

**OVERVIEW SURVEY**

of

**ABERTILLERY & DISTRICT HOSPITAL  
ABERBEEG  
BLEANAU GWENT  
WALES  
NP13 2DA**

for

Elysium Healthcare Ltd  
2 Imperial Place  
Maxwell Rd  
Borehamwood  
WD6 1JN

April 2023

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## **PART A: INTRODUCTION**

## **ABERTILLERY & DISTRICT HOSPITAL**

We inspected the external and internal fabric of Abertillery & District Hospital on 15<sup>th</sup>, 16<sup>th</sup> & 17<sup>th</sup> March 2023 and write to confirm our findings with respect to the main points of repair required to be carried out. This is an Overview Survey which has been prepared after visual inspection and it is important to note the following which apply to the content and format of the survey:

- a) The survey is not a detailed structural survey. It is an overview of the general maintenance and repair required and cost of that work.
- b) No opening up or destructive exploratory investigations have been undertaken and we therefore have not inspected and cannot comment on the nature and condition of parts of the premises which are covered, unexposed or inaccessible. We have not tested services.
- c) This report is an overview survey only, and items shown are repairs or replacements on a like-for-like basis to bring the original fabric of the building to good condition in its existing form.
- c) Beyond using modern materials (where applicable) no works to upgrade, alter or improve the building or its layout are included.

The objective is that this report establishes a 'base line' for repair and replacement only.

- d) The following are excluded from the survey:
  - 1. Carpets, shelving, fittings and furniture etc.
  - 2. Work to comply with Fire and other Statutory Regulations.
  - 3. Professional Fees and VAT.
  - 4. Inflation from the date of inspection.
  - 5. Any works to the drainage installations (included as a Provisional Sum in the Summary)
  - 6. Any asbestos removal works (included as a Provisional Sum in the Summary)
  - 7. Any External Works repair or replacement (included as a Provisional Sum in the Summary)
  - 8. Planning, Building Regulation or other Statutory fees.

- e) Costs allocated are Budget Estimate only as at April 2023 and should be validated by preparing full documentation and obtaining competitive tenders for the works.
- f) Costs shown are for each item in each area, however Services costs are difficult to allocate accurately to a particular block as for example replacements to the heating installation would be carried out as site-wide works with one boiler for all blocks. We have therefore included for the boiler replacement in the Block A Basement area.

Other services (plumbing/heating and electrical) costs shown are assuming the work is put in hand in each Block as part of a complete project in all Blocks

- g) Where relevant, repair and replacement costs are based on work to a standard and using materials appropriate to the Grade 2 Listing status of the Hospital.
- h) Part C Summary costs include General Contingencies and Main Contractors OHP both at 15%, which is entirely reasonable given the nature and scale of the project.
- j) Photos in Part D are indicative of typical defects referred to in the each area, and not meant to be a comprehensive catalogue of every defect.

## **PART B: SURVEY**

ABERTILLERY HOSPITAL SURVEY

BLOCK A

Item	Photo	Element	Location	Description	Condition/Defect	Works Required	Quantity	Cost £
<b>A</b>		<b>Externals</b>						
1.00		<u>Roofs</u>	-	-	-	-	-	
1.01	101	Roof Coverings	Main pitched roof	Clay tile pitched roof.	Pitched tiles generally in poor condition with slipped and missing tiles, previous repairs and battens rotted tile fixing nails corroded. Some areas of underfelt missing. Current and previously repaired roof leaks.	Reroof complete with tiles on new battens and felt. Allow 70% tile reuse. New ridges and hips where necessary.	550m <sup>2</sup>	247,000
1.02	102		-	Leadwork to parapet on east elevation.	Leadwork to rear of front (East) parapet in poor condition causing severe leaks internally.	Replace all leadwork complete and repair timber structure	6m <sup>2</sup>	6,000
1.03	103		-	Lead flashings to first floor external staircase.	Area of lead flashing missing under window adjacent to the first floor external door.	Replace lead flashing	1m <sup>2</sup>	250
1.04	104		Link corridor roof	Felt flat roof.	Generally in very poor condition with evidence of water ingress internally. There is also some deflection of the roof deck where it abuts the external staircase.	<u>LINK DEMOLITION INCLUDED IN SUMMARY</u>	Item	
1.05	105		Flat roof to main corridor central link	Felt flat roof.	In weathered and deteriorated condition, no leaks at present but recommend reroof to same standard as other roofing works.	Strip existing and lay new felt warm deck flat roof system.		15,000
1.06	106		Flat roof to central roof valley	Lead flat roof in center of rear roof valley.	In poor condition with leaks evident and deterioration to the lead sheet. Dressing up underneath tiles is lifting.	Strip up existing lead cap sheet and install new lead roof complete to match existing arrangement	16m <sup>2</sup>	25,000
1.07	107		Dormer Window Roofs	2no.flat roofs to dormer windows.	Both flat roofs are showing signs of wear, with areas of sagging and blistering/UV degradation generally present throughout. Roofs at the end of their serviceable life.	Strip up existing roof finish back to ply deck, supply and install new lead roof coverings complete, including repairs to timber structures.	40m <sup>2</sup> total	35,000
1.08	108		Monopitched roof above Rooms 15 and 17	Monopitched asbestos sheet roof.	Asbestos sheet roof in very poor condition and allowing water to ingress into the areas below.	Undertake licensed removal of asbestos roof covering. INCLUDED WITH ASBESTOS REMOVAL - SEE SUMMARY	6m <sup>2</sup>	
1.09			-	-	-	Construct new timber framed pitched roof structure, finish with breather membrane to battens internally and externally finish with clay roof tiles to match adjacent existing.	6m <sup>2</sup>	5,500
1.10	109	Chimneys	Main pitched roof	1no brick built chimney stack.	Chimney is currently wrapped as water was ingressing into building. Novus report identified that chimney is of a structural concern with evidence of extensive cracking throughout. Chimney stack to be rebuilt.	Take down chimney stack complete including chimney pots, brickwork and flashings, and fully rebuild to exactly match existing	Item	12,000
1.11		Rooflights	No rooflights present	No rooflights present.	-	-	-	
1.12	110	Rainwater Goods (including downpipe)	Generally throughout	Black cast iron guttering throughout.	Generally in a worn condition with evidence of rust to the majority of fittings, some downpipes have corroded and many joints are leaking and causing damp issues for the main building.	Allow for the renewal of approximately 240lm of guttering plus downpipes with cast iron to exactly match existing.	240lm	24,000
1.13			Link corridor	Black cast iron downpipes.	Downpipe missing which is causing excessive penetrating damp issues to corridor.	Inc in 1.04 demolition.	-	
1.14		Fascias	Generally throughout	Timber fascia boards throughout.	Timber fascias are generally in poor condition and rotted throughout.	Replace existing timber fascias with new to exactly match existing.	140lm	12,000
1.15	111	Soffits	Generally throughout	Wide asbestos cement soffit boards.	Asbestos soffit boards in poor condition generally throughout, and the asbestos material is peeling off in areas. Paint finish severely deteriorated.	INCLUDED WITH ASBESTOS REMOVAL - SEE SUMMARY	140lm	

BLOCK A

Item	Photo	Element	Location	Description	Condition/Defect	Works Required	Quantity	Cost £
						Supply and install new timber soffits to exactly match existing wide soffits. Including additional timber supports	140lm	15,000
1.16	112	General	Loft area	Loft space.	Timber roof structure in a good condition, no evidence of any rot or beetle.	-	-	
1.17			-	-	Mineral wool insulation present at joist level in loft, typically around 100mm but many areas missing or displaced.	Remove existing mineral wool insulation and relay complete to ensure all areas have 350mm evenly laid.	-	12,000
1.18			-	Sarking felt roof barrier.	Some areas of sarking felt are missing, with battens and roof tiles visible internally.	Included in 1.01 reroofing		
1.19	113			Cold water storage tanks.	2no copper cold water storage tanks, currently redundant.	Remove tanks.	2no	500
1.20		Decorations	Generally throughout	Fascias, soffits and rainwater goods	Fascias, soffits and rainwater goods are all generally in very poor decorative condition.	Decorate all fascias, soffits and rainwater goods throughout.	Throughout	15,000
2.00		<b>Walls</b>	-	-	-	-	-	
2.01		<b>North Elevation</b>	<b>North Elevation</b>	-	-	-	-	
2.02			Walls generally	Pebbledash render.	Generally saturated at low level which has caused some areas to blow and render to fall off.	Hack off approx. 5m <sup>2</sup> of saturated render at low level, re-render ensuring a minimum 150mm clearance is left to ground level.	5m <sup>2</sup>	500
2.03	114		Outside of Kitchen Manager's office	Pebbledash render.	Some cracking to render where saturated.	Hack off approx. 1m <sup>2</sup> of defective render and refinish with matching render.	1m <sup>2</sup>	500
2.04	115		North elevation of link corridor	Pebbledash render.	Area of render damaged leaving wall insulation exposed to the weather elements.	Inc in 1.04 demolition.	-	
2.05	116		North elevation of main corridor	Red creasing tiles underneath windows.	Creasing tiles have broken off and others cracked underneath window.	Renew 8no creasing tiles underneath window.	8no	250
2.06	117	Windows	Windows generally	Timber single glazed windows (5no).	Windows in reasonable condition but worn. Glazing putty has deteriorated and needs to be replaced, full redecorations required.	Renew putty to 5no windows.	30cm	500
2.07	118		Window to main corridor	Timber single glazed window.	Window has rotted substantially to the bottom cill and lower glazed units due to prolonged exposure to leaking gutter. Replacement required.	Replace 1no timber single glazed window complete to exactly match existing.	1800 x 1880mm	7,500
2.08			Windows to link corridor	Timber single glazed Georgian wire windows (4no).	All windows have evidence of extensive timber rot to frames and are allowing water to ingress into the building.	Inc in 1.04 demolition.	4no.	
2.09		Doors	Timber door to rear of kitchen	Solid timber external door.	External door generally in good condition.	Inc in decorations	1no.	
2.10			Timber door in main corridor	Solid timber external door with single glazing.	Timber door is currently blocked off internally, glazing is missing and there is some rot to the frame at low level.	Replace door and frame to exactly match existing.	1no.	2,500



BLOCK A

Item	Photo	Element	Location	Description	Condition/Defect	Works Required	Quantity	Cost £
2.11			Door to link corridor	Timber single glazed door to link corridor.	Door is in poor condition with rot at low level to the door leak which is allowing water to ingress underneath into the building.	Inc in 1.04 demolition.	1no	
2.12		General	Decorations	External decorations.	Decorations in very poor condition throughout	Fully prepare for and fully redecorate North elevation complete.	Throughout	4,500
2.13		<u>East Elevation</u>	<b>East Elevation</b>	-	-	-	-	
2.14		Walls	Walls generally	Solid red brick walls.	Generally in reasonable, some damage in areas as noted below.	-	-	
2.15	119		Brickwork and lower entrance door (Room 10)	Cement mortar to red brickwork.	Area of pointing either side of doorway poor at low level, repointing required.	Rake out loose pointing around door and repoint.	2m <sup>2</sup>	250
2.16			Brickwork below window (Room 9)	Cement mortar to red brickwork.	Area of pointing underneath window poor at low level, repointing required.	Rake out any remaining loose pointing around window and repoint with a new cement mortar.	1m <sup>2</sup>	250
2.17	120		Brickwork at high level above main entrance	Cement mortar to red brickwork.	Area of pointing at high level above main entrance door is poor and requires repointing.	Rake out any remaining loose pointing around door and repoint with a new cement mortar.	3m <sup>2</sup>	250
2.18	121		-	Clay tile hanging.	Generally in a good condition, approximately 6no walls tiles which have either slipped or are missing and require replacement.	Replace 6no missing tiles.	6no	250
2.19	122		Brickwork to LHS of main entrance	Solid red brickwork to LHS of main entrance.	Efflorescence spanning the length of the wall, both at ground and first floor level.	Wash down approx. 5m <sup>2</sup> of brickwork to remove efflorescence.	5m <sup>2</sup>	250
2.20	123		-	Solid brickwork underneath adjacent window.	Area of brickwork saturated at low level, caused by leaking gutters	Dry out brickwork. Minor repairs only.	4m <sup>2</sup>	250
2.21		Windows	Windows generally	Timber single glazed windows.	Majority of windows are generally in a good condition structurally. Glazing putty has deteriorated and needs to be replaced, and full redecorations are required.	Renew putty to 21no windows.	21no	3,500
2.22	124		-	3no timber single glazed windows to first floor and main entrance.	The 3no central window units at first floor level are in very poor rotted condition with casements, frames and cills beyond repair.	Remove 3no existing defective windows to first floor and replace with timber single glazed windows to exactly match existing. Including reuse of original ironmongery	3no	17,500
2.23	125		Ground floor window adjacent to left entrance	Timber single glazed window.	5no panels of glazing missing or boarded up..	Replace 5no panes of single glazing and repair frames generally.	5no	1,000
2.24		Doors	Lower entrance double door	Timber single glazed decorative double door.	Door is structurally in a good condition, however some wear to the middle and bottom rails of the doors.	Overhaul door	1no	500
2.25			Main entrance double door	Timber single glazed standard double door.	Door is structurally in a good condition and is undercover, therefore not exposed to the elements. 1no cracked Georgian wire glass pane which requires replacement.	Allow for replacing 1no cracked wired glass pane and overhaul door.	1no	250
2.26	126	Features	External wall	2no stone commemorative plaques at low level.	Stone plaques are in a poor condition with the bottom half of each plaque cracked and missing.	Specialist stonemason to fully repair 2no stone plaques and re-detail face of plaques.	2no	7,500
2.27		General	Decorations	External decorations.	Full externaDecorations in very poor condition throughout	Fully prepare for and fully redecorate all external joinery to East elevation complete.	Throughout	15,000

