	Gross	Net	VAT	Gross	Net	VAT	Gross		
Works Cost including Preliminaries		9,103,488	1,820,698	10,924,186				9,103,488	1,820,698	10,924,186	4,762,445	4,341,043.00
Fees												
SCP:												
Constructor - pre-construction		85,240	17,048	102,288				85,240	17,048	102,288	63,475	21,765.00
Design fees		610,718	122,144	732,862				610,718	122,144	732,862	298,533	312,185.00
Surveys & other charges:											91,556	- 91,556.00
SCP Overhead		249,856	49,971	299,827				249,856	49,971	299,827	178,778	71,078.00
	945,814											
Trust:												
Project Manager					77,202.72	15,441	92,644	77,203	15,441	92,644	207,656	37,130
Supervisor					40,000		40,000	40,000		40,000		
Trust Cost Advisor					67,583.48	13,517	81,100	67,583	13,517	81,100		
Project Director					10,000		10,000	10,000		10,000		
PTHB Project Manager					50,000		50,000	50,000		50,000		
In-house Project Sponsorship												
Financial Vetting												
Audit												
Specialist Advisors												
	244,786											
Non-works Costs					100,000	20,000	120,000	100,000	20,000	120,000	19,775	- 19,775
Land purchase and associated fees												
Statutory and Local Authority charges												
Planning and Building Control fees												
Decanting costs												
Commissioning costs												
Decommissioning costs												
Artwork					50,000	10,000	60,000	50,000	10,000	60,000		
Total Costs against Previous Scheme					930,571		930,571	930,571		930,571		
Equipment Costs												
Group 2												
Group 3					280,000	56,000	336,000	280,000	56,000	336,000	275,000	5,000
Group 4												
Sundries												
Contingencies												
Quantified risk contingency		444,717	88,943	533,660	780,000	156,000	936,000	1,224,717	244,943	1,469,660	770,000	454,717
Sub Total		10,494,019	2,098,804	12,592,823	2,385,357	270,958	2,656,315	12,879,376	2,369,762	15,249,138	0 6,667,218	5,131,587
Less Reclaimable VAT												
SCP									-297,634	-297,634		
PTHB									-28,958	-28,958		
Anticipated Capital Cost Outturn		**£10,494,019**	**£2,098,804**	**£12,592,823**	**£2,385,357**	**£270,958**	**£2,656,315**	**£12,879,376**	**£2,043,170**	**£14,922,546**	**6,667,218**	**6,212,158**

RISK	1,224,717	770,000	Increase
COSTS BEFORE RISK ADDITION	11,654,659	5,897,218	
CURRENT RISK %	**10.51%**	**13.06%**	

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Bro Ddyfi Community Hospital, Machynlleth
Health & Wellbeing Centre REV 1 25-9-20

Full Business Case

Summary of Trust Costs

Notes & Comments

"Cost certainty" -
Red items require further review

	Net	VAT	Gross		Check Col C
Trust Fees					77,203
Project Manager	77,202.72			Pick Everard	40,000
Supervisor	40,000			uplifted from OBC submission.	67,583
Trust Cost Advisor	67,583.48			Pick Everard	10,000
Project Director	10,000			PTHB; as OBC submission	50,000
PTHB Project Manager	50,000			uplifted from OBC submission.	0
In-house Project Sponsorship					0
Financial Vetting					0
Audit					0
Specialist Advisors					0
Total Cost of Trust Fees	**244,786**	**0**	**0**		0
					0
Non-works costs:					100,000
Land purchase costs and associated legal fees	100,000			AS advised by WT	0
Statutory and Local Authority charges					0
Planning and Building Control fees					0
Other					0
					100,000
Total Cost of Trust Fees	**100,000**	**0**	**0**		0
					0
Equipment Costs:					0
Group 2					280,000
Group 3	280,000			PTHB; as OBC submission	0
Group 4					0
Sundries					0
Total Cost of Equipment	**280,000**	**0**	**0**		0
					0
Contingencies:					780,000
Quantified risk contingency	780,000				0
Trust Contingency Provision	**780,000**	**0**	**0**		0
					0
Total Trust Anticipated Out-turn Costs	**1,404,786**	**0**	**0**		1504786

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Bro Ddyfi Community Hospital, Machynlleth
Health & Wellbeing Centre

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Full Business Case

Summary of Supply Chain Costs

		Net	VAT	Gross	Notes & Comments
					"Cost certainty" -
Building ref: All works		5,736,202			Based on WDC Stage 4 Cost Plan dated 2
Building ref: Palliative Care					
Total Cost of Building Works		5,736,202			
Total Cost of External Works		1,916,319			
Cost reductions to SCP Works as below		-65,000			See Table Below
Total Cost of Construction Works		**7,587,521**			
Preliminaries					
Costs for People & Equipment		1,401,113			
Project specific abnormals		114,854			Includes living away allowance
Total Cost of Preliminaries		**1,515,967**			
SCP Fees and Charges:					
Constructor - pre-construction cost		85,240			
SCP Design Fees:	-				
Project/design/surveys fees		610,718			
Health Planner					
Architect (Incl Design, Survey, Fees)					
Civil and Structural Engineer					
Building Services Engineer					
Planning Supervisor					
Cost Manager					
FM Advisor					
Surveys & other charges:					
With project order					
Additional since project order		0			
Total Cost of SCP Fees & Charges		**695,958**			

SUMMARY

Total Cost of Construction Works	£7,587,521
Total Cost of Preliminaries	£1,515,967
Works Cost	£9,103,488
Total Cost of SCP Fees & Charges	£695,958
SCP Quantified risk provision including SCP OHP, BIM Fee & Scape Fee	See below
	£9,799,446