BLOCK A

Item	Photo	Element	Location	Description	Condition/Defect	Works Required	Quantity	Cost £
2.28		<u>South Elevation</u>	South elevation (Including all Block A South facing walls)	-	-	-	-	
2.29			Walls generally	Pebbledash render.	Pebbledash render generally in a fair condition unless otherwise stated, some patches have blown and require hacking off and re-rendering.	Allow for hacking off approximately 30% of defective render, replacing to match existing and redecorating.	30% of wall area	15,000
2.30			Wall to link corridor	Pebbledash render.	A large proportion of render is missing, leaving the internal wall insulation exposed to the elements.	Inc in 1.04 demolition.	-	
2.31			Internal courtyard	Pebbledash render.	Pebbledash render generally in a fair condition but with some cracking to wall areas and blown patches abutting both the ground and adjacent roofs.	Allow for hacking off approximately 20% of defective render, replacing to match existing	20% of wall area	5,000
2.32			Dormer windows to south elevation	2no dormer windows with clay tile wall finishes.	Tiles appear to be in good condition, some moss growth which can be washed down as part of redecoration.	Included in 1.01 reroofing	Inc	
2.33			Generally	Red creasing tiles underneath windows.	Generally in reasonable condition.	Included in decorations		
2.34			2no ground floor windows in courtyard area	Red creasing tiles under windows.	Creasing tiles to 2no windows have started to crack and tiles slip as the result of vegetation growth.	Allow for creasing tile repairs to 2no windows.	2no	250
2.35	127	Windows	Windows generally	Timber single glazed windows (12no).	Timber single glazed windows generally structurally sound, glazing putty deteriorated.	Renew putty to 12no windows.	12no	2,000
2.36			-	-	-		-	
2.37	128		Windows to link corridor	Timber single glazed windows (3no).	Timber single glazed windows generally rotten and glazing cracked badly.	Inc in 1.04 demolition.	3no	
2.38	129		Dormer windows to first floor	2no timber single glazed dormer windows to first floor.	Opening brackets / hinges have rusted badly, windows in worn condition.	Replace 2no sets of opening brackets and hinges to dormer windows to match existing and overhaul windows	2no	750
2.39		Doors	Door to internal courtyard	1no timber single glazed door.	Door is in poor condition with some rot to the door leaf, glazing cracked and missing and all ironmongery missing.	Replace door with 1no new single door to match existing..	1no	1,500
2.40	130		Door to link corridor	Single timber single glazed door.	Door is in very poor condition with completely rotten bottom and middle rails and cracked Georgian wire glass.	Inc in 1.04 demolition.	1no.	
2.41		General	Decorations generally	External decorations.	Decorations in very poor condition.	Fully prepare for and fully redecorate South elevation.	Throughout	4,500
2.42		<u>West Elevation</u>	West Elevation	-	-	-	-	
2.43		Walls	Walls generally	Pebbledash render.	Pebbledash render generally in serviceable condition unless otherwise stated.	-	-	
2.44			Beneath external staircase	Pebbledash render	Render has generally blown at low level where saturated.	Hack off approx. 2m <sup>2</sup> of blown render to ground level and replace to exactly match existing.	2m <sup>2</sup>	750

BLOCK A

Item	Photo	Element	Location	Description	Condition/Defect	Works Required	Quantity	Cost £
2.45			Dormer window to first floor staircase	Clay hanging tiles to dormer window on first floor.	Area of lead flashing missing underneath window, and tiles which sit on top are also missing.	Renew approx. 1lm of missing lead flashing to dormer window and replace tiles locally.	1lm	750
2.46			Generally	Red creasing tiles underneath windows.	Generally in good condition		17no	
2.47	131		Walls in internal courtyard	Pebbledash render within internal courtyard.	Render has generally blown on the corner where saturated.	Hack off approx. 4m <sup>2</sup> of blown render and re-render to exactly match existing	4m <sup>2</sup>	750
2.48		Windows	Windows generally	Timber single glazed windows (19no).	Timber single glazed windows generally structurally sound, although glazing putty has deteriorated.	Renew putty to 19no windows.	19no	2,500
2.49			-	-	-		-	
2.50	132		-	2no timber single glazed windows to first floor.	Two first floor windows boarded up externally.	Reglaze windows. Overhaul windows.	2no	750
2.51		Doors	Door underneath external staircase	Timber single glazed door	Door in very poor condition with all elements severely rotted..	Replace door with new timber single glazed door and frame to exactly match existing.	1no	1,500
2.52	133		Door to top of external staircase	Timber single glazed door	Door in very poor rotted condition.	Replace door with new timber single glazed door and frame to exactly match existing	1no	1,500
2.53			Door to internal courtyard area	Timber single glazed door.	Generally in good condition, ironmongery missing internally	Fit new ironmongery	1no	450
2.54	134	General	Adjacent to link corridor	Metal external staircase structure.	In serviceable but surface rusted condition.	Fully sand blast existing metalwork prior to rust proofing and decoration	1no	1,500
2.55		Decorations	Generally	External decorations.	Decorations in poor condition throughout	Fully prepare for and fully redecorate West elevation.	Throughout	7,500
<b>B</b>		<b>INTERNALS - FIRST FLOOR</b>						
3		Ceilings	Rooms 114, 115, 116, 117, 119, 125	Painted plaster ceiling.	Generally in poor condition with hairline cracking throughout. Condensation damage due to lack of heating	Overhaul ceilings generally.	-	
3.02	135		Rooms 110, 112, 120, 124	Painted plaster ceilings.	Areas of plaster ceiling have collapsed as a result of previous water ingress.	Remove defective areas of ceiling, prepare and install new plaster ceiling system, including patching in to existing ceilings	19m <sup>2</sup>	3,500
3.03			Elsewhere First Floor	Painted plaster ceilings.	In reasonable condition.	Minor overhaul of ceilings to replace any hollow or loose plaster	Throughout	1,500
3.04	136	Walls (External)	Generally throughout	Plastered solid brick/block walls.	Generally in good condition, paint has blown to some areas due to water ingress and condensation.	Hack off existing defective plaster and replaster.	50m <sup>2</sup>	3,500
3.05			Rooms 111, 115	Plastered solid brick/block walls.	In generally serviceable order. Some minor areas of defective plaster.	Isolated plaster replacements throughout	5m <sup>2</sup>	750

ABERTILLERY HOSPITAL SURVEY

BLOCK A

Item	Photo	Element	Location	Description	Condition/Defect	Works Required	Quantity	Cost £
3.06			Rooms 109, 119 and 126	Plastered solid brick/block walls.	Some cracking to external walls at high level.	Infill cracks	6m <sup>2</sup>	250
3.07		Walls (Internal)	Generally throughout	Plastered solid brick/block walls.	Plaster generally in worn but serviceable condition, some hairline cracking to a number of walls.	Infill cracks throughout	-	450
3.08	137		Rooms 110, 112, 122	Plastered solid brick/block walls.	Blown plaster to internal walls from previous roof leaks and ceiling collapse.	Hack off defective plaster back to brickwork and replaster.	24m <sup>2</sup>	2,500
3.09	138		Room 121	Glazed wall tiles to 1200mm high.	Some cracking to wall tiles, otherwise in serviceable condition.	Replace 12no cracked glazed wall tiles to match existing	12no	750
3.10			Rooms 108, 117, 119	Glazed wall tiles to 1200mm high.	In good condition.	-	-	
3.11		Floors	Generally throughout	Timber boarded floor	Generally in good condition with no signs of rot or beetle where visible. Some isolated loose boards.	Overhaul timber boarded floors throughout	-	750
3.12	139		Room 120	Timber boarded floor	Section of timber floor is missing where floor was previously damaged due to roof leak and ceiling collapse.	Install 4m <sup>2</sup> area of new timber flooring to existing joists including additional supports. T	4m <sup>2</sup>	2,500
3.13			Rooms 103, 113	Smooth vinyl floor covering.	Worn and in poor condition, with some splitting and unevenness in areas.	Strip up existing vinyl floor covering, on a latex levelling screed install new non-slip vinyl flooring.	8m <sup>2</sup>	750
3.14	140	Joinery (Doors and Windows)	Internal Doors throughout	Solid timber internal doors with single glazed Georgian wire panes above.	Majority of internal doors do not appear to be fire rated to current regulations, missing intumescent strips, door closers and some doors require adjustment in order to close flush within the frame.	Remove 16no doors and install new FD30 fire rated doorsets, complete with frames, to exactly match existing.	16no	12,000
3.15			Windows generally	Timber windows (Single glazed).	Windows are generally structurally sound throughout with minor repairs only required. Handle ironmongery and easy clean hinges paint frozen.	Fully overhaul all handle ironmongery and replace any defective. Ease & adjust all original easy clean hinges to operate correctly.	Throughout	2,500
3.16	141		Rooms 114, 115, 120	Timber windows (Single glazed).	3no sets of timber windows are rotten internally due to the recent roof leaks and subsequent ceiling collapse.	Included in East Elevation window works (External)		
3.17			Skirtings generally.	Timber skirting boards.	In serviceable condition.	-	-	
3.18			Room 121	Timber skirting boards.	Area of skirting boards missing and has left reasonable size gap between floor and bottom of wall.	Fit new skirting to exactly match existing	4lm	250
3.19			Room 114	Timber reveal to windows.	Timber reveals around window have fallen off and are missing.	Install new plywood reveal to inside of window.		750
3.20	142	Fittings	Rooms 111, 123, 126	Solid timber benches and original cupboards.	In original and serviceable condition, some minor damage and marks generally.	Overhaul timber benching and cupboards	-	250
3.21			Sanitaryware - Cubicles - Room 117	Timber toilet cubicles.	In a good condition.	-	-	
3.22			Sanitaryware - Bath - Room 119	Timber framed bathtub.	Timber in a good condition, minor redecorations required.	Overhaul timber complete and fully clean bath and fittings	-	750

BLOCK A

Item	Photo	Element	Location	Description	Condition/Defect	Works Required	Quantity	Cost £
3.23	143		Sanitaryware generally	4no cisterns, 6no washbasins, 2no bathtubs, 2no shower trays.	All generally in a reasonable condition but very marked and dirty	Undertake industrial clean of all sanitaryware, undertake repairs to bring units back to full use.	-	1,500
3.24			Room 127, 128	Timber shelving within cupboard.	Generally in a fair condition and can be retained.	-	-	
3.25	144		Room 116	Timber cladding and balustrade to staircase.	Generally in a good condition, minor scuff marks/scratches which can be removed as part of redecoration.	Overhaul all staircase timberwork	-	750
3.26	145		Kitchen Units, Rooms 113, 121	Timber kitchen units with steel sink, electric cooker within R113.	Kitchen units in extremely poor dated condition.	Strip out existing kitchen units and replace to existing arrangements	2no	4,500
3.27	146		Room 123	Glazed tile fireplace.	Fireplace has been boarded with ply and ventilated, some tiles have cracked and require replacement.	Replace approx. 1m <sup>2</sup> of glazed wall tiles.	1m <sup>2</sup>	250
3.28		Decorations	Generally throughout	Painted ceilings, walls, windows, doors and all internal joinery	Decorations in very poor worn and damaged condition.	Fully, prepare all surfaces and fully redecorate all areas.	Throughout	20,000
<b>C</b>		<b>SERVICES - FIRST FLOOR</b>						
4.00		Electrical	Power/Lighting throughout	Electrical - power .	Sockets and visible wiring in poor condition and dated, numerous additions and alterations throughout	Undertake full rewire of power throughout.	Throughout	75,000
4.01	147			Electrical - lighting	In working order but many additions and alterations. Wiring poor in places.	Undertake full rewire of lighting throughout. Cost Included in 4.00		
4.02				Emergency Lighting Bulkhead.	Emergency lighting unit damaged within corridor Room 111, and no other emergency lighting present elsewhere.	Replace emergency lighting throughout	Throughout	3,500
4.03			Fire Alarm	Generally.	Smoke detector coverage is good throughout the first floor, generally an L3 system, consider installing new system as part of refurbishment.	Install new upgraded L2 fire alarm system to the entirety of the first floor (minimum).	Throughout	15,000
5.01		Mechanical	Plumbing Generally	Pipework to sinks, WCs, basins and showers.	Water services currently disconnected, therefore no water currently serving any sanitaryware. Pipework is generally old and in need of replacement.	Strip out existing pipework and replace plumbing complete throughout.	Throughout	30,000
5.02			Heating Generally	Old wet fed radiators and pipework.	Panel radiators with a single pipe system was previously present, however, majority of radiators have now been removed.	Strip out remaining radiators, pipework, and install a complete wet radiator heating system	Throughout	50,000
5.03			Ventilation	Natural ventilation.	Natural ventilation in the form of openable windows. No mechanical ventilation present	Consider installing mechanical ventilation heat recovery units to all relevant areas. Cost included power rewire works.	-	
<b>D</b>		<b>INTERNALS - GROUND FLOOR</b>						

ABERTILLERY HOSPITAL SURVEY

BLOCK A

Item	Photo	Element	Location	Description	Condition/Defect	Works Required	Quantity	Cost £
6.01		Ceilings	Generally throughout	Lath and plaster ceiling	Generally in a poor condition throughout, with areas of collapsed ceilings, some cracking to ceilings etc.	-	-	
6.02			Rooms 1, 5, 8, 10, 11, 12, 14, 15, 18, 19, 21, 22	Lath and plaster ceiling	Hairline cracking to plaster finish	Infill cracks and redecorate ceilings	104m <sup>2</sup>	3,500
6.03	148		Rooms 2, 4, 13, 23	Lath and plaster ceiling	Areas of ceiling have collapsed due to historic water ingress from the first floor area above	Renew damage areas of lath and plaster ceiling to match existing.	73m <sup>2</sup>	10,000
6.04	149		Rooms 6, 7	Lay in grid suspended ceiling to toilet area	Suspended ceiling has been badly affected by water ingress from first floor and all tiles are bowing badly or missing	Remove existing suspended ceiling, and make good original plaster ceiling above complete to match existing	6m <sup>2</sup>	4,500
6.05	150		Room 4	Lay in grid suspended ceiling	Suspended ceiling tiles below lath and plaster, tiles have been removed due to previous water ingress from first floor	Note: Suspended ceiling to be removed as 6.04	40m <sup>2</sup>	
6.06			Kitchen area	Lay in grid suspended ceiling	Ceilings appear to be have been installed relatively recently and appear in good condition		-	
6.07	151		Room 16 - Link corridor	Painted plaster ceiling	In very poor condition, as area of ceiling has collapsed and the rest of the ceiling is mouldy / stained due to roof leaks	Inc in 1.04 demolition.	15m <sup>2</sup>	
6.08		Walls (External)	Generally throughout	Plastered solid brick / block walls	Plaster generally in fair condition, some decoration poor with evidence of hairline cracks	Infill all cracks and redecorate defective areas of external wall	27m <sup>2</sup>	5,000
6.09	152		Room 4	Plastered solid brick / block external walls	Evidence of significant rising damp with 'tide' marks present to the external walls	Isolate radiators and remove, hack off existing plaster and allow to dry out. Repair leaking gutter externally and replaster walls, reinstate radiators.	7m <sup>2</sup>	4,500
6.10			Kitchen area	Whiterock hygienic cladding	Hygienic cladding installed relatively recently and in good condition	-	-	
6.11	153		Room 16 - Link corridor	Painted plaster walls	Plaster walls in a poor condition, with holes and areas of blown plaster and paintwork	Inc in 1.04 demolition.	30m <sup>2</sup>	
6.12		Walls (Internal)	Generally throughout	Plastered solid brick / block walls	Plaster generally in a fair condition, decorations are generally poor with areas of cracking	Fully overhaul all plasterwork and make good all defective areas throughout	Throughout	4,500
6.13	154		Rooms 3, 10	Glazed wall tiles	In a good condition and are to remain, these are of architectural significance	-	-	
6.14	155		Room 4	Painted walls	Plaster has blown due to damp issue where water has ingressed and tracked from the external walls	Hack off existing plaster back to brickwork, allow wall to dry out and replaster	14m <sup>2</sup>	3,500
6.15			Kitchen area	Whiterock hygienic cladding	Hygienic cladding installed relatively recently and in good condition	-	-	
6.16			Room 12	Half height timber wall cladding	Generally in good structural condition but overhaul works required	Overhaul timber cladding	6m <sup>2</sup>	750
6.17			Room 19	Glazed white wall tiles floor to ceiling	Generally in good condition, some tiles have cracked or fallen off and require replacing	Replace defective or missing tiles with like for like	6no	250

BLOCK A

Item	Photo	Element	Location	Description	Condition/Defect	Works Required	Quantity	Cost £
6.18			Room 8	Glazed wall tiles	Tiles have been removed from wall as part of WC disconnection	Reinstate 4m <sup>2</sup> of glazed wall tiles	4m <sup>2</sup>	750
6.19		Floors	Generally throughout	Vinyl sheet flooring	Generally in serviceable condition unless otherwise stated	-	-	
6.20			Room 1	Stone mosaic floor tiles	In good condition, some minor maintenance required to preserve original tiles	Wash down floor tiles and overhaul floor	6m <sup>2</sup>	750
6.21			Room 4	Vinyl sheet flooring	Vinyl floor is damaged in areas due to previous ceiling collapse and lifting in other areas	Strip up existing vinyl floor and on a latex levelling screed lay new vinyl sheet complete	52m <sup>2</sup>	8,500
6.22			Rooms 10, 11	Vinyl sheet flooring	Vinyl floor is starting to chip / split in areas which will pose trip hazards if this worsens.	Strip up existing vinyl coverings and lay levelling screed and new vinyl sheet covering	15m <sup>2</sup>	2,500
6.23			Room 18	Asbestos tile flooring	Asbestos floor tiles with some wear and tear which need to be removed	INCLUDED WITH ASBESTOS REMOVAL - SEE SUMMARY	8m <sup>2</sup>	
6.24			-	-	-	Lay new vinyl sheet covering complete	8m <sup>2</sup>	1,500
6.25			Room 13	Vinyl sheet flooring	Generally in good condition but some staining from previous ceiling collapse which requires treatment / cleaning	Undertake deep clean of area of damaged vinyl sheet	4m <sup>2</sup>	750
6.26			Room 14	Vinyl sheet flooring	Vinyl floor is generally lifting in areas and uneven.	Strip up existing vinyl flooring on a new latex levelling screed, supply and lay new vinyl sheet flooring	20m <sup>2</sup>	3,000
6.27	156		Room 16 - link corridor	Vinyl sheet flooring	Vinyl floor is in a poor condition and has been affected by prolonged ceiling leaks and is now beyond reasonable repair	Inc in 1.04 demolition.	18m <sup>2</sup>	3,250
6.28	157		Rooms 8, 12, 15	Carpets	Carpets are either badly stained and / or are lifting due to being affected by previous water ingress, replacement required	Strip up existing carpets where affected, and lay new carpet finishes complete	18m <sup>2</sup>	3,250
6.29		Joinery (doors, frames)	Internal doors throughout	Solid timber internal doors	Majority of doors do not appear to be fire rated to current regulations, missing intumescent strips, door closers etc	Remove 16no existing doors and install new timber FD30 fire rated doorsets, complete with frames, to exactly match existing patterns	16no	12,000
6.30			Rooms 6, 7	Solid timber internal doors	Doors are in good condition, but do not close properly and require adjustment	Ease and adjust 2no doors	2no	450
6.31	158		Rooms 12, 13, 14	Solid timber internal doors with Georgian wire glazed openings above	Doors are not fire rated and glazed openings above are non-compliant to current fire safety regulations	Seal shut glazed openings above doors, cover with 7mm clear pyro glazing either side; no existing doors and replace with new timber FD30 fire rated doorsets complete with frames to be of like for like appearance	3no	2,500
6.32			Room 18	Timber fire rated door	Timber fire door requires repairs to door leaf, where trim has been damaged and vision panels	Supply and install new trim to 1no vision panel on existing timber fire door	1no.	750
6.33		Windows (internally)	Generally throughout	Timber windows (single glazed)	Windows are generally structurally sound throughout, ironmongery serviceable but dated and worn.	Overhaul all window ironmongery	Throughout	1,500
6.34	159		Room 05	Single glazed internal window within partition	Single glazed internal window not fire rated within internal partition, due to broken glazed panels	Strip out remains of existing non-fire rated glazing, make good frame and infill with new fire rated plasterboard to either side	2m <sup>2</sup>	750

BLOCK A

Item	Photo	Element	Location	Description	Condition/Defect	Works Required	Quantity	Cost £
6.35		Skirtings	Skirtings generally	Timber skirting boards	In a good condition	-	-	
6.36			Room 10 - link corridor	Timber skirting boards	All timber skirtings within link corridor are generally rotten where water has ingressed into the building underneath the rotten doors	Inc in 1.04 demolition.	18lm	
6.37		Staircase structures	Rooms 8, 18	Timber framed staircase structures	Timber framed staircase in good condition structurally, timber cladding to sides	-	-	
6.38		Skirting	Room 15	Timber skirting boards	Timber skirting boards in fair condition		8lm	
6.39		Fittings	Room 10	Solid timber benches	Solid timber benches in fair condition and of heritage significance	-	-	
6.40			Rooms 8, 18	Timber cladding and balustrade to staircases	Generally in a good condition, minor scuff marks / scratches which can be removed as part of decorations	Overhaul timber staircases	Entire area	750
6.41	160	Sanitaryware	Sanitaryware generally	5no sinks, 3no toilet cisterns	All in poor condition, very old and dated	Strip out all existing sinks and toilet areas and replace with new to match existing	Throughout	7,500
6.42		Kitchen fittings	Main kitchen	Kitchen fixed equipment	Full cook kitchen present with cookers, fridges, sinks, dishwasher, mechanical extract etc, all installed recently and in good condition	No comment. Kitchen fit for purpose	-	
6.43		Decorations	Generally throughout	Painted ceilings, walls, windows, doors and associated frames	Decorations generally in very poor worn condition throughout	Fully prepare and redecorate all surfaces throughout.	Throughout	20,000
<b>E</b>		<b>SERVICES - GROUND FLOOR</b>						
7.00		Power / Lighting	Generally throughout	Electrical - power .	Sockets and visible wiring in poor condition and dated, numerous additions and alterations throughout	Undertake full rewire of power throughout	Throughout	75,000
7.01	161		-	Electrical - lighting	In working order but many additions and alterations. Wiring poor in places.	Undertake full rewire of lighting throughout. Cost included in 7.00	Throughout	
7.02			-	Emergency Lighting	Emergency lighting coverage poor and some units damaged. Does not appear to cover all areas.	Replace emergency lighting throughout	Throughout	3,500
7.03		Fire Alarm	Generally throughout	Smoke detectors	Smoke detector coverage poor	Install new fire detection system throughout. Cost included in 7.03	Throughout	
7.04	162		Room 1	Addressable fire alarm panel	Generally old and dated and does not cover all areas	Strip out existing fire alarm system and install new L2 fire alarm system to the entirety of the ground floor	Throughout	30,000
7.05		Mechanical	Plumbing generally	Pipework to sinks and WC's	Water services currently disconnected, therefore no water currently serving any sanitaryware. Pipework is generally old and in need of replacement	Strip to existing pipework and replace with new copper pipework throughout	Throughout	30,000
7.06	163		Heating generally	Wet radiators and pipework	Antiquated panel radiators throughout which is served by a single pipe system. Full overhaul required	Strip out all radiators and pipework, install a new wet radiator system complete	Throughout	50,000



BLOCK A

Item	Photo	Element	Location	Description	Condition/Defect	Works Required	Quantity	Cost £
7.07			Ventilation	Natural ventilation	Natural ventilation in the form of openable windows. No mechanical ventilation present. Lack of ventilation is accelerating mould and condensation issues within building	Included in power rewire works	-	
<b>F</b>		<b>BASEMENT</b>						
8.00		<u>General Items</u>						
8.01	164	Doors	Basement Entrance	Timber Entrance Door	In a fair condition, some repairs needed to the bottom of the door with cosmetic damage to the bottom of the door lead, and to the frame of the door vent, all requiring repair.	Replace timber vent and frame within door leaf	1no	250
8.02	165	Ceiling	Generally throughout	Concrete panel ceiling structure with steel beams.	Concrete ceiling structurally sound, some rust to the steel beams which may require treatment to preserve the lifespan of the structure.	Fully rust treat all rust to the face of the steel beams	Entire area.	2,500
8.03		Walls	Generally throughout	Painted solid brick walls	All walls structurally sound with no evidence of cracking or significant structural movement. Some paint has perished from areas and requires redecoration.	Allow for redecorating 50% of the internal wall areas.	Item	750
8.04	166	Electrical Services	Electrical sub mains intake	Main distribution board	Distribution board present and although visibly it appears in good condition with circuit breakers present, we are unable to confirm whether or not distribution board is fully live and functioning.	Test basement electrical installation. Full rewire and DB .	-	2,500
8.05		Lighting	Generally throughout	Lighting and power	Light and power fittings generally dated and worn. Lights have been disconnected and are no longer functioning.	Undertake full rewire of power and lighting circuits and replace all existing fittings. Cost included in 8.04	Item	
8.06	167	Mechanical	Generally throughout	Boiler plant	Boiler room plant includes 2no gas boilers, hot water cylinder, expansion vessels and BMS control system, all appears to have been decommissioned and is currently redundant.	Strip out and fully replace all plant room equipment including 2no new gas boilers, hot water cylinder, expansion vessels etc. complete and a new control system. NOTE: INCLUDED HERE FOR NEW INCREASED GAS STORAGE TANK CAPACITY & CIVILS WORKS	Item	320,000
8.07		Fire	Fire Alarm generally	Automatic detection	Generally a lack of automatic fire detection to the basement area.	Install automatic detection	3no.	450
8.08	168	Asbestos	Throughout basement	Asbestos Containing Material (ACM)	Asbestos material still present within inaccessible voids of basement and needs to be removed - refer to latest asbestos R&D survey for further information.	Undertake licensed removal of remaining asbestos INCLUDED WITH ASBESTOS REMOVAL - SEE SUMMARY	Throughout	

TOTAL AREA A

BLOCK B

Item	Photo	Element	Location	Description	Condition/Defect	Works Required	Quantity	Cost £	Section Totals £
<b>A</b>			<b>EXTERNAL</b>						
<b>1</b>		<b>Roofs</b>							
1.01	200- 203	Roof coverings	Main pitched roof	Plain clay tiled roof	Very poor condition generally. Evidence of water ingress and ceiling collapse. Many slipped tiles on Eastern pitch, some missing and evidence that battens/fixings have failed. Numerous repairs are evident. Many damaged ridge tiles.	Remove existing tiles, battens, sarking, felt and install new breather membrane and new clay tiles to match existing including new leadwork details. Salvage and re-use 70% of existing tiles.	1152m2	475,000	
1.02			Felt flat roof link corridor to Area C	Mineral felt flat roof coverings	Felt edge appears new and in reasonable condition. Historic water ingress and ceiling collapse below.	N/A see 1.04			
1.03	204		2no small Felt flat roof areas over protruding WC blocks off Area B	Mineral felt flat roof coverings	Felt in average condition, appears to have been renewed in recent years. No significant issues.	-	8m2		
1.04	205	Chimneys	2no chimneys to main roof	Brick built chimneys with tiled details and pots. Covered in tarpaulin at time of survey	In extremely poor condition with significant water ingress and causing damage to building fabric.	Take down and rebuild brick chimneys complete to exactly match existing	2no	20,000	
1.05	206	Rainwater goods	Guttering to main roof	Original cast iron guttering and rainwater pipes on bespoke large curved metal brackets.	In very poor condition and leaking in many places. Heavy significant rust and corrosion. Guttering not connected in numerous locations. Down pipes in poor condition. Some rainwater pipes contain Asbestos. Refer to Asbestos survey.	Renew guttering and downpipes with new black cast iron goods to match existing throughout	Throughout	24,000	
1.06	207	Fascias	Throughout generally	Timber fascias (approx 300mm deep)	Poor condition rotten and defective.	Take down all timber fascias and renew with new fascias to exactly match existing	225lm	20,000	
1.07		Soffits	Throughout generally	Asbestos soffits (approx 500mm deep)	Poor condition Asbestos soffit boards, peeling with damage in areas	Remove existing soffits INCLUDED IN ASBESTOS REMOVAL - SEE SUMMARY and replace with new wide timber soffits to exactly match existing.	225lm		
1.08		General (Decorations)	Decorations to fascias and soffits	Decorations to timber fascias, soffits and rainwater goods throughout	Decorations in very poor condition with paint heavily worn, missing and flaking off.	Redecorate all fascias, soffits and rainwater goods throughout	Throughout	20,000	559,000
<b>2</b>		<b>Walls</b>							
2.01		Walls	North elevation	Pebbledash textured concrete render full height to ground.	Generally condition is good and sound. Render is in contact with ground and causing damp ingress.	Hack off render at low level to 150mm high above ground level and point brickwork with black waterproof paint	Entire elevation	5,500	
2.02		Windows	Throughout generally	Timber windows (7no)	Broken/missing glazing. Minor timber repairs. Putty damaged brittle, poor condition.	Reglaze where glass is missing	2m²	250	
2					Poor condition brittle and loose window putty to all areas.	Replace all window putty with new.	7no windows	850	
2.04					Window in very poor condition and beyond repair.	Replace 1no timber window complete including cills, framework, glazing with new window to match existing.	1no window 1.2m x 1.5m	1,500	
2		Doors	Generally throughout	1no single door set	Timber door in poor condition, delaminated and rotten.	Remove existing and renew single doors with new timber and glazed door units and frames complete with ironmongery.	1no single door	1,500	
2		General (Decorations)	Generally throughout	Decorations to pebbledash concrete render to walls and joinery	Decorations in very poor condition with render and timber exposed in many places and all 7no windows.	Fully clean, prepare, prime and fully decorate all rendered and joinery complete	Entire elevation	3,500	
2									
2		<b>Walls</b>	East elevation	Pebbledash textured concrete render full height	Generally condition is good and sound. Render is in contact with ground and could cause damp issues. 30lm crack present	Hack off low level render to 150mm high and install bellcast drip. Decorate brickwork with black waterproof paint. Repair 30lm crack.	Entire elevation	8,500	
2		Windows	Throughout	Timber windows (33no)	In very poor condition with bare timber visible to all windows. Some windows require timber repairs. All windows require new putty and decorations	Repair windows, splice in new timber as required, rub down and prepare for decorations	16lm	4,500	
2					Cracked glazing to 3no windows	Reglaze and replace broken cracked glass with new to match existing.	5m²	250	
2					Brittle defective, loose, missing window putty	Remove existing putty and renew window putty to all windows with new to all glazing	31no windows	2,500	