SCP Overhead on the above:

SCP Overhead & Profit	£249,855.51	Contractor's NCF Fee
	£10,049,302	
BIM Fee 0.25%		
	£10,049,302	
Scape Fee 0.5%		
Total of SCP Overhead	**£249,856**	
SCP Quantified risk provision including SCP OHP, BIM Fee & Scape Fee	**£444,717**	Includes 4% Design Development Risk and 5% Construction Risk totalling £609k. Includes Tender and Construction Inflation totalling £241k.
Total SCP Anticipated Target Out-turn Cost	**£10,494,019**	

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Bro Ddyfi Community Hospital, Machynlleth
Health & Wellbeing Centre

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Full Business Case

Building ref: All works

GFA: **2184** m2

Notes & Comments

Based on WDC Stage 4 Cost Plan da

	Elements		Total Cost of element	£/m2 GFA	EUQ		EUR Rate	Element %
1A	Substructure including Groundworks & Below Ground Drainage		**264,861**	**121.27**		**m2**	**#DIV/0!**	**4.62%**
	Superstructure							
2A	Frame		234,664	107.45		m2	**#DIV/0!**	4.09%
2B	Upper Floors		98,874	45.27		m2	**#DIV/0!**	1.72%
2C	Roof (Incl structure, pitched, flat, fascias, RWGoods)		478,819	219.24		m2	**#DIV/0!**	8.35%
2D	Stairs (Balustrades Ony)		72,700	33.29		m2	**#DIV/0!**	1.27%
2E	External walls		293,821	134.53		m2	**#DIV/0!**	5.12%
2F	Windows and external doors		256,059	117.24		m2	**#DIV/0!**	4.46%
2G	Internal walls, partitions, ceilings; internal glazed screens		589,832	270.07		m2	**#DIV/0!**	10.28%
2H	Internal doors & joinery		296,250	135.65		m2	**#DIV/0!**	5.16%
	Superstructure sub-total		**2,321,019**	**1,062.74**				**40.46%**
	Internal Finishes							
3A	Wall finishes (Incl Render, Screed, Whiterock)		124,738	57.11		m2	**#DIV/0!**	2.17%
3B	Floor finises		169,350	77.54		m2	**#DIV/0!**	2.95%
3C	Ceiling finishes (See 2G)		245,703	112.50		m2	**#DIV/0!**	4.28%
	Internal Finishes sub-total		**539,791**	**247.15**				**9.41%**
4	Fittings		**340,947**	**156.11**		**Item**	**#DIV/0!**	**5.94%**
	Services							
5A	Sanitary appliances			0.00		m2	**#DIV/0!**	0.00%
5B	Services Equipment			0.00		m2	**#DIV/0!**	0.00%
5C	Disposal installations			0.00		m2	**#DIV/0!**	0.00%
5D	Water installations (Mechanical Installations complete including Sanitary & Disposal)			0.00		m2	**#DIV/0!**	0.00%
5E	Heat Source			0.00		m2	**#DIV/0!**	0.00%
5F	Space heating and air treatment		1,135,680	520.00		m2	**#DIV/0!**	19.80%
5G	Ventilating systems			0.00		m2	**#DIV/0!**	0.00%
5H	Electrical installations		964,400	441.58		m2	**#DIV/0!**	16.81%
5I	Gas installations (Medical Gases)			0.00		m2	**#DIV/0!**	0.00%
5J	Lift and conveyor installations		65,000	0.00		m2	**#DIV/0!**	1.13%
5K	Protective installations (Lightning Protection)			0.00		m2	**#DIV/0!**	0.00%
5L	Communications installations			0.00		m2	**#DIV/0!**	0.00%
5M	Special installations			0.00		m2	**#DIV/0!**	0.00%
5N	Builder's work in connection		76,003	34.80		m2	**#DIV/0!**	1.32%
5O	Builder's attendance		28,501	13.05		m2	**#DIV/0!**	0.50%
	Services sub-total		**2,269,584**	**1,009.43**				**39.57%**
	Net building cost		**5,736,202**	**2,596.70**	**0**			**100.00%**
	Preliminaries							
	Scaffolding			0.00				
	Preliminaries - See SCP Summary							
			0	0				
			5,736,202	2,597	0		0.00	100.00%
	SCP Fee	0.00%	0	0.00				
	TOTAL COST OF BUILDING WORKS	**£**	**5,736,202**	**2,626.47**				**100.00%**

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Bro Ddyfi Community Hospital, Machynlleth
Health & Wellbeing Centre

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Full Business Case

Notes & Comments

Elements		Total Cost of element	£/m2 GFA	EUQ		EUR Rate	Element %	Notes & Comments
	EXTERNAL WORKS							Based on WDC Stage 4 Cost Plan dat
6A	Site works							
6A1	Site clearance. See 6E	7,500	**3.43**		m2	#DIV/0!	0.39%	
6A2	Preparatory earthworks to form new contours	168,868	**77.32**		m2	#DIV/0!	8.81%	
6A3	Roads and associated footways	155,119	**71.03**		m2	#DIV/0!	8.09%	S278 works
6A4	Vehicle parks	157,616	**72.17**		m2	#DIV/0!	8.22%	
6A5	Paths and paved areas	95,000	**43.50**		m2	#DIV/0!	4.96%	
6A6	Retaining walls		**0.00**		m2	#DIV/0!	0.00%	
6A7	Land drainage		**0.00**		m2	#DIV/0!	0.00%	
6A8	Soft landscaping	63,156	**28.92**		m2	#DIV/0!	3.30%	
6A9	Gates and entrances		**0.00**		m2	#DIV/0!	0.00%	
6A10	Fencing, walling and hedges	6,150	**2.82**		m	#DIV/0!	0.32%	
6A11	Site fittings and furnishings	51,800	**23.72**		Item	#DIV/0!	2.70%	Includes £22,000 for Entrance Can
6B	Drainage - included in 1A							
6B1	Surface water	185,485	**84.93**		m	#DIV/0!	9.68%	
6B2	Foul	0	**0.00**		m	#DIV/0!	0.00%	
6B3	Sewage treatment	30,000	**13.74**		Item	#DIV/0!	1.57%	
6C	Engineering Services							
6C1	Water main	0	**0.00**		m	#DIV/0!	0.00%	
6C2	Fire mains	0	**0.00**		m	#DIV/0!	0.00%	
6C3	Heating mains	0	**0.00**		m	#DIV/0!	0.00%	
6C4	Gas mains	0	**0.00**		m	#DIV/0!	0.00%	
6C5	Electrical mains	0	**0.00**		m	#DIV/0!	0.00%	
6C6	Site lighting	19,743	**9.04**		m	#DIV/0!	1.03%	
6C7	Other mains and services		**0.00**		m	#DIV/0!	0.00%	
6C8	BWIC	45,100	**20.65**		m	#DIV/0!	2.35%	
6C9	Builders attendance	0	**0.00**		m	#DIV/0!	0.00%	
6D	Minor Buildings							
6D1	Minor building works	48,061	**22.01**		m2	#DIV/0!	2.51%	Gas/Oxygen Building
6D2	Alterations to existing buildings	355,731	**162.88**		m2	#DIV/0!	18.56%	Structural alterations to existing bu
6E	Demolitions							
6E1	Demolitions and site clearance	300,000	**137.36**		m2	#DIV/0!	15.66%	
6E2	Asbestos Removal	55,000	**25.18**		m2	#DIV/0!	2.87%	
6E3	Temporary Works	171,990	**78.75**		m2	#DIV/0!	8.98%	Includes £146,990 for façade reter
		1,916,319	**877.45**				**100.00%**	
	Preliminaries - See SCP Summary	0	**0.00**				0.00%	
		1,916,319	877.45				**100.00%**	
	SCP Fee - See SCP Summary 0.00%	0	**0.00**				0.00%	
	TOTAL COST OF EXTERNAL WORKS £	**1,916,319**	**877.44**				**100.00%**	

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Bro Ddyfi Community Hospital, Machynlleth
Health & Wellbeing Centre

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PROJECT CASHFLOW FORECAST

Proposed start on site: 18 January 2021
Proposed completion date: 11 July 2022

Year	0	1	2	3	4	5	6	6	Total	FBC Summary check		Inc VAT		
Financial year	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/22	2022/23	2023/24						
Works Cost				192,947	1,237,554	7,688,856	1,374,662	-	10,494,019	10,494,019		12,592,823		
Fees				18,061	95,264	89,876	37,668	3,917	244,786	244,786		273,743		
Non-works Costs	382,707.77	438,874.80	108,988.57	-	100,000	-	50,000	-	1,080,571	1,080,571		1,110,485		
Equipment Costs				-	-	-	280,000	-	280,000	280,000		336,000		
Quantified risk provision				-	227,500	390,000	162,500	-	780,000	780,000		936,000		
Sub-total	382,708	438,875	108,989	211,008	1,660,318	8,168,732	1,904,830	3,917	12,879,376	12,879,376		15,249,051	2,369,675	FALSE
Gross VAT				42,201.75	326,230.28	1,623,746.32	376,799.24	783.41	2,369,761	2,369,762				
Less: Reclaimable VAT				8,706.11	51,896.90	221,256.93	43,947.99	783.41	326,591	326,592		- 326,591		
Net VAT	-	-	-	33,496	274,333	1,402,489	332,851	-	2,043,170	2,043,170				
Total	382,708	438,875	108,989	244,504	1,934,651	9,571,221	2,237,681	3,917	14,922,546	14,922,546		14,922,460	FALSE	

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Bwrdd Iechyd Addysgu Powys
Powys Teaching Health Board

AGENDA ITEM: 3.2

BOARD MEETING	**DATE OF MEETING: 30 September 2020**
Subject:	**SOUTH POWYS PATHWAYS PROGRAMME UPDATE**
Approved and Presented by:	Director of Planning and Performance
Prepared by:	Assistant Director Commissioning Development & Planning Manager
Other Committees and meetings considered at:	• South Powys Programme Board • Executive Committee

PURPOSE:
This paper updates the Board about the work of the South Powys Pathways Programme, following the announcement of the accelerated opening of The Grange University Hospital in Aneurin Bevan University Health Board.
RECOMMENDATION(S):
The Board is asked to NOTE and DISCUSS the report.