BLOCK B

Item	Photo	Element	Location	Description	Condition/Defect	Works Required	Quantity	Cost £	Section Totals £
2					Damaged, missing and cracked double clay creasing cill tiles to windows	Replace and repair creasing tiles	7lm	450	
2					2no rotten windows in poor condition and beyond repair	Renew 2no windows complete, including framework, cills, glazing and ironmongery	2no windows 3 x 1.1m)	8,500	
2					Windows in need of maintenance to make them operable and openable again.	Ease and adjust all windows to operate correctly.	33no windows	4,500	
2	217	General (Decorations)	All external walls generally	Decorations to pebbledash concrete render to walls and joinery	Decorations in very poor condition with render and timber exposed in many places and all 33no windows.	Fully clean, prepare, prime and fully decorate all render and joinery complete	Entire elevation	13,500	
2									
2		Walls	South Elevation	Pebbledash concrete render full height	Generally condition is good and sound. Render is in contact with ground and could cause damp ingress. 30lm crack present Blown / loose render present to local areas.	Hack off low level render to 150mm high and install Bellcast drip. Decorate brickwork with black waterproof paint. Hack off blown/loose render and repair 30lm crack and re-render with new to match existing on new EML.	20m²	3,500	
2	214	Windows	Throughout	Timber windows (3no)	Timber rotten with cuboidal cracking. Timber windows beyond repair	Remove existing window and replace with new timber windows, complete.	3no windows	9,500	
2	211			Metal windows (1no)	Poor condition. Frame is rusting and corroded.	Remove existing and replace window complete with new timber window to match existing .	2no windows (2m²)	6,000	
2	212, 213			Timber windows (7no)	Timber windows are exposed with rotting timber and repairs required	Splice in and undertake timber repairs where necessary	6lm	1,500	
2				Timber windows (7no)	Putty defective, loose and numerous areas missing	Reputty windows complete.	7no windows	750	
2	210	General (Decorations)	All external walls generally	Decorations to pebbledash concrete render to walls and joinery	Decorations in very poor condition with render and timber exposed in many places and all 11no windows.	Fully clean, prepare, prime and fully decorate all render and joinery complete	Entire elevation	4,500	
2									
2		Walls	West Elevation	Pebbledash concrete render to external walls	Generally condition is good and sound. Render is in contact with ground and could cause damp issues.	Hack off render at low level to 150mm height. Paint low level brickwork with waterproof black paint	Entire elevation	8,500	
2		Windows	Throughout	Timber windows	Generally timber is sound but timber repairs are required to some windows, where rotten and exposed	Cut out defective timber and splice in new timber with repairs as necessary to match existing. Rub down as required and prepare for decorations	25lm	3,000	
2					Broken, missing glazing to units	Reglaze where defective	8m²	500	
2					Damaged missing, cracked double creasing tile window cills	Replace and repair creasing tiles to windows cills to match existing	5lm	250	
2					Defective, cracked, loose, missing window putty	Remove existing putty to all windows / glazing and completely renew with new putty to match existing	29no windows	3,000	
2	215	Doors	Generally	Timber and glazed double doorsets and side screens with glazed fan lights above. 2no double doorsets.	Rotten timber to bottom of doors to 1no double doorset. Northern double doors are in good condition	Repair timber where defective, ease and adjust doors as required	1no double doorset	1,000	
2					Cracked, broken, missing glazing units	Reglaze with new to match existing. Bespoke with metal mullions & transoms.	4m²	250	
2		General (Decorations)	All external walls generally	Decorations to pebbledash concrete render to walls and joinery	Decorations in very poor condition with render and timber exposed in many places and all 29no windows and doors.	Fully clean, prepare, prime and fully decorate all render and joinery complete	Entire elevation	13,000	111,050
<b>B</b>		<b>INTERNAL</b>							
<b>3</b>		<b>General</b>							
3	218, 219	Ceilings	Generally throughout	Ceilings are painted lath and plaster.	Generally areas are in acceptable condition, but most rooms have minor cracking that requires repair. Some local areas have more extensive repairs required.	Repair hairline cracks, rub down, fill with flexible repair material and prepare for decorations. Wash and treat all mould with anti-fungicidal product throughout.	460m²	10,000	

BLOCK B

Item	Photo	Element	Location	Description	Condition/Defect	Works Required	Quantity	Cost £	Section Totals £
3	220		R057, R058, R037, R038, R033, R066, R067, R068, R084		Ceiling has had extensive water damage and in very poor condition with holes and partial collapse of ceiling areas.	Carefully remove all blown defective areas of ceiling complete. Prepare for and reinforce with new lath and lime plaster ceiling to match existing, leaving all flush and ready for decorations.	120m <sup>2</sup>	15,000	
3		Walls	Generally throughout	Painted plastered solid brick walls.	Condition is generally good with minimal cracking, plaster generally sound in most areas. Some replastering required in local areas, where affected by damp and condensation.	Rub down all loose paint and to match existing, fill minor cracks and holes in preparation for decoration.	Throughout	5,000	
3	222		R085 - Day Room	Wallpaper lined walls.	Wall paper tired and peeling in areas.	Remove wall paper and rub down and prepare walls for decorations.	Throughout	2,500	
3	223		R003 - Corridor connecting Area A and D R033 and R059 - Corridor to Area B	Original decorative turquoise glazed wall tiles to approx 1.8m high from finished floor level.	Tiles are generally sound and in a good condition. Approx 10no missing tiles and some holes and cracked tiles.	Repair tiles with new to match existing. Replace 10no missing tiles. Fill holes in colour to match tiles. Repair 5m <sup>2</sup> of tiles. Protect and retain existing tiles.	10no new tiles & 5m <sup>2</sup> .	4,500	
3			2no Course splashbacks behind all basins generally	White glazed tiles to walls.	Good condition generally.		-		
3	224		Full height tiles - R034 and R035 Half height tiles - R066	Full height glazed ceramic wall tiles.	Tiles in poor condition, large areas of tiles have fallen off walls. Tiles cracked with holes present.	Hack off all tiles and retile the walls full height with new glazed ceramic tiles and grout to match existing.	55m <sup>2</sup>	5,000	
3	221		R058 - Day Room	Damp pier. Plaster around pier to wall.	Damp damaged plaster in poor condition has blown.	Hack off defective area of plaster and replaster with new lime plaster to match existing.	15m <sup>2</sup>	1,500	
3	225,226		R057, R043, R041, R036, R067, R084, R060, R061	Painted plastered walls.	Plaster extensively water damaged, blown or off key in very poor condition.	Hack off defective plaster as required and prepare for and re-plaster with new to match existing leaving ready for decorations.	182m <sup>2</sup>	9,000	
3	227		R038, R033, R036	Hole in timber plasterboard stud wall infill.	3no local holes in timber/plasterboard studwork wall requiring repair.	Make good and infill holes to walls with new plasterboard and plaster as required. Leave ready to receive decorations.	2m <sup>2</sup>	500	
3	228, 229		R067 and R057	Timber, glazed and Asbestos insulated board lined dividing partition walls.	Generally in reasonable condition, but Asbestos boards are present.	Construct new acoustic fire rated gloved and Gypsum stud walls to match existing layout with new FD30 rated double doorsets. ASBESTOS REMOVAL - SEE SUMMARY	3no dividing walls	6,500	
3	230		R058	Dampness in low level walls.	Dampness readings high in low level walls. Plaster and decorations affected blistering and in poor condition up to 1m high.	Remedy dampness in low level walls and re-plaster as needed.	35lm	7,500	
3		Floors	Generally throughout	Floors thought to be solid concrete slab.	Floors are generally level, sound and approved in reasonable condition.	N/A			
3			R067	Floor structure.	Floor area in one corner of room had risen and blown causing a large raised area.	Investigate floor including (provisional) breaking out existing floor structure and relaying new concrete slab, DPM and screed to match existing.	30m <sup>2</sup>	10,000	
3	231		R062	Mosaic granite, stone floor.	Floor condition is reasonable and only minor repairs required.	Repair broken, missing tiles to floor. Polish and restore floor finish.	9m <sup>2</sup>	750	
3	232, 233		Generally throughout	Smooth floor vinyl and coving.	Very poor conditions, very old, damaged coverings, stains, scratches, missing areas, brittle cracking to floors. Lifting coverings in areas.	Strip up and remove defective coverings, lay new latex levelling screed and new smooth vinyl including integral covered formers.	430m <sup>2</sup>	40,000	
3	234		R033 and R059	Asbestos vinyl floor tiles.	Poor condition floor tiles, cracked and missing.	Prepare and lay new latex levelling screed and new smooth vinyl with coved formers. Asbestos floor tile removal INCLUDED WITH ASBESTOS REMOVAL - SEE SUMMARY.	58m <sup>2</sup>	5,000	
3			R060	Carpet covering.	Stained poor condition.	Strip up carpet and renew with new levelling screed and new contract hard wearing carpet.	7m <sup>2</sup>	750	
3			R003 and R041	Smooth vinyl flooring.	Condition acceptable with no major defects.	Retain and clean only.	118m <sup>2</sup>	250	
3			Generally throughout	Non slip safety vinyl.	Condition poor. Vinyl lifting, splitting and worn.	Strip up and remove existing floor coverings. Prepare for and lay new latex levelling screed and new safety vinyl to affected rooms with integral coving lapped up walls.	72m <sup>2</sup>	7,500	
3	235, 236	Joinery/Doors/ Frames	Generally throughout	Internal timber doors.	Condition is generally poor and doors are non-compliant with fire regulations. Doors are not certified, missing intumescent strips, missing locks and self closers and have damaged timber.	Remove existing doorsets and frames complete. Install new FD30 rated doors, frame sets, architraves to exactly match fenestration of existing doors. Include for all new ironmongery.	37no doors	20,000	
3	237		R063, R064, R066, R085, R058, R037, R038	Internal timber/ glazed screens, partitions.	Existing internal screens are not fire compliant.	Upgrade and install new fire rated glazing into existing timber framework with intumescents. Adapt existing timber framework and make good.	25m <sup>2</sup>	5,000	
3	236		Generally throughout	Timber door frames, boxing and framework.	Poor condition, missing boxing, damaged architraves.	Splice in new timber, general timber repairs and renew boxing.	20lm	1,000	
3		Fittings	R066	Kitchen units, worktops and sinks.	Very dilapidated in poor condition and in need of renewal.	Renew kitchen area with new base units with cupboards under and new sink drainer and taps. Include for new fitted worktops throughout and wall cupboards.	17m <sup>2</sup>	2,500	

**BLOCK B**

Item	Photo	Element	Location	Description	Condition/Defect	Works Required	Quantity	Cost £	Section Totals £
3	238, 239		Generally throughout	Sanitaryware to WC blocks and in hospital ward rooms including vitreous china WC's, basins, baths and bidets.	Sanitaryware in extremely poor condition, worn. Marked and damaged.	Remove & replace the following: 18no wash hand basins, 5no WC's and cisterns, 2no bidets, 2no baths and shower hoses. Replace 3no WC's, cisterns, seats and covers and new pipework supplies and isolation valves to all sanitaryware.	-	50,000	
3	229		R067, R084	Metal curtain rail system dividing 'bed' areas. Wall fixed and ceiling hung fittings.	Conditions poor/redundant.	Strip out and remove fittings and curtain rails and make good holes to walls and ceilings.		5,000	
3	240	Windows	Throughout Area B	Windows ironmongery and window stays, locks	Ironmongery in poor worn and damaged condition	Remove all existing metal ironmongery and replace with new. Ease and adjust and make windows openable. Ironmongery must match existing.	Throughout	7,500	
3	241, 242	General (Decorations)	Generally throughout	Decorations to all areas including painted metalwork, all timber joinery, all ceilings and all walls and boxing.	Poor condition throughout. Condensation issues and black mould build up. Blistering point and large peeled damaged areas.	Fully redecorate all areas complete	Throughout	35,000	
3	243	Loft Space	Loft Space - Area B	Pitched timber rafters and timber joists, and timber gantry/walkway.	Loft in reasonable condition. Lots of debris to be cleared. Timber structure in good condition, no evidence of rot or beetle infestation. Sarking felt visible and intact to visible areas.	N/A	-		
3	244			Brickwork dividing walls above ceiling within loft.	Holes and gaps in walls and not providing compartmentation in terms of fire protection.	Fire rating and providing fire contains to loft areas within compartmented brickwork walls.	100m <sup>2</sup>	7,500	
3				Insulation.	Approx 70mm glass fibre mineral insulation at joist level.	Upgrade insulation with additional mineral insulation at joist level to meet current regulations and U values.	700m <sup>2</sup>	25,000	
3				Provisional allowance of timber repairs in loft space.	Appears in good condition, but some areas are not visible.	Provisional allowance to repair any unforeseen defects in loft space.	50m <sup>2</sup>	5,000	
3			Loft Space - Area B	Electrical conduit and pipework.	Redundant services, pipework and pipe insulation.	Strip out and remove redundant services complete.	700m <sup>2</sup>	1,000	295,750
<b>C</b>		<b>SERVICES</b>							
4	245, 246	Electrical	General power/Lighting	Antiquated, non-compliant electrical system and lighting. Mixture of ceiling and wall mounted light units.	Condition very poor. Numerous areas of power and lighting stripped out and missing. System is non-compliant, not operable and in need of removal.	Strip out all power and lighting and distribution boards and all electrical fittings. Install new sub mains, distribution boards, completely rewire and install new power and lighting circuits in accordance with current regulations.	Throughout	100,000	
4	247	Fire	Fire alarm system	Fire alarm system has manual break glass / Key points and some automatic detection.	System to be extended/updated to provide automatic cover to L1 level with new fire alarm.	Upgrade fire alarm system.	Throughout	20,000	120,000
5	238,242	Mechanical	Plumbing	Very old and dated copper pipework/plumbing to sinks, WC's, copper UPVC waste pipes.	Poor condition pipework, uninsulated pipework present.	Strip out supply pipework and waste pipes above ground. Install new copper pipework with insulation, brackets and isolation valves and new UPVC waste pipework and all outlets.	Throughout	50,000	
5	248, 249		Heating	Cast iron radiators, steel distribution pipework provides heat. Gas fired boilers provide hot water and heating. Gas tanks provide supply.	Poor condition, boilers are not operable. Distribution pipework in poor condition and uninsulated.	Retain original radiators but replace distribution pipework to boilers, all controls and additional radiators where required to provide adequate heat.	Throughout	25,000	75,000
5			Ventilation	Ventilation is via openable windows.	Non-compliant with current regulations. No extract fans present in WC's and kitchen areas.	Install new ventilation to wet areas etc. Included in electrical works 4.00			