Approval/Ratification Decision	**Discussion**	**Information**
	✓	

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THE PAPER IS ALIGNED TO THE DELIVERY OF THE FOLLOWING STRATEGIC OBJECTIVE(S) AND HEALTH AND CARE STANDARD(S):		
Strategic Objectives:	1. Focus on Wellbeing	×
	2. Provide Early Help and Support	×
	3. Tackle the Big Four	×
	4. Enable Joined up Care	✓
	5. Develop Workforce Futures	×
	6. Promote Innovative Environments	×
	7. Put Digital First	×
	8. Transforming in Partnership	✓
Health and Care Standards:	1. Staying Healthy	×
	2. Safe Care	✓
	3. Effective Care	✓
	4. Dignified Care	✓
	5. Timely Care	✓
	6. Individual Care	✓
	7. Staff and Resources	✓
	8. Governance, Leadership & Accountability	✓

EXECUTIVE SUMMARY:

Before the COVID-19 pandemic Powys Teaching Health Board (PTHB) had established a South Powys Pathways Programme Board. Chaired by the CEO, involving the Welsh Ambulance Service NHS Trust (WAST), Cwm Taf Morgannwg University Health Board (CTMUHB) and Aneurin Bevan University Health Board (ABUHB), the Programme Board had been convened to prepare for changes:

- anticipated under the South Wales Programme
- in response to the opening of The Grange University Hospital in Spring 2021
- and under the Powys Health and Care Strategy.

Following public consultation five health boards and WAST had approved, in 2014, recommendations in relation to the future configuration of consultant-led maternity and neonatal care, inpatient children's services and emergency medicine (A&E) for South Wales and South Powys. Under this Prince Charles Hospital (PCH) in Merthyr Tydfil was recognised as being of strategic importance for South Powys offering the nearest DGH for the majority of the South Powys population.

Unfortunately, the Programme Board had to be suspended in order to deal with the first COVID peak of 2020, but was reinstated as swiftly as possible in the recovery period. The winter of 2020/21 is expected to be extremely difficult due to COVID. This year has been one of unprecedented challenge for all and civil contingency arrangements remain in place. Aneurin Bevan University Health Board (ABUHB) was one of the areas hardest hit in Wales in the first peak and its experience led it, understandably, to seek Ministerial approval to bring forward the opening of the

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Grange University Hospital (GUH) to mid-November 2020 from spring next year. The approval for this was given on the 27th August 2020.

Responding to the early opening of the Grange has been identified as a key strategic priority for the whole board of PTHB. The scope of the PTHB Programme Board has been revised to address the changes now needed in compressed timescale ahead of the opening GUH in mid November 2020.

PTHB is currently working on the basis of the following assumptions:

- "Time critical" journeys by WAST (usually "Reds" and "Amber 1s") will be to the closest District General Hospital (DGH) with an Emergency Department (ED). For most of South Powys this will be PCH.
- PCH is also the closest DGH for most South Powys WAST calls classified as "Amber 2s, 3s and Greens" (helping to ensure ambulances are away from Powys for the least time possible).
- Once the changes at Nevill Hall Hospital (NHH) in Abergavenny take place, the closest DGH ED for the majority of patients who are "walk-ins" from South Powys will be PCH.
- PCH will be the main DGH ED and hospital for paediatric emergency flows for most of South Powys.
- Powys GPs may refer adults, fitting the clinical criteria, in hours, to the NHH Medical Assessment Unit (MAU).
- Powys patients will use the PTHB Minor Injury Units (MIUs) where appropriate
- PTHB will work closely with CTMUHB to accelerate movement of patients back to Powys from the PCH ED and wards.

The compressed timescale of the opening, whilst also managing the active pandemic, is a significant challenge for all those involved. Working together to ensure the safety of patients within this period of civil contingency is the crucial focus. Phase 1 of the PTHB programme now covers the accelerated changes in emergency flows needed. (When NHH becomes a 'Local General Hospital' it will still provide a range of routine and diagnostic services.)

A further paper will be submitted to the Board on the 22nd October 2020 with an updated assessment and seeking endorsement based on the risk mitigation in place.

DETAILED BACKGROUND AND ASSESSMENT:

South Wales Programme

Prior to the pandemic the South Powys Programme Board was preparing for the planned changes under the South Wales Programme. The outcomes of the South Wales Programme were approved by PTHB (in February 2014) and by the other South Wales Health Boards with WAST. This involves a five-site model for consultant led emergency medicine, maternity, neonatal and inpatient children's care. In the approved model PCH in Merthyr Tydfil was recognised as being of strategic importance for South Powys offering the nearest DGH for the majority of the South Powys population.

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The five sites were University Hospital of Wales Cardiff; Morriston Hospital, Swansea; the Grange, Cwmbran; Prince Charles Hospital, Merthyr Tydfil and Princess of Wales Hospital, Bridgend.
The modelling assumptions of the South Wales Programme were as follows for Emergency Medicine and Acute General Paediatrics and Obstetrics.

Emergency Medicine and Acute General Paediatrics:

- Where the service delivery model is NOT changing, flows will remain unchanged – for both local and regional services
- Where service delivery model IS changing, patients will access the most quickly accessible appropriate hospital based on:
    - the service model
    - the travel time based on average car journey time
    - point of incident if conveyed by emergency ambulance or area of residence if self-presenting.

The approach was adopted by all partners prior to consultation and confirmed as a principle that WAST would adopt before and after consultation.

Obstetrics:

- Flow assumptions based on patient choice.
- In cases where women are delivering in an MLU or at home but require an intra-partum transfer, assumed transfer to the Obstetrics unit associated with their booking hospital except in the case of Category 1 emergency intra-partum transfer (0.03%) when they will be taken to the nearest regional hospital.

Clinical Futures

ABUHB first undertook engagement and consultation on a new service model almost a decade before the South Wales Programme, in 2005. Clinical Futures was launched in 2007 and set out a vision for "the development of sustainable services that can deliver appropriate access and excellent standards of care". This fed into the development of the South Wales Programme and the agreement on the five-site model noted above. This included the building of the new Specialist and Critical Care Centre in Cwmbran ('The Grange'). It also included associated changes across services, pathways and other ABUHB hospital sites to form a network of Local General Hospitals. These include Nevill Hall Hospital, the Royal Gwent Hospital and Ysbyty Ystrad Fawr.