**TOTAL BLOCK B 1,160,800**

BLOCK C

Item	Photo	Element	Location	Description	Condition/Defect	Works Required	Quantity	Cost £	Section totals £
<b>A</b>		<b>EXTERNALS</b>							
1.00	300	Roofs	Roof Coverings (Inc. Leadwork)	Plain clay red tile pitched roof covering.	Generally in average condition but evidence that battens and fixing are failing. Repairs to previous leaks evident. Recommend reroof in line with the remainder of the pitched roofs.	Remove existing tiles, battens, sarking, felt and install new breather membrane and new clay tiles to match existing including new leadwork details. Salvage and re-use 70% of existing tiles.	91m2	40,000	
1.01				Felt flat roof.	Felt roof appears to have been renewed in recent years and in good condition. No significant defects.	N/A			
1.02		Chimneys (Inc. Flashing)	Throughout	No chimneys present.	-	N/A	-		
1.03		Rooflights	Throughout	No rooflights present.	-	N/A	-		
1.04	301	Rainwater Goods (Inc. Downpipe)	Throughout	Black cast iron guttering throughout.	In poor condition, decoratively worn and corrosion present. Requires some areas to be replaced. Some RWP's may contain Asbestos(Refer to Asbestos survey).	Remove existing and fit new gutters and downpipes complete to exactly match existing	59lm	6,000	
1.05		Fascia's throughout	Throughout	Timber fascia boards (250mm deep)	Timber fascia's in poor condition generally throughout, rotten and defective.	Remove existing timber fascias and replace with new timber fascia's to match existing.	59lm	7,000	
1.06		Soffits throughout	Throughout	Asbestos cement soffit boards throughout. Approximately 450mm deep.	Asbestos soffit boards in poor condition generally throughout, delaminating and asbestos material is peeling off.	Undertake licensed removal of all asbestos soffits NOTE INCLUDED IN ASBESTOS REMOVAL SEE SUMMARY. Supply and install new 450mm deep timber soffit board.	59lm	7,500	
1.07	302	General	Loft space	Ventilated void with timber roof structure; rafters and joists with insulation at joist level.	Timber roof structure rafters and joists in a good condition, sarking felt visible, continuous and appears in reasonable condition. No evidence of any rot or woodworm.	-	-		
1.08		General (Decorations)	Eaves throughout	Decorations to timber fascia's, soffits and all rainwater goods	Very poor condition, bare areas of timber, and flaking and peeling paint throughout.	Prime, prepare and fully decorate timber fascia's and soffits to match existing.	59lm	7,000	67,500
1.09									
<b>2.00</b>		<b>Walls</b>							
2.01	304		North Elevation	Pebbledash concrete textured render.	Generally in good condition. Render is in contact with ground level around link corridor, which could cause damp issues internally.	Hack off render at low level to leave minimum 150mm ground clearance around the building. Apply black water proof paint to all exposed brickwork at low level.	6lm	1,000	
2.02	305			Lower level brickwork.	Generally in average condition, some pointing poor.	Hack out mortar and for repointing isolated areas.	5lm	500	
2.03				Red creasing tiles underneath windows.	Generally in a good conditions.	-	-		
2.04		Windows	North Elevation	Timber single glazed windows (3no).	All windows structurally sound with exception of some minor timber repairs. Putty has deteriorated and needs to be replaced, full redecoration required.	Cut out defective timber and splice in new timber as required and make good ready for decorations.	2lm	500	
2.05					Putty has deteriorated and needs to be replaced, full redecoration required.	Remove all old putty and renew with new putty to all windows.	2no windows	750	
2.06	305	Doors	North Elevation	Small timber access door at low level.	Timber delaminated and in need of minor repairs.	Repair access door and framework complete and redecorate.	1m2	750	
2.07	301			Solid timber door	Door currently locked shut but is rotten and requires replacement.	Remove existing door and replace with new timber door, frame work and ironmongery to match existing.	1no door	1,500	
2.08		General (decorations)	North Elevation	Decorations to timber windows.	Poor decorations to all timber windows; peeling, flaky and missing paint.	Sand down window complete, prime timber and fully redecorate and ease and adjust all windows.	2no windows	500	
2.09			Walls Throughout	Decorations to pebbledash concrete render and tiled cills.	Decorations in poor condition, bare areas of render, flaking and peeling paint.	Clean remove, loose paint, prime and fully decorate render finish and tiled window cills.	Entire elevation	2,500	
2.10				Doors throughout	Poor decorations to all timber doors; peeling, flaky and missing paint.	Sand down and prepare door complete, prime timber and fully redecorate.	1no door.	250	
2.11		Walls	South Elevation	Pebbledash concrete render.	Generally in good condition and sound.	-	-		

BLOCK C

Item	Photo	Element	Location	Description	Condition/Defect	Works Required	Quantity	Cost £	Section totals £
2.12				Lower level brickwork.	Generally in average condition. Loose defective mortar requires some repointing.	Hack out and repoint with mortar to match existing.	15lm	1,500	
2.13				Red creasing tiles underneath windows.	Generally in a good condition, minor redecorations required.	Redecorate all creasing tiles.	10lm	250	
2.14							-		
2.15	306	Windows	South Elevation	Timber single glazed windows (5no).	All windows in poor condition. Putty has deteriorated and needs to be replaced, full redecoration required. Some timber repairs to window frame where local timber decay is present.	Renew putty to all windows.	5no windows	500	
2.16	307				Timber soft and rotting to framework and cill	Cut out defective timber and splice in new timber as required.	3lm	500	
2.17		General (Decorations)	South Elevation	Decorations to timber windows.	Poor decorations to all timber windows; peeling, flaky and missing paint.	Sand down window complete, prime timber and fully redecorate and ease and adjust all windows.	5no windows	500	
2.18			Walls Throughout	Decorations to pebbledash concrete render and tiled cills.	Decorations in poor condition, bare areas of render, flaking and peeling paint.	Clean remove, loose paint, prime and fully decorate render finish and tiled window cills.	Entire elevation	2,500	
2.19		Walls	West Elevation	Pebbledash render.	Generally in good condition. Render is in contact with ground level around link corridor, which could cause damp issues internally.	Hack off render at low level to leave minimum 150mm ground clearance around the building. Decorate brickwork with black waterproof paint.	6lm	1,000	
2.20		Windows	Throughout	Timber single glazed window (1no).	1no glazed pane cracked and currently boarded up. Glazing putty has blown and requires full renewal.	Supply and install new single glazed pane.	1m2	250	
2.21					Putty has deteriorated and needs to be replaced, full redecoration required.	Remove all old putty and renew with new putty to all windows.	1no window	250	
2.22		General (decorations)	Windows throughout	Decorations to timber windows.	Poor decorations to all timber windows; peeling, flaky and missing paint.	Sand down window complete, prime timber and fully redecorate and ease and adjust all windows.	1no window	500	
2.23			Walls Throughout	Decorations to pebbledash concrete render and tiled cills.	Decorations in poor condition, bare areas of render, flaking and peeling paint.	Clean remove, loose paint, prime and fully decorate render finish and tiled window cills.	Entire elevation	2,500	
2.24		Walls	West Elevation	Pebbledash render.	Generally in good condition.	-	-		
2.25				Lower level brickwork.	Generally in a good condition, some redecorations required otherwise brickwork is structurally sound, but with some repointing required.	Hack out and repoint with mortar to match existing.	30lm	1,000	
2.26		Windows	Throughout	Timber single glazed windows (3no).	All windows structurally sound. Putty has deteriorated and needs to be replaced, full redecoration required.	Renew putty to all windows.	3no windows	500	
2.27		General (Decorations)	Windows throughout	Decorations to timber windows.	Poor decorations to all timber windows; peeling, flaky paint.	Sand down window complete, prime timber and fully redecorate and ease and adjust all windows.	3no windows	1,500	
2.28			Walls Throughout	Decorations to pebbledash concrete render and tiled cills.	Decorations in poor condition, bare areas of render, flaking and peeling paint.	Clean remove, loose paint, prime and fully decorate render finish and tiled window cills.	Entire elevation	2,000	23,500
<b>B</b>		<b>INTERNAL</b>							
<b>3</b>		<b>General</b>							
3.01	308, 30	Ceilings	Room 72 and 73- Link Corridor	Plasterboard ceiling	Very poor condition, severe water ingress, ceiling collapsed, timber joists present.	Isolate and strip out lights, take down plasterboard ceiling and renew with new plasterboard and plaster.	34m <sup>2</sup>	6,500	
3.02	310	Walls (External)	Rooms 72 - 83 toilets, bathrooms, corridor	Plastered solid brick/block walls	Generally sound, holes present, mould present and fine hairline cracks.	Fill holes, minor cracks, wash down mould with anti-fungicide treatment.	18m x 2.8h	2,500	
3			North and West elevation walls	External walls.	Low level damp readings were high indicating dampness in walls and decorations affected	Remedy dampness issues to wall areas.	8lm	10,000	
3	311	Walls (Internal)	Rooms 72 - 83 toilets, bathroom, corridor	Plastered solid brick/block walls	Generally sound, minor holes, fine cracks, mould present.	Prepare walls, fill holes/cracks, wash down with anti-fungicide treatment in preparation for decoration.	throughout x 2.8m high	1,000	

BLOCK C

Item	Photo	Element	Location	Description	Condition/Defect	Works Required	Quantity	Cost £	Section totals £
3	312			Glazed wall tiles to 1200mm high	Generally good condition but areas of tiles have debonded, cracked and missing.	Hack off existing glazed tiles and install new tiles to match existing.	45m <sup>2</sup>	7,500	
3	313	Floors	Rooms 72 - 83 toilets, bathroom, corridor	Smooth vinyl flooring and coving	Vinyl in poor condition, lifting, split, cracked and coming away from wall.	Lift up and remove existing vinyl, lay new latex levelling screed and new vinyl with coved upstands.	50m <sup>2</sup>	7,500	
3	314		Rooms 78, 79, 80 and 81	Safety vinyl flooring and coved upstands	Split, cracked, lifting safety vinyl.	Lift up and remove existing safety vinyl, lay new latex levelling screed and new smooth vinyl with coved upstands.	35m <sup>2</sup>	6,000	
3.08		Joinery (Doors, Frames)	Doors, frames	10no glazed/timber single doors	Generally in reasonable condition, not fire rated, ironmongery required. Frames in good condition.	Timber repairs to doors. New ironmongery. Replace glazing. Adjust all to self close.	10no single doors	7,500	
3				1no set of double doors, non fire rated	Doors in reasonable condition. No closers fitted.	Replace existing with 1no new set of FD30 rated double doors and frame.	1no double door set	1,500	
3	315		Windows	Timber windows (single glazed)	Condition generally acceptable but in need of decorations.	Prepare and fully redecorate all windows.	11no windows.	5,000	
3	316	Fittings	Room 78	Old kitchen units with S/S sink and drainer. Service unit.	Dated, poor condition units.	Strip out existing units and install new 600x2000mm kitchen base units with worktop, sink and taps.	2m x 600mm	1,500	
3	317		Sanitaryware	Bidet, shower, basins (8no), WC's(5no) and a bath.	Poor condition shower tray, WC's, 1no sink missing.	Remove shower tray, WC's, basins and install new to replace with new shower unit and glass enclosure.	5no WC's, 1no bath, 8no basins, 1no bidet, 1no shower	10,000	
3		Window ironmongery	Throughout	Metal opening window stays.	Poor condition ironmongery, not operating as intended with loose fixings.	Replace all window ironmongery with new to match existing.	11no windows.	3,000	
3	318		Room 81	Timber shelving/cupboard with exposed nails	Poor condition broken shelving.	Take out and replace shelving and cupboards with new timber units.	8lm shelving x 500mm deep	500	
3	319	General (Decorations)	Generally throughout	Painted walls, ceilings, doors, frames and windows	Decorations are poor with damaged walls, incomplete paint where fittings are removed. Mould present and peeling paint.	Thoroughly prepare all walls, ceiling, joinery, doors and frames and windows for new decorations. Fill all holes, dents, minor cracks.	Throughout	7,500	
3	303	Loft	Generally throughout	Insulated with glass fibre insulation at joist level.	Insufficient insulation.	Upgrade loft insulation at joist level for compliance with even coverage to meet current U-Values and regulations.	100m <sup>2</sup>	4,500	82,000
<b>C</b>		<b>SERVICES</b>							
4.00	320	Electrical	Power/Lighting throughout	Surface mounted conduit, sockets and lighting. Minimal sockets.	Very poor condition. Defective lights, units hanging from ceiling and all non-compliant with current regulations.	Complete renewal of all power and lighting required including complete rewire back to new distribution boards. Strip out and remove existing and install new LED lighting and power.	Throughout	10,000	
4.01	321		Fire Alarm	No automatic detection present. Manual call point at exit only.	System has manual call point, no automatic detection.	Extend automatic fire alarm to cover this area with call points and smoke detection throughout.	Throughout	5,000	
5.00		Plumbing	Throughout	Very old and dated plumbing with sinks, shower, sluice device, WC's and basins. 8no basins.	Water disconnected, pipework in poor condition. Disconnected basins and WC's. Pipework is disconnected and capped to a number of basins.	Strip out supply pipework and install new to reconnect sinks with new copper pipework and valves.	5no WC's, 8no basins, 1no shower	10,000	
5.01	322	Heating	Throughout	Old wet fed radiator systems with radiators and pipework.	Poor condition radiators, no local thermostatic control. Assumed to be old single pipe system.	Strip out heating system complete and renew with new pipework, radiators and local TRV's.	Entire area	10,000	
5.02		Ventilation	Rooms 72 - 83 Generally throughout	Only ventilation present is via openable windows.	No mechanical ventilation present.	Install new mechanical ventilation heat recovery system intake/extract units to entire area to serve shower, and all WC's for regulation compliance. Included in 4.00	Entire area		35,000