A key feature of the Clinical Futures model is the inter site transfers within Gwent involving WAST. A Flow Centre will provide pre-hospital streaming.

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The services which will be at **GUH** from 16 November will be:

Acute Services: • Anaesthetics • Critical care • Cardiology • Surgery • Acute Medicine • ENT • Max Fax • Gastroenterology • Trauma • Vascular • Respiratory • Stroke • Emergency Department • Haematology	***Women & Children's services:*** • Paediatrics • Maternity • Neonatology ***Support Services:*** • Pharmacy • Radiology • Theatres • Pathology • Phlebotomy
Misc. services / functions: • MH Liaison • Inter-site Transport • Pre-Hospital Streaming • Outreach • Social Work • Hospital @ Night	***Services not going into the GUH but dependent on the system working effectively:*** • Palliative Care • PACU • COTE • Diabetes & Endocrinology • Gynaecology

Nevill Hall Hospital (NHH)

PTHB has undertaken a rapid appraisal of a provisional list of services which sets out where services are provided now and where they are to be provided in the future – in the context of the accelerated opening of GUH in Mid November (this was received on the 25 August 2020). PTHB's focus has been NHH as this is where the majority of the activity involving Powys patients takes place. Questions and points of clarification were raised with ABUHB in response, followed by a Clinical Summit held on the 17th September focusing on the Medical Assessment Unit (MAU) arrangements, paediatrics and obstetrics. The list below is PTHB's current understanding of the services which will continue at NHH. A further clinical meeting is being held to clarify the clinical criteria for admission to the MAU.

- Minor Injuries Unit (MIU)
- Medical Assessment Unit (MAU, 8.00am and 10pm - selected take in hours)
- Diagnostics (X-ray, CT, MRI, Mammography, ultrasound, nuclear medicine, outpatient appointments)
- Fracture Clinics
- Pathology (Haematology, Biochemistry, Point of care testing, Coagulation, Special Chemistry Immunology)
- Planned operations (elective – day case, day surgery, outpatient appointments)
- Children's routine outpatient appointments (& Phlebotomy)

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- Paediatric colposcopy
- Midwife led maternity services (Midwife Led Unit -MLU) Birthing Pool
- Antenatal Care
- Post Natal Care
- Fetal medicine
- Neonatal Clinics
- Cancer (development of radiotherapy at NHH by 2023)
- Critical care out-reach
- Trauma and Orthopaedics (Routine outpatient services, diagnostics, local fracture clinics, routine/elective day surgery, routine procedures, elective clinics)
- Ear Nose and Throat (Outpatient appointments, routine and elective procedures, specialist audiology services)
- Vascular (elective unit, outpatient appointments, day case)
- Urology (routine day-case surgery and procedures and outpatients, Flexible Cystoscopy, day cases)
- Ophthalmology (routine day case surgery and procedures)
- Oral and Maxillofacial Surgery (minor procedures under local anaesthetic and minor oral surgery)
- Gynaecology & Sexual Health (outpatients, routine procedures and surgery day cases, sexual health services, ultrasound, urodynamic diagnostics, ambulatory care, colposcopy)
- Cardiology (outpatient appointments and diagnostics, consultant in-reach and heart failure clinics)
- Dermatology
- Gastroenterology (outpatients, elective endoscopy, Gastro Ambulatory Care Unit, infusion service and in-reach)
- Respiratory (outpatient, sleep service, routine procedures, asthma care, pulse oximetry, Lung Function Testing, Cancer rapid access clinic, general in-patient beds, Bronchoscopy, pleural procedures, TB service)
- Stroke (outpatient appointments, in-reach)
- Neurology (outpatients, inpatient neurology advice and/or review)
- Care of the elderly (in-patient beds, medical assessment and frail elderly unit, Out-patient clinics)
- Diabetes (in-patient beds, in-reach to assessment units/ ambulatory care and wards outpatient clinics)
- Mental Health (Adult crisis liaison service, Older adult service, Learning Disability liaison service)

South Powys Pathways Programme Phase 1
Thus, the focus of Phase 1 of the PTHB Programme is the changes in *emergency and urgent care flows* needed in response to the accelerated opening of GUH due to the COVID winter of 2020/21 (Quarters 3 and 4).

The early opening of GUH will alter some of the provision at NHH, notably in relation to emergency and urgent services. At the point there is no longer a consultant led Emergency Department on the NHH site, this will have immediate implications for the

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clinical decisions made by the front-line staff of the Welsh Ambulance Service when, in a time critical emergency, they need to take the patient to the nearest DGH with a consultant-led Emergency Department. For the majority of the South Powys population this will become PCH within the CTMUHB. The conveyance by ambulance to the nearest DGH will be clinical decisions made by the Welsh Ambulance Service based on an evidence based clinical protocol. However, emergency and urgent patient flows to the nearest DGH also include patients who self-present and GP referrals. Thus, the change has implications for PTHB, WAST and CTMUHB.

The South Powys Pathways Programme Board is aligned with wider organisational governance processes within the health board. Other health boards representatives report within their Board governance arrangements. (The Clinical Futures Programme itself is managed within ABUHB.) Whilst Phase 1 is being undertaken within a compressed timescale it is supported by workstreams including the communication plan, patient flows and operational arrangements. There is clinical involvement.