**TOTAL BLOCK C 208,000**



BLOCK D

Item	Photo	Element	Location	Description	Condition/Defect	Works Required	Quantity	Cost £	Section total £
<b>A</b>		<b>EXTERNAL</b>							
<b>1.00</b>	400	<b>Roofs</b>	Main pitched roof coverings(inc Leadwork)	Plain clay red tile pitched roof covering.	In worn condition with evidence of previous repairs and water ingress. Tile battens and fixings deteriorated.	Remove existing covering and lay new covering on battens and felt. 70% reuse of tiles. Remake all details to exactly match existing	370m²	150,000	
1.01	400	Flat Roof	Concealed central flat roof surrounded by pitched roofs.	Central flat roof and leadwork chute gutter.	Flat roof coverings are in poor condition. Previous temporary repairs evident. Covering have had historic liquid repairs and is showing signs or cracking.	Remove existing leadwork and lay new flat roof system with upgraded insulation complete.	32m²	30,000	
1.02	400		Flat roofs to 2no link corridors	2no felt flat roof coverings over link corridors either side of Area D.	Felt roof is appears worn has some poor detailing and low upstands. Showing signs of age and some internal corresponding water ingress in main corridor and damage to internal finishes.	Remove existing and lay new warm deck felt flat roof system	45m²	16,000	
1.03		Leadwork flashings	Perimeter flashing around central flat roof.	Leadwork flashing to felt roof upstands.	Leadwork in poor condition.	Remove and renew leadwork details to flashings and leadwork gutter chute with new Code 5 Leadwork complete. .	38lm	5,000	
1.04		Leadwork	Flashing and abutment details to link corridor flat roof areas.	Leadwork flashing to felt roof upstands.	Leadwork in poor condition.	Remove and renew leadwork details to flashings and leadwork with new Code 5 Leadwork complete.	20lm	5,000	
1.05	400	Rooflights	Concealed central flat roof surrounded by pitched roofs	1no domed polycarbonate rectangular rooflight	Appears in reasonable condition. No evidence of leaks.	Overhaul during roof replacement adjacent	Item	3,000	
1.06	401	Rainwater Goods (inc Downpipes)	Throughout	Black cast iron guttering throughout.	Very poor condition, decoratively worn and corrosion present. Sections of guttering disconnected and missing. Will cause potential damp issues in walls. Some RWP's may contain Asbestos (Refer to Asbestos survey).	Take down existing guttering and replace with new cast iron guttering to match existing, include for new stop ends and connectors.	116lm	12,000	
1.07	402	Fascias throughout	Throughout	Timber fascia boards	Timber fascias in poor condition generally throughout, rotten and defective.	Remove existing timber fascias and replace with new timber fascias to match existing.	95lm	8,500	
1.08	402	Soffits throughout	Throughout	Asbestos cement soffit boards throughout. Approximately 450mm deep.	Asbestos soffit boards in poor condition generally throughout, deteriorating and asbestos material is peeling off.	Remove asbestos soffits NOTE: INCLUDED IN ASBESTOS REMOVAL SEE SUMMARY. Supply and install new 450mm deep timber soffit boards.	85lm	8,500	
1.09	403	General (Decorations)	Eaves Throughout	Eaves, soffits and cast iron rainwater goods	In poor condition with corrosion, paint flaking generally.	Redecorate complete to eaves and rainwater goods	116lm	8,500	246,500
1.10									
<b>2.00</b>		<b>Walls</b>							
2.01	409		North Elevation	Pebbledash concrete textured render.	Generally in good condition. Render is in contact with ground level around link corridor, causing damp issues internally.	Hack off render at low level to leave minimum 150mm ground clearance around the building. Apply black water proof paint to all exposed brickwork at low level. Repair hole in render approximately 150mm diameter.	27lm	12,000	
2.02				Lower level brickwork.	Generally in fair condition. Some areas of repointing required.	Hack out and repoint poor areas of mortar	15lm	500	
2.03				Red creasing tiles underneath windows.	Generally in a fair condition, minor repairs and decoration required.	Remove and replace defective cracked cill creasing tiles with new to match existing.	2lm	250	
2.04	404	Windows	North Elevation	Timber single glazed windows (5no).	All windows structurally sound with exception of some minor timber repairs. Putty has deteriorated.	Cut out defective timber and splice in new timber as required.	2lm	1,000	
2.05					Putty has deteriorated and needs to be replaced, full redecoration required.	Remove all old putty and renew with new putty to all windows.	5no windows	500	
2.06		General (decorations)	North Elevation	Decorations to pebbledash concrete render.	Very poor condition, bare areas of render, flaking and peeling paint.	Clean remove, loose paint, prepare and fully decorate render finish including tiled window cills.	Entire elevation	2,000	
2.07				Window decorations	All timber work and window framework/cills to all windows.	Rub down windows complete, prepare timber and fully redecorate and ease and adjust all windows.	5no windows	1,500	
2.08	406	Walls	South Elevation	Pebbledash concrete render.	Generally in fair condition and sound. Some defective areas where render is cracking or blown.	Hack of defective areas of render and re-render with new to match existing finish adjacent.	8m²	1,000	
2.09				Lower level brickwork.	Generally in average condition. Loose defective mortar requires some repointing.	Hack out and repoint poor areas of mortar.	15lm	750	

BLOCK D

Item	Photo	Element	Location	Description	Condition/Defect	Works Required	Quantity	Cost £	Section total £
2.10	405			Red creasing tiles underneath windows.	Generally in a good condition, minor repairs required to damaged tiles.	Remove existing and replace with new creasing tiles to match existing.	7no tiles.	250	
2.11		Windows	South Elevation	Timber single glazed windows (6no).	All windows in poor condition. Putty has deteriorated and needs to be replaced, full redecoration required. Some timber repairs to window frame where local timber decay is present.	Renew putty to all windows.	6no windows	1,500	
2.12					Timber soft and rotting to framework and cill	Cut out defective timber and splice in new timber as required and make good ready for decorations.	3lm	750	
2.13	406	General (Decorations)	South Elevation	Decorations to timber windows.	Poor condition decorations; flaking and peeling paint.	Rub down windows complete, prepare timber and fully redecorate.	6no windows	1,800	
2.14				Decorations to pebbledash concrete render.	Very poor condition, bare areas of render, flaking and peeling paint.	Clean remove, loose paint, prime and fully decorate render finish.	Entire elevation	2,000	
2.15				Red creasing tiles underneath windows.	Generally in a good condition, minor redecorations required.	Redecorate all creasing tiles.	Entire elevation	250	
2.16	403, 409	Walls	East Elevation	Pebbledash concrete render.	Generally in good condition. Render is in contact with ground level, which could cause damp issues internally.	Hack off render at low level to leave minimum 150mm ground clearance around the building.	19lm	8,000	
2.17		Windows	Throughout	Timber single glazed window (6no).	1no glazed pane cracked.	Supply and install new single glazed pane.	1m <sup>2</sup>	250	
2.18					Timber soft and rotting to framework and cill	Cut out defective timber and splice in new timber as required. and make good ready for decorations.	3lm	500	
2.19					Putty has deteriorated and needs to be replaced, full redecoration required.	Remove all old putty and renew with new putty to all windows.	6no windows	500	
2.20		General (decorations)	Timber windows throughout	Decorations to timber windows.	Poor condition decorations; flaking and peeling paint.	Rub down windows complete, prepare timber and fully redecorate.	6no windows	1,800	
2.21			Walls throughout	Decorations to pebbledash concrete render.	Very poor condition, bare areas of render, flaking and peeling paint.	Clean remove, loose paint, prime and fully decorate render finish including tiled window cills.	Entire elevation	2,000	
2.22	407	Walls	West Elevation	Pebbledash concrete render.	Generally in good condition. Minor cracking in local areas.	Repair cracking in render locally	4lm	500	
2.23	407			Lower level brickwork.	Generally in a good condition, some redecorations required otherwise brickwork is structurally sound, but with some repointing required.	Hack out and repoint por mortar	10lm	750	
2.24				Red creasing tiles underneath windows.	Generally in a good condition.	-	5no windows		
2.25		Windows	Throughout	Timber single glazed windows (5no).	All windows structurally sound. Putty has deteriorated	Renew putty to all windows.	5no windows	500	
2.26			Doors	1no double doorset	Doorset in fair condition.	-	-		
2.27	405	General (Decorations)	Throughout	Decorations to timber windows.	Poor condition decorations; flaking, missing and peeling paint.	Sand/rub down windows and timber complete, prime timber and fully redecorate.	5no windows	1,500	
2.28	408		Throughout	Decorations to pebbledash concrete render and tiled window cills.	Very poor condition, bare areas of render, flaking and peeling paint.	Clean remove, loose paint, prepare and fully decorate render finish complete and tiled window cills.	Entire elevation	2,000	44,350
<b>B</b>		<b>INTERNAL</b>							
<b>3.0</b>		<b>General</b>							
3.01	410	Ceilings	Generally throughout	Painted plaster ceiling	All in good condition with no evidence of any cracking or water ingress	-	-		
3.02		Walls	External walls	Plastered solid brick / block walls	Generally in good condition throughout	-	-		

BLOCK D

Item	Photo	Element	Location	Description	Condition/Defect	Works Required	Quantity	Cost £	Section total £
3.03	411		Room 88	Plastered solid brick / block walls	Some dampness to small area of external wall in the form of blistering paint	Once drainage and render issues have been resolved externally, hack off 1m <sup>2</sup>	1m <sup>2</sup>	250	
3.04			Internal walls	Plastered solid brick / block walls	All in good condition	-	-		
3.05	412	Floors	Generally throughout	Smooth vinyl sheet flooring	All vinyl flooring in a good condition	-	-		
3.06	413		Room 86	Laminate flooring	In a good condition	-	-		
3.07			Room 88	Carpets	In good condition	-	-		
3.08		Joinery (doors / frames)							
3.09	414	Doors	Internal doors throughout	Solid timber internal doors	Doors are in a good condition throughout, and are appropriately fire rated where required	No repairs / remedial works required	-		
3.10	415	Windows	Windows generally	Timber framed single glazed windows	All timber joinery to window is in a good condition, including decorations which are in a good condition	-	-		
3.11		Skirtings	Skirtings generally	Timber skirting boards	In good condition	-	-		
3.12	416	Fittings	RO87	Steel data cupboard casing	Relatively recent installation and in a good condition	-	-		
3.13			Office areas	Metal / timber / composite desk areas	All installed recently and in a good condition	-	-		
3.14	417		Sanitaryware generally	1no WC	WC in a good condition with cistern and anti-ligature vanity units	No repairs / remedial works required	-		
3.15	418		Kitchen area	Timber kitchen units with electric cookers, white goods, insert sink	Kitchen is a relatively recent installation and is all in a good condition	-	-		
3.16		General (Decorations)	Generally throughout	Painted ceilings, walls, windows, doors and associated frames	Decorations are all regularly maintained and are in a good condition	-	-		
3.17			Loft space	Ventilated void with timber roof structure; rafters and joists with insulation at joist level.	Timber roof structure rafters and joists in a good condition, sarking felt visible, continuous and fair condition. No evidence of any rot or woodworm.	-	-		
3.18				Mineral wool insulation.	Mineral wool insulation present at joist level. Insulation is in good condition and upgraded in recent years typically 300mm thick across entire joists ceiling and could be improved.	-			250
<b>C</b>		<b>SERVICES</b>							
4.00									
4.01	419	Power / Lighting	Generally throughout	Electric sockets	Electrical sockets are in good provision, all in good condition and currently in use	-	-		
4.02			-	Lighting	LED light fittings throughout, all in good condition and appropriate lux levels for each of the rooms	-	-		
4.03			-	Emergency lighting	Emergency lighting generally lacking, consider installing additional escape signage to corridor exit	Supply and install 2no emergency exit lights leading to main corridor	2no	1,000	
4.04		Fire	Fire alarm	Generally	Good fire detection coverage with smoke detection to all areas	-	-		
5.00	420	Mechanical	Plant room	Plant equipment	Plant room recently refurbished and includes 4no gas boilers, 2no hot water cylinders and a BMS control system; all in good condition	-	-		

BLOCK D

Item	Photo	Element	Location	Description	Condition/Defect	Works Required	Quantity	Cost £	Section total £
5.01			Ventilation	Generally	Natural ventilation in the form of openable windows / rooflights. No current issues with ventilation level to boiler room and server room. However, if issues arise then consider installing a MVHR system	No works currently required	-		1,000

**TOTAL BLOCK D      292,100**

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BLOCK E

Item	Photo	Element	Location	Description	Condition/Defect	Works Required	Quantity	Cost £	Section Total £
<b>A</b>		<b>Externals</b>							
1.00		<u>Roofs</u>							
1.01	501	Roof Coverings	Main Roof	Clay red tile pitched roof covering.	Generally in a good condition. No areas of significant water ingress internally.	No work needed at this stage.	-		
1.02	502		Flat Roof	Felt flat roof.	Felt flat roof is quite worn, although not yet showing signs of ingress internally. Some ponding to the center of the roof, gullies and outlets are blocked. Some UV degradation to the felt cap sheet.	Strip existing flat roof and install new warm deck felt flat roof system.	12m <sup>2</sup>	7,500	
1.03	503	Rainwater Goods	Main Roof	Black cast iron guttering throughout.	In a fair condition. No evidence of extensive rust or damage to guttering.	Guttering to be removed for fascia replacement and reinstated	-	4,000	
1.04		Fascias	Generally throughout	Timber fascia throughout.	Timber fascias in poor condition generally throughout, rotted and defective.	Replace existing timber fascias to match existing.	50lm	6,000	
1.05		Soffits	Generally throughout	Asbestos cement soffit boards throughout.	Asbestos soffit boards in poor condition generally throughout, rotten and asbestos material is peeling off.	Undertake licensed removal of all asbestos soffits. NOTE: INCLUDED IN ASBESTOS REMOVAL SEE SUMMARY	40lm		
1.06					-	Supply and install new 450mm deep timber soffit board.	40lm	7,500	
1.07		General	Loft space generally	Loft space	Timber roof structure in a good condition, no evidence of any rot or woodworm.	-	-		
1.08					Mineral wool insulation present at joist level in loft, typically 50-70mm	Supply and install additional loft insulation to ensure a minimum of 350mm overage to all areas.	150m <sup>2</sup>	7,500	
1.09			Decorations generally	External decorations	Full redecorations required to all fascias, soffits and rainwater goods.	Undertake full decoration of fascias, soffits and rainwater goods.	Entire area	7,500	40,000
2.00		<u>Walls</u>							
2.01		<u>North Elevation</u>							
2.02	504	Render	Generally throughout	Pebbledash render.	Generally in good condition. Render is in contact with ground level around link corridor, which could cause damp issues internally.	Hack off render at low level to leave minimum 150mm ground clearance around the building.	-	10,000	
2.03		Brickwork	Generally throughout	Lower level brickwork.	Generally in a good condition.	-	-		
2.04				Red creasing tiles underneath windows.	Generally in a good condition.	-	-		
2.05		Windows	Generally throughout	Timber single glazed windows (3no).	All windows structurally sound. Putty has deteriorated and needs to be replaced.	Renew putty to all windows.	3no	750	