A high attendance to risk management is needed, including readiness assessment and mitigating actions. A risk register is in place and a risk based plan has been developed. It is important that the four health bodies work in a co-ordinated way. The issue has been escalated to the PTHB corporate risk register with an overall score of 15 (although some individual risks are as high as 20). The risk level will continue to be reviewed as the Programme Board's risk based plan is implemented.

Over the last month, since the announcement of the GUH accelerated opening, PTHB has held 2 programme Boards involving the other health bodies, with the next due to be held on the 2nd October; arranged a clinical summit; secured additional resources in relation to the communication plan; held multiple task and finish groups to establish the expected patient flows; organised a meeting of the 4 Medical Directors about the implications of the WAST clinical protocol; briefed the Board, Community Health Council and South and Mid Cluster; and initiated the work on the operational arrangements with CTMUHB.

The key focus of the Programme Board on Friday will be to confirm the potential patient flows. The key focus will then be the additional clinical meeting to clarify the MAU clinical criteria; meetings with CTMUHB to confirm operational arrangements; assurance; and the implementation of the engagement and communication plan.

Subsequently, workstreams to support other changes under the South Wales Programme planned for 2021/2022 will also need to be developed including maternity services.

Potential Patient Flows Analysis

Work on the potential patient flows is due to be submitted to the Programme Board on the 2nd October. It has not been possible to include the work to date in full within this paper as quality assurance checks are still being undertaken by WAST – including adjusting information in relation to one Local Super Output Area (LSOA) (ABUHB is finalising information in relation to the North Gwent population.) The information

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included here sets out the position for Powys residents (but is subject to the caveats above as there may be some further adjustments).

The analysis to date shows:

- for many areas in south Powys PCH will become the closest DGH
- 4 Local LSOAs are closer to Morriston and a further 2 have Morriston within 5 minutes more of their nearest DGH
- Of all the wards, only 1 has GUH classed as potentially 'nearest' as it is equidistant with PCH (Crickhowell);
- 30 wards are closest to PCH (not including Crickhowell which is equidistant)
- and 4 of these are within 5 minutes of another DGH.
- Discussion about travel time being subject to road and weather conditions is acknowledged to be an influencing factor, especially during seasonal conditions.
- Travel time for patients to an MIU is also important.

Work has been undertaken on "minimum" and "maximum" positions in terms of patient flows. (An analysis testing the impact of tolerances of 5 mins and 10 minutes in travel times showed this would result in greater flows to the DGH in Hereford as opposed to GUH. This position is not being pursued strategically. It is recognised that conveyance by ambulance to the nearest DGH will be a clinical decision made by the Welsh Ambulance Service.)

The likely impact of parallel changes is not yet known, such as NHS 111 "Phone first". There is also uncertainty about further actions which may be necessary during a second COVID peak.

The following section presents some of the modelling undertaken by the four partner organisations: WAST, CTMUHB, ABUHB and PTHB in relation to the Powys activity (which is due to be completed by the 2nd October, 2020). However, it should be noted there differences in approach which have led to some challenges in comparing and assimilating data sets. WAST data (2019) uses the patient's residence. Data produced by CTMUHB on WAST conveyances uses the point of incidence rather than point of patient residence and all activity in NHH (not just Powys activity) in 2018. ABUHB data (produced by Lightfoot) is based on Powys GP practice data in 2019. PTHB data sets are a combination of GP practice and responsible health board.

Pre-GUH use of NHH

PTHB ED Attendances NHH: An analysis has been undertaken of the "pre-GUH" PTHB emergency flows to NHH in order to help understand the potential revised flows. Tables have been prepared examining PTHB Emergency Department activity at NHH broken down by age, in/out of hours (aligning to MAU opening hours) and by presenting problem – for the calendar years 2018 and 2019.

In 2019 the total number of PTHB ED attendances at NHH was 4,300. 3285 were "in hours" and 1015 were out of hours.

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Children below their 16th birthday were 534 in hours and 116 out of hours. For those aged 16-17 there were 68 emergency attendances in hours and 29 out of hours.

Data summaries for PTHB responsible patients seen in and out of hours in NHH ED (2019). (This sets Out of Hours as 10pm – 8am in line with the NHH model once GUH is open.)

Row Labels	IN	OUT	Grand Total
01 - Priority One - Immediate	10	6	16
02 - Priority Two - Very Urgent	693	258	951
03 - Priority Three - Urgent	1631	613	2244
04 - Priority Four - Standard	838	130	968
05 - Priority Five - Non Urgent	28	1	29
06 - See and Treat	85	7	92
Grand Total	**3285**	**1015**	**4300**

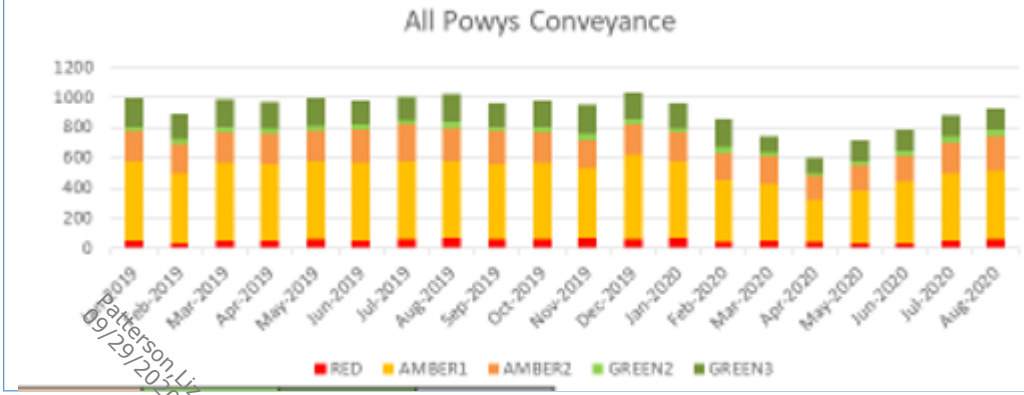
Row Labels	IN	OUT	Grand Total
0-15	534	116	650
16-17	68	29	97
18-64	1365	449	1814
65+	1318	421	1739
Grand Total	**3285**	**1015**	**4300**

PTHB admitted patient care (APC) "spells" in NHH in the calendar year 2019 across all ages have been broken down by elective, emergency and other (and then by adult and children). The total emergency APC spells are 3265 out of a total of 4704.