BLOCK E

Item	Photo	Element	Location	Description	Condition/Defect	Works Required	Quantity	Cost £	Section Total £
2.06		General	Decorations	External decorations	Full external redecorations generally required throughout, to all remaining wall finishes, windows/doors, creasing tiles to windows, any remaining fascias/soffits etc.	Undertake full redecoration of North Elevation externally.	-	3,500	
2.07		<u>East Elevation</u>							
2.08	509	Render	Generally throughout	Pebbledash render.	Generally in good condition. Render is in contact with ground level around link corridor, which could cause damp issues internally.	Hack off render at low level to leave minimum 150mm ground clearance around the building.	10lm	4,500	
2.09		Brickwork	Generally throughout	Lower level brickwork.	Generally in a good condition.	-	-		
2.10				Red creasing tiles underneath windows.	Generally in a good condition.	-	-		
2.11	510	Windows	Generally throughout	Timber single glazed window (1no).	1no glazed pane missing and currently boarded up. Glazing putty has blown and requires full renewal.	Supply and install new single glazed pane. Approx 700x550mm.	700x550mm	250	
2.12						Renew glazing putty to entire window.	12lm	250	
2.13		General	Decorations	External decorations	Full external redecorations generally required throughout, to all remaining wall finishes, windows/doors, creasing tiles to windows, any remaining fascias/soffits etc.	Undertake full redecoration of East Elevation externally.	-	3,500	
2.14		<u>South Elevation</u>							
2.15		Render	Generally throughout	Pebbledash render.	Generally in good condition.	-	-		
2.16	505	Brickwork	Generally throughout	Low level brickwork.	Generally in a good condition.	-	-		
2.17				Red creasing tiles underneath windows.	Generally in a good condition.	-	-		
2.18		Features	Lighting	External PIR bulkhead light above basement door.	Appears to be in good working condition, not tested as part of survey.	-	-		
2.19	506	Windows	Generally throughout	Timber single glazed windows (2no).	All windows structurally sound. Putty has deteriorated and needs to be replaced.	Renew putty to all windows.	2no.	500	
2.20	507	Doors	Basement Door	Timber double louvered panel doors to basement.	Extensive rot at lower level behind damaged steel kickplates. Replacement required.	Replace with new double set of louvred doors, including frames, ironmongery, decorations etc.	1800x2000mm	1,500	
2.21	508		Main External Door	Timber single door to corridor area.	Door currently locked shut but is severely rotten and requires replacement.	Replace with new timber single door.	900x2000mm	1,000	
2.22		General	Decorations	External decorations	Full external redecorations generally required throughout, to all remaining wall finishes, windows/doors, creasing tiles to windows, any remaining fascias/soffits etc.	Undertake full redecoration of South Elevation externally.	-	3,500	
2.23		<u>West Elevation</u>							

BLOCK E

Item	Photo	Element	Location	Description	Condition/Defect	Works Required	Quantity	Cost £	Section Total £
2.24	511	Render	Generally	Pebbledash render.	Generally in a good condition.	-	-		
2.25		Brickwork		Lower level brickwork.	Generally in a good condition.	-	-		
2.26				Red creasing tiles underneath windows.	Generally in a good condition.	-	-		
2.27		Windows	Generally throughout	Timber single glazed windows (3no).	All windows structurally sound. Putty has deteriorated and needs to be replaced.	Renew putty to all windows.	3no	500	
2.28		General	Decorations	External decorations	Full external redecorations generally required throughout, to all remaining wall finishes, windows/doors, creasing tiles to windows, any remaining fascias/soffits etc.	Undertake full redecoration of West Elevation externally.	-	3,500	33,250
<b>B</b>		<b>Internals</b>							
3.00		<u>General</u>							
3.01		Ceilings	Ceilings throughout	Painted plasterboard ceilings.	Generally in a good condition, some historic staining due to previous roof leaks which appear to have been resolved.	-	-		
3.02		Walls (External)	Generally throughout	Plastered solid brick/block walls.	Plaster generally in a fair condition, mould present in areas due to prolonged condensation.	-	-		
3.03		Walls (Internal)	Generally throughout	Plastered solid brick/block walls.	Plaster generally in a fair condition, mould present in areas due to prolonged condensation.	-	-		
3.04	512			Glazed wall tiles to 1200mm high.	Generally in a good condition, some areas of tiling are missing or cracked within Rooms 50, 49, 48, and 56.	Remove existing glazed tiles where defective, replace with new tiles to match existing.	20m <sup>2</sup>	1,000	
3.05		Floors	Rooms 54, 56, 55, 51	Non-slip vinyl sheet flooring.	Good condition but the majority of joints have debonded at floor/wall junctions.	Stick down all vinyl floors at wall junctions where debonded.	12lm	1,500	
3.06	513		Rooms 52, 50, 49, 47, 46, 48	Non-slip vinyl sheet flooring.	Vinyl sheets in a poor condition with splitting and cracking, blown joints between sheets and discoloration on the surface.	Strip up existing vinyl flooring, on a new latex levelling screed install new non-slip flooring to match existing.	51m <sup>2</sup>	7,500	
3.07	514	Doors	Room 45	1no set of timber double doors.	Timber doors are structurally in a fair condition, however doors are missing intumescent strips and door closers.	Replace existing door with 1no new timber FD30 double doorset complete with new frame.	1no double doorset	1,000	
3.08	515		Room 51	1no single timber door to WC.	Door is damaged beyond repair with a snapped door leaf and frame, glazing missing and damaged locking mechanism.	Replace existing door with 1no new timber internal door to match existing, complete with new frame.	1no single doorset	750	
3.09			Doors, frames generally	9no glazed/timber single internal doors.	Doors are generally in a fair condition, the majority of doors contain fragile glazing, fail to close flush and require adjustment.	Undertake all repairs to internal doors, including replacing glazing with safety marked glazing throughout, ease and adjusting all doors.	9no single doors	2,500	
3.10	516	Windows	Generally throughout	Timber windows (single glazed).	Windows are in a good condition structurally throughout. Ironmongery is generally antiquated and should be renewed so all openings operate as intended.	Replace all window ironmongery with new to match existing.	9no windows	2,500	

**BLOCK E**

Item	Photo	Element	Location	Description	Condition/Defect	Works Required	Quantity	Cost £	Section Total £
3.11	517	Fittings	Sanitaryware	1no cleaners sink, 6no basins, bidet, 3no cisterns.	All sanitaryware antiquated and full renewal required.	Replace cleaners sink, 6no wash hand basins, 1no bidet and 3no toilet cisterns to match existing.	Entire area	10,000	
3.12			Room 52	Metal framed counter unit with laminate countertop.	In a good condition.	-	-		
3.13			Room 48	Timber shelving to external wall.	In a fair condition but it may be appropriate to remove if shelving serves no purpose.	Strip out existing shelving	4m <sup>2</sup>	250	
3.14		Decorations	Generally throughout	Painted ceilings, walls, windows, doors and associated frames.	Decorations are poor throughout where all materials have been affected by severe condensation for many years.	Wash down any mould, prepare all surfaces and redecorate. Fill all holes, dents, minor cracks.	Entire area	7,500	34,500
<b>C</b>		<b>Services</b>							
4.00	518,519	Electrical	General Power/Lighting throughout	Electrical sockets.	Sockets in good provision and good condition with no physical damage to faceplates. However a full rewire is required to the power and lighting circuits throughout.	Undertake full rewire of lighting and power circuits to Block E.	Entire area	50,000	
4.01	520	Fire	Fire Alarm	Fire Alarm System.	No automatic fire detection present. Manual call point adjacent to the external exit door.	Install new automatic fire alarm system which extends to this block to provide detection coverage to all areas.	Entire area	30,000	
5.00		Mechanical	Plumbing Generally	Pipework to sinks, WCs, basins and sluice device.	Water services currently disconnected, therefore no water currently serving any sanitaryware. Pipework is generally old and in need of replacement.	Strip out existing pipework and replace with new copper pipework throughout.	Entire area	10,000	
5.01	521		Heating Generally	Wet fed radiators and pipework.	Panel radiators throughout which are antiquated and are either missing TRV's or have damaged TRV's. Single pipe system present throughout.	Strip out all rads, pipework, TRV's etc and install entire new heating system throughout.	Entire area	90,000	180,000
<b>D</b>		<b>Basement</b>							
6.01		<u>General Items</u>							
6.02		Ceilings	Generally throughout	Concrete panel ceilings	Generally in fair condition, no evidence of any significant cracking.	No works required.	-		
6.03		Walls	Generally throughout	Solid painted brick walls.	Good condition, paint has perished in areas but no structural concerns apparent.	No works required.	-		
6.04		Floors	Floor Structure	Concrete floor structure	No evidence of any cracking to floor structure, some floor gullies present for drainage but no issues.	No works required.	-		
6.05	522	Electrical Services	Electrical Mains	Electrical Sub Mains Intake	Electrical intake unit appears to be in good condition and replaced around 2017.	No works required.	-		
6.06	523	Heating/Hot Water Services	Pipework Generally.	Ceiling level pipework, insulated with heat pumps.	Pipework is insulated, connected to a Grundfos pump which doesn't appear to be in use.	Renew pipework to basement as part of overall pipework replacement project.	Included in 5.00		
6.07		Fire	Fire Detection	Smoke Detectors	Lack of automatic fire detection present to basement area, there is only a manual fire alarm call point to the entrance doors externally.	Consider installing 2no smoke detectors to basement area as part of new fire alarm installation.	2no.		-

**TOTAL BLOCK E 287,750**



MORGUE

Item	Photo	Element	Location	Description	Condition/Defect	Works Required	Quantity	Cost £	Section total £
<b>A</b>		<b>EXTERNAL</b>							
1.00		<u>Roofs</u>	-	-	-	-	-		
1.01	601	Roof Coverings	Main pitched roof	Clay tile pitched roof.	Pitched roof is in a poor condition with roof leaks present throughout due to missing roof tiles. Sarking felt present but torn in areas.	Complete re-roof is required: Remove existing clay tiles, battens, sarking felt and install new breather membrane, counter battens and new tiles to match existing.	112m <sup>2</sup>	60,000	
1.02	602	Rainwater Goods (including downpipes)	Generally throughout	Cast iron rainwater goods with asbestos material.	Rainwater goods predominantly cast iron with some suspected asbestos material present. Generally in a poor condition with evidence of rust throughout. Majority of downpipes missing.	Note: Asbestos removal Included for in SUMMARY	60lm		
1.03			-	-	-	Remove all existing cast iron guttering including downpipes, replace with new cast iron guttering to match existing.	60lm	7,500	
1.04		Fascias	Generally throughout	Timber fascia boards	Timber fascias throughout, rotten and in a poor condition - full replacement required at same time as rainwater goods.	Replace existing timber fascias throughout to match existing.	28lm		
1.05	603	Soffits	Generally throughout	Asbestos cement soffit boards throughout.	All soffit boards are generally in a poor condition and contain asbestos material.	Asbestos removal Included for the SUMMARY	28lm		
1.06			-	-	-	Supply and install new timber soffit boards throughout.	28lm	3,000	
1.07		Decorations	Decorations generally throughout	Fascias, soffits and rainwater goods	Fascias, soffits and rainwater goods are all generally in a poor decorative condition. Full decorations required as part of replacement works.	Decorate all new fascias, soffits and rainwater goods throughout.	Throughout	2,000	72,500
2.00		<u>Walls</u>							
2.01		<u>North Elevation</u>	-	-	-	-	-		
2.02			Walls generally	Solid red brick walls	Generally in a good condition, air bricks present and also in good condition.	-	-		
2.03			-	Clay cill tiles under window	Some tiles have delaminated and cracked, and require full repairs.	Undertake repairs to 3no clay cill tiles to bring them up to a suitable standard to match existing.	3no.	250	
2.04			-	Low level brick/stone plinths	In a good condition.	-	-		
2.05		Windows	Generally	1no timber single glazed window	Window is generally structurally sound, but glazing putty has deteriorated, 2no cracked glazing pane.	Renew putty and replace 2no cracked glazed panes to window.	2no.	500	
2.06		General	Decorations generally	External decorations	Full redecorations required to the window and creasing tiles underneath.	Undertake full redecoration of north elevation.	Entire area.	500	
2.07		<u>East Elevation</u>							
2.08		Walls	Walls generally	Solid brick walls	Brickwork in a fair condition, some areas of pointing required at each end.	Repoint approx. 9sqm of brickwork to east elevation.	9m <sup>2</sup>	500	

MORGUE

Item	Photo	Element	Location	Description	Condition/Defect	Works Required	Quantity	Cost £	Section total £
2.09	604		Timber canopy posts	2no timber canopy posts	Timber canopy posts are generally rotten with some repairs needed at eaves level.	Replace 2no 2m high timber canopy posts and decorate, timber repairs at eaves level.	2no.	2,500	
2.10	605	Windows	Generally	1no timber single glazed window	Timber window has some damage at corner of frames which require repair.	Splice in and undertake timber repairs to window where necessary and make good	1no.	500	
2.11	606	Doors	External doors generally	2no double and 3no single external doors	All timber doors are generally structurally sound but with some damage to the edge of their door leaves.	Splice in and undertake minor timber repairs to doors where necessary and make good	5no.	500	
2.12		General	Decorations generally	External decorations	Full external decorations generally required throughout, to window, doors, creasing tiles, timber canopy posts and areas of painted brickwork.	Undertake full redecoration of finishes to east elevation.	Entire area.	500	
2.13		<u>South Elevation</u>							
2.14		Walls	Walls generally	Solid red brick walls	Brickwork generally in a fair condition. Some repointing required in the middle of the wall where the pointing has perished.	Repoint approx. 3sqm of wall area.	3m²	250	
2.15	607		-	-	Stepped cracking at high level on the left hand corner, where brickwork has physically split due to subsidence.	Remove approx. 12no bricks, including associated mortar, replace with bricks to match existing and rebed with new pointing.	12no.	750	
2.16	608		-	Clay creasing tiles under windows	Clay tiles are generally damaged and in a poor condition with the majority of tiles cracked and loose.	Replace 2lm of clay cill creasing tiles to match existing.	2lm	250	
2.17	609	Windows	Generally	2no timber windows (boarded up)	2no timber windows currently boarded up, existing frame below is in a poor condition. Renew complete window units.	Remove 2no existing rotten single glazed window units complete and replace to match existing.	2no.	250	
2.18	610	Doors	Generally	High level timber decorative door	High level timber door appears to be rotten throughout where it has been exposed to the elements for a prolonged period of time.	Renew existing timber door to match existing.	1no.	1,000	
2.19		General	Decorations	External decorations	Full external decorations generally required throughout to windows, door, and all creasing tiles.	Undertake full redecoration of south elevation.	Entire Area.	500	
2.20		<u>West Elevation</u>							
2.21	611	Walls	Walls generally	Solid brick walls with a combination of pebbledash and smooth concrete render.	Pebbledash render in good condition with smooth concrete render at low level, which is cracked and generally blown.	Hack off approximately 10sqm of blown render at low level and re-render to match existing, make good and leave ready to receive decoration.	10m²	750	
2.22		General	Decorations	External decorations	Full external decorations generally required to both the smooth and pebbledash render finishes.	Undertake full redecoration of west elevation.	Entire Area.	1,500	11,000
<b>B</b>		<b>INTERNALS</b>							
3.0		General							
3.01	612,614	Ceilings	Rooms 2 and 6	Lath and plaster ceiling	Lath and Plaster ceiling has collapsed in areas due to previous roof leaks, room 2 has been temporarily replaced with plasterboard.	Strip out remaining existing lath and plaster ceiling where damaged, install new ceiling to exactly match existing.	25m²	7,500	
3.02			Room 1	No ceiling	No ceiling present - previously ceiling collapsed historically due to various roof leaks. Consider reinstating lath and plaster ceiling once roof leaks are addressed	Make good all existing joists at ceiling level and install new lath and plaster ceiling throughout..	44m²		