The total PTHB emergency APC spells for those below their 18th birthday at NHH in 2019 516 spells.

Work is being undertaken by the 2nd October to confirm how many of the ED attendances "convert" to emergency admissions.

WAST 999 conveyances: The graphs below show the WAST conveyances for PTHB patients, broken down by the category of call. For planning purposes "reds" and "amber 1s" are regarded as time critical.



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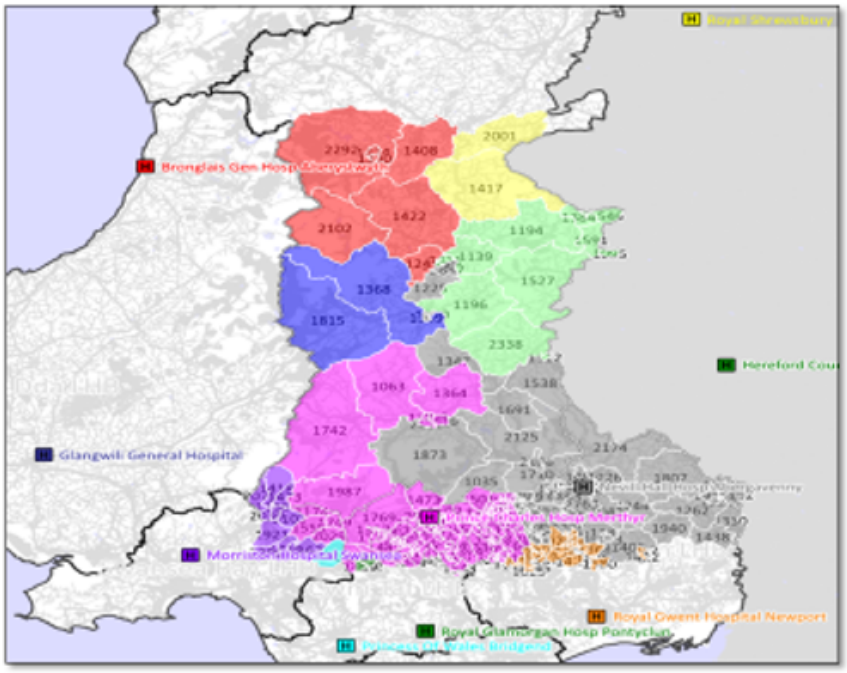
Average WAST conveyances by call code per month Jan19 -Aug 20	Red	Amber 1	Amber 2	Green 2	Green 3	Total
Powys	52	470	200	33	160	915

Source: Optima Modelling Software
Scope: Based on closest hospital by travel time (not distance) using Lights & Sirens

Current Hospital Configuration
(pre-GUH and changes to NHH)



Linking post code to LSOAs WAST has estimated the potential minimum and maximum conveyances from South Powys to PCH as the nearest DGH by travel time when GUH opens. The maximum is all calls with no exclusions. The minimum is the "time critical" calls alone being taken to PCH. Patients who, pre-GUH, would have already been conveyed to PCH are then deducted to identify the new additional activity.

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Scenario 1 – South Powys Maximum (All WAST Patients)

- Using retrospective WAST conveyance data for the agreed catchment, totaling up the conveyances to each of the three hospitals provides the number of patients that would be conveyed to PCH under the new model

Pre-Covid Dataset (historical activity Jan – Dec 2019)

- The total number of patients ranges from **129 – 180** patients per month **(average 150)**
- Excluding patients that already attended PCH the 'additional' patient activity ranges from **110 – 160** patients per month (average **129**)

Covid Dataset (historical activity Jan – Aug 2020)

- The total number of patients ranges from 76 - 146 patients per month **(average 112)**
- Excluding patients that already attended PCH the 'additional' patient activity ranges from **49 – 114** patients per month (average **82**)

	Pre-Covid dataset												Covid dataset							
All South Powys Patients	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20
Nevill Hall Hsp Abergavenny	110	130	120	123	128	151	123	120	114	137	120	158	118	113	98	57	44	67	67	65
Prince Charles Hsp Merthyr	29	10	25	18	25	18	20	32	15	25	16	20	9	17	8	16	33	30	59	73
Royal Gwent Hsp Newport		1	3	2				1				2		1	1	3	5	6	3	8
Grand Total	139	141	148	143	153	169	143	153	129	162	136	180	127	131	107	76	82	103	129	146
Total additional activity to PCH	110	131	123	125	128	151	123	121	114	137	120	160	118	114	99	60	49	73	70	73

The map showing the "post GUH" position for South Powys flows is being prepared and will be submitted to the Programme Board on 2nd October.
Analysis from ABUHB (via Lightfoot) shows that there are currently 5-25 daily A&E attendances to ABUHB originating from Powys (of which 85% are from South Powys). 94% of the attendances are to NHH. Whilst the figures vary from those used by PTHB for the reasons given earlier in this section the tables below indicate the proportion of ambulance conveyances, "walk-ins" and GP admissions.