MORGUE

Item	Photo	Element	Location	Description	Condition/Defect	Works Required	Quantity	Cost £	Section total £
3.03		Walls	Generally throughout	Painted solid brick / block walls	Plastered walls generally in good structural condition.	-	-		
3.04	615		Room 1	Painted solid brick / block walls	Plaster finish is missing to walls at low level in areas and requires replastering.	Replaster approx. 5m² of missing wall area, make good around.	5m²	750	
3.05	616		Rooms 1 and 6	Glazed decorative wall tiles	Wall tiles are in a good condition and need to be retained due to their architectural significance. 3no tiles missing in Room 6 and need to be replaced	Replace 3no decorative glazed wall tiles	3no	250	
3.06	617	Floors	Generally throughout	Vinyl floor coverings	All vinyl floor coverings in poor condition and have been badly affected by damp and previous roof leaks. Full replacement required	Strip up all vinyl sheet flooring throughout. On a latex levelling screed lay new vinyl sheet covering to all rooms	100m²	7,500	
3.07			Room 3	Tiled floor	Tiled floor present and generally in a reasonable structural condition.	-	-		
3.08		Joinery (door frames)					-		
3.09		Doors	Internal doors throughout	Timber internal doors (2no)	Timber internal doors are structurally sound.	-	-		
3.10	618	Windows	Windows internally	Timber single glazed windows (8no)	Ironmongery to windows throughout is inoperable and in a poor condition, and requires a full overhaul.	Renew all window ironmongery to 8no windows throughout to match existing.	8no	1,500	
3.11		Fittings	Room 2	Timber work shelves	Timber work shelving in good condition and can be retained.	-	-		
3.12	619		Sanitaryware - generally (Room 3 and Room 4)	-	WC comprises high level toilet cistern with sink, in poor very dated condition	Fully renew all sanitaryware as part of WC refurbishment	1no	2,500	
3.13		General decorations	Generally throughout	-	Decorations required throughout with most materials having been affected by either roof leaks or condensation.	Wash down any mould, make good all surfaces including the infilling of any holes, dents, and fully redecorate throughout.	Throughout	7,500	27,500
<b>C</b>		<b>SERVICES</b>							
4.00		Electrical	Generally throughout	Generally	Generally lacking throughout. Sockets need to be installed if building is retained. A full overhaul of the electrical system is required.	Undertake full electrical require of power and lighting circuits and install minimum 4no sockets to each room, install new lighting throughout.	-	10,000	
4.01		Fire	Fire alarm generally throughout	No fire alarm present	No fire alarm system present to building.	Install new addressable fire alarm system which provides detection coverage throughout the building.	Throughout	7,500	
5.00		Mechanical	Plumbing generally	Pipework to sink and WC	Pipework is in poor condition and dated	Renew all pipework as part of WC refurbishment	-	5,000	
5.01			Heating generally	No heating to building	None required for current purpose	-	-		22,500

**TOTAL MORGUE 133,500**

ABERTILLERY HOSPITAL SURVEY

WEST GARAGE

Item	Photo	Element	Location	Description	Condition/Defect	Works Required	Quantity	Cost £	Section total £
<b>A</b>		<b>EXTERNAL</b>							
<b>1.00</b>		<b>Roofs</b>							
1.01	700, 70	Roof Coverings	Main roof	Pitched clay tile roof with no sarking felt present. Roof tiles laid on timber battens, timber rafters and purlins.	Condition poor. Slight deflection in roof. Numerous roof tiles missing/slipped. Damaged ridge tiles. Signs of water ingress.	Re-roof with new breather membrane battens, counter battens and plain clay tiles and ridge tiles. Install new concrete fillet mortar beds to gable ends.	50m <sup>2</sup>	30,000	
1.02		Rain Water Goods	Main roof	Half round UPVC guttering and downpipes.	Poor condition and leaking. RWP's missing or broken and guttering brittle with poor connections.	Take down and replace with new UPVC RWP's and guttering with brackets.	22lm	750	
1.03		Fascias/Soffits/Barge Boards	Main roof all around.	Painted timber fascias, soffits and barge boards.	Very poor condition. Holes, timber decay and sections missing.	Replace timbers, fascias and soffits complete with new no maintenance pre-finished fascias/soffits and barge boards.	32lm	1,000	31,750
<b>2.00</b>		<b>Walls</b>							
2.01	702		Throughout	Red brick walls in Flemish brick bond.	Showing signs of 'bowing' and movement to side walls. Cracking evident in walls.	Assess building stability with structural engineer. Provisional sum included for structural works.	Entire building	10,000	
2.02					Missing pointing to mortar beds and joints on all elevations in local areas.	Hack out and repoint	12m <sup>2</sup>	500	
2.03	703	Windows	4no windows on side elevations (2no per side)	Boarded up metal windows.	Corroded windows in very poor condition with bricked arches over.	Remove disused windows and brick up windows with matching red brick.	2no	1,000	
2.04	704	Doors	Main Doors Front Elevation	Vehicular timber double doors to garage.	Bare timber doors in very poor condition. Very old damaged with signs of numerous historic patch repairs.	Replace doors with new timber doors and ironmongery including framework.	2.4m x 2.6m	7,500	
2.05	704	General	Decorations	Decorations to timber doors.	Poor condition peeling decorations.	Redecorate timber doors fully, including frame.	14m <sup>2</sup>	500	19,500
<b>B</b>		<b>INTERNALS</b>							
3.00		General							
3.01	705,70	Ceilings	Throughout	Fibre board ceiling with timber framework.	Very old ceiling. Fibreboard ceiling missing/damaged to 60% of area.	Renew complete ceiling with new ceiling boards to match existing.	40m <sup>2</sup>	7,500	
3.02	707,70	Walls	All perimeter external walls	All walls finished with smooth concrete render.	Moderate to significant horizontal and vertical cracking all around indicating movement/instability. Render blown in a couple of locations.	Repair render to cracked areas. Hack off and repair blown areas.	26lm 1m <sup>2</sup>	1,500	
3.03		Floors	Throughout building	Solid concrete ground bearing floor slab.	Average condition with some minor damage.	Fit for current use. Minor concrete repairs only.	10m <sup>2</sup>	500	
3.04		General - Fittings	Throughout building	Fitted with free standing racking/shelving.	Average condition.	Fit for current use.			9,500
<b>C</b>		<b>Services</b>							
4.00		Electrical	General power/lighting throughout	Lights and power is a retrospective temporary arrangement. Wall lights fitted and extension socket cables present.	Temporary makeshift installation with loose power cables, no conduit. Lighting is via wall lights only. Extension power sockets in use extensively. Installation is poor and non-compliant with	Install new distribution board, LED lighting, new circuits and power with new socket and wiring to meet current regulations and British Standards.	Throughout Garage	2,500	
		Fire	Fire Alarm System	No apparent fire detection or alert system present.	No fire detection or alert system appeared to be present.	Install fire detectors/alarm system.	Throughout Garage	1,000	
5.00		Mechanical							
		Plumbing	N/A	N/A	N/A	N/A	N/A		
		Heating/Ventilation	Throughout building	Unheated and unventilated building.	N/A	N/A - No works required if this is to remain an unheated store/garage			3,500

TOTAL WEST GARAGE 64,250

EAST GARAGE

Item	Photo	Element	Location	Description	Condition/Defect	Works Required	Quantity	Cost £	Section total £
<b>A</b>		<b>EXTERNAL</b>							
1		<b>Roofs</b>							
1.01	800,80	Roof Coverings	Main roof	Corrugated pitched Asbestos sheet roof panels supported by timber rafter structure	Condition is okay. Renew when possible due this being a hazardous material.	Remove existing asbestos roof NOTE: INCLUDED IN ASBESTOS REMOVAL SEE SUMMARY. Re-roof with new lightweight metal roof sheeting system complete fixed to existing timber structure.	48m <sup>2</sup>	15,000	
1.02	802	Rain Water Goods	Main roof	Half round UPVC guttering and downpipes.	Poor condition. RWP's missing or broken and guttering brittle with poor connections.	Take down and replace with new UPVC RWP's and guttering with brackets.	271m	1,500	
1.03	803	Fascias/Soffits/Barge Boards	Main roof all around.	Painted timber fascias present only.	Very poor condition. Timber decay and damaged sections.	Replace timbers, fascias complete with new no maintenance pre-finished fascias.	201m	1,000	17,500
<b>2.00</b>		<b>Walls</b>							
2.01			Throughout building	Pebbledash concrete render/blockwork walls.	Paint peeling off all over leaving render exposed, cracking evident in render. Generally sound and still bonded to solid blockwork walls. Blockwork walls generally in average condition. 5-10mm wide cracking noted within blockwork internally.	Repair blockwork cracking and stitch in helifix type stitching bars or similar and repoint as required.	51m	1,500	
2.02	804			Pebbledash concrete render.	Render in contact with ground on all elevations is in contact with ground and has hairline cracking and sections of blown render.	Hack off bottom of render 150mm above finished ground level and defective areas & make good. Re-render defective areas to match existing. Decorate low level blockwork with waterproof black paint. Repair around cracking and repair cracks with new render/concrete repairs.	14m <sup>2</sup>	2,000	
2.03	805, 80	Windows	2no windows on side elevations (2no per side)	Boarded up timber windows with stone/concrete cills under.	Windows in very poor condition. Cills in need of redecoration.	Remove dis-used windows and block up windows with matching and apply matching external concrete render externally to match adjacent finish.	8m <sup>2</sup>	1,500	
2.04	806, 80	Doors	Main Doors Front Elevation	Vehicular timber folding doors to garage.	Bare timber doors in very poor condition. Very old damaged with signs of numerous historic patch repairs.	Replace doors with new folding timber doors and ironmongery including framework.	3.5m x 2.5m	7,500	
2	804		Rear elevation	2no single timber doors	Poor condition peeling decorations and bottom of doors boarded over repairs where door has become rotten.	Renew doorset including framework with new prefinished timber composite doors and ironmongery.	2no doors	1,500	
2.06		General (Decorations)	External doors throughout	Decorations to folding timber doors and 2no single timber doors	Poor condition peeling decorations to timber doors and external concrete window cills.	Fully decorate timber doors, including framework complete including priming, preparation, undercoats and finishing coats.	14m <sup>2</sup>	750	
2.07			External walls throughout	Concrete pebbledash walls and tiled cills.	Decorations in poor condition, peeling with numerous areas and patches of bare render.	Fully clean and prepare rendered walls, prime and fully decorate all rendered walls and tiled cills to match existing.	Entire building	4,000	
	804		Note: 2no external rear doors locked. No access gained.	1no store thought to have electrical supply mains intake within.	No access				18,750
<b>B</b>		<b>INTERNAL</b>							
<b>3.00</b>		<b>General</b>							
3.01		Ceilings	Throughout building	None. Exposed timber structure.	Small plastered ceiling to small internal store room. Average condition. Building users should not overload ceiling area above with stored items.	N/A			
3.02	808	Walls	Internal walls	Timber studwork walls finished with plasterboard.	Walls in average condition for building use.	N/A			
3.03		Floors	Throughout building	Solid concrete ground bearing floor slab.	Average condition with an area of damage where floor slab is breaking up with undulating surface.	Concrete repairs to floor slab as necessary.	10m <sup>2</sup>	1,500	
3.04		General - Fittings	Throughout building	Fitted with free standing racking/shelving.	Average condition.	N/A - Suitable for use.			1,500
<b>C</b>		<b>SERVICES</b>							

EAST GARAGE

Item	Photo	Element	Location	Description	Condition/Defect	Works Required	Quantity	Cost £	Section total £
4.00		Electrical	General power/lighting throughout	Minimal lights and power within conduit.	Old lighting and power system with minimal sockets and insufficient lighting.	Install new distribution board, LED lighting, circuits and power with new sockets and wiring to meet current regulations	Throughout Garage	3,500	
		Fire	Fire Alarm System	No apparent fire detection or alert system present.	No fire detection or alert system appeared to be present.	Install fire detectors/alarm system.	Throughout Garage	1,500	
5.00		Mechanical							
		Plumbing	N/A	N/A	N/A	N/A	N/A		
		Heating/ Ventilation	Throughout building	Unheated and unventilated building.	N/A	N/A - No works required if this is to remain an unheated store/garage			5,000

**TOTAL EAST GARAGE** 42,750

**PART C: SUMMARY**

ABERTILLERY HOSPITAL SURVEY

SUMMARY

Area		Element	Section totals	Roofs	Walls External	Internal	Services	Basement	TOTAL £
<b>BLOCK A</b>	1.00	Roofs	424,250	424,250					
	2.00	Walls External	109,950		109,950				
	3.00 + 6.00	Internal	167,650			167,650			
	4.00, 5.00 + 7.00	Services	362,000				362,000		
	8.00	Basement	326,450					326,450	
							<b>TOTAL BLOCK A</b>		<b>1,390,300</b>
<b>BLOCK B</b>	1.00	Roofs	559,000	559,000					
	2.00	Walls External	111,050		111,050				
	3.00	Internal	295,750			295,750			
	4.00 + 5.00	Services	195,000				195,000		
							<b>TOTAL BLOCK B</b>		<b>1,160,800</b>
<b>BLOCK C</b>	1.00	Roofs	67,500	67,500					
	2.00	Walls External	23,500		23,500				
	3.00	Internal	82,000			82,000			
	4.00 + 5.00	Services	35,000				35,000		
							<b>TOTAL BLOCK C</b>		<b>208,000</b>
<b>BLOCK D</b>	1.00	Roofs	246,500	246,500					
	2.00	Walls External	44,350		44,350				
	3.00	Internal	250			250			
	4.00 + 5.00	Services	1,000				1,000		
							<b>TOTAL BLOCK D</b>		<b>292,100</b>
<b>BLOCK E</b>	1.00	Roofs	40,000	40,000					
	2.00	Walls External	33,250		33,250				
	3.00	Internal	34,500			34,500			
	4.00 + 5.00	Services	180,000				180,000		
	6.00	Basement	-					-	
							<b>TOTAL BLOCK E</b>		<b>287,750</b>
<b>MORGUE</b>	1.00	Roofs	72,500	72,500					
	2.00	Walls External	11,000		11,000				
	3.00	Internal	27,500			27,500			
	4.00 + 5.00	Services	22,500				22,500		
							<b>TOTAL MORGUE</b>		<b>133,500</b>
<b>WEST GARAGE</b>	1.00	Roofs	31,750	31,750					
	2.00	Walls External	19,500		19,500				
	3.00	Internal	9,500			9,500			
	4.00 + 5.00	Services	3,500				3,500		
							<b>TOTAL WEST GARAGE</b>		<b>64,250</b>
<b>EAST GARAGE</b>	1.00	Roofs