Powys NH AE attends

Type	2018	2019
Ambulance	1,985	1,870
Walk-ins	2,506	2,633
Total	4,491	4,503

Powys NH GP Admissions

Type	2018	2019
GP Admission	1,675	1,457

ABUHB (Lightfoot) estimate that in 2018/19 the Grange would have handled 80% of the NH Powys ambulance arrivals; 56% of the NH Powys walk-ins; and 67.8% of GP emergency admission referrals. (This does not consider the impact of the WAST protocol but helps to indicate the activity which would continue to require a DGH.)

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Summary of PTHB assumptions

PTHB is seeking to implement the outcome of the South Wales Programme, as endorsed by its Board on the 13th February 2014 following public consultation.

The winter of 2020/21 is expected to be extremely difficult due to COVID. This year has been one of unprecedented challenge for all and civil contingency arrangements remain in place. The planned opening of The Grange University Hospital (GUH) was to be in Spring 2021. The opening is being accelerated by ABUHB (announced on the 27.08.20) as part of its COVID winter response.

Responding to the early opening of the Grange has been identified as a key strategic priority for the whole board of PTHB. The scope of the PTHB Programme Board has been revised to address the changes now needed in compressed timescale ahead of the opening GUH in mid November 2020.

PTHB is currently working on the basis of the following assumptions:

- "Time critical" journeys by WAST (usually "Reds" and "Amber 1s") will be to the closest District General Hospital (DGH) with an Emergency Department (ED). For most of South Powys this will be PCH.
- PCH is also the closest DGH for most South Powys WAST calls classified as "Amber 2s, 3s and Greens" (helping to ensure ambulances are away from Powys for the least time possible).
- Once the changes at Nevill Hall Hospital (NHH) in Abergavenny take place, the closest DGH ED for the majority of patients who are "walk-ins" from South Powys will be PCH.
- PCH will be the main DGH ED and hospital for paediatric emergency flows for most of South Powys.
- Powys GPs may refer adults, fitting the clinical criteria, in hours, to the NHH Medical Assessment Unit (MAU).
- Powys patients will use the PTHB Minor Injury Units (MIUs) where appropriate
- PTHB will work closely with CTMUHB to accelerate movement of patients back to Powys from the PCH ED and wards.

LSOAs in North Powys are not affected by the accelerated opening of The Grange. The main DGH for the LSOAs in Mid Powys is Wye Valley NHS Trust and Powys is not seeking change to this. Some LSOAs in South Powys will continue to be conveyed to or to attend DGHs in Swansea Bay University Health Board.

PTHB will continue to provide midwifery lead maternity services within the county.

A&E services, under government guidance, are not commissioned services but are the responsibility of the host body to provide.

During Q3 and Q4 PTHB will continue to monitor the situation closely under the South Powys Programme and to work with ABUHB, CTMUHB and WAST to ensure continuing assurance about quality and safety.

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Engagement and Communication
A communication plan is in development, for which additional resources have been secured. PTHB will use multiple channels and platforms in ways that enable Powys residents to make informed choices to access the right care. The key elements of the engagement and communication plan for Powys are:

- Engagement and Communication Plan Design and Delivery, message framework and FAQs
- Copywriting, design, print and delivery of household drop to about 25,000 households
- Copywriting, design, print and delivery of posters and leaflets for key partners
- Programme of PR activity
- Programme of stakeholder engagement
- Proactive and reactive media engagement
- Proactive and reactive digital engagement

Conclusion
The winter of 2020/21 is expected to be extremely difficult due to COVID. This year has been one of unprecedented challenge for all and civil contingency arrangements remain in place. The planned opening of The Grange University Hospital (GUH) was to be in Spring 2021. The opening is being accelerated by ABUHB (announced on the 27.08.20) as part of its COVID winter response.

Responding to the early opening of the Grange has been identified as a key strategic priority for the whole board of PTHB. The scope of the PTHB Programme Board has been revised to address, in Phase 1, the changes to emergency flows now needed in compressed timescale. PTHB is working closely with other health bodies on this accelerated change and is implementing a risk mitigation plan.

NEXT STEPS:

Progress implementing Phase 1 of the risk-based plan of the South Powys Programme Board, ahead of the accelerated opening of The Grange University Hospital on the 16th November 2020, will be reported to the Board on the 22nd October 2020.

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IMPACT ASSESSMENT

Equality Act 2010, Protected Characteristics:

	No impact	Adverse	Differential	Positive	
Age	√				This paper has explained the work underway, under the South Powys Programme, to prevent an unintended adverse impact on South Powys patients arising from the accelerated opening of the Grange University Hospital.
Disability	√				
Gender reassignment	√				
Pregnancy and maternity	√				
Race	√				
Religion/ Belief	√				
Sex	√				
Sexual Orientation	√				
Marriage and civil partnership	√				
Welsh Language	√				

Risk Assessment:

	Level of risk identified				
	None	Low	Moderate	High	
Clinical				√	This paper has explained the work underway, under the South Powys Programme, to manage the risks associated with the accelerated opening of the Grange University Hospital. Intense work is underway to ensure system readiness. However, risk scores within the current programme are high (up to 20) due to the work needed within compressed timescales during the COVID civil contingency. There will be a further paper on the 22nd October which will set out progress in reducing the risk scores.
Financial			√		
Corporate			√		
Operational				√	
Reputational				√	

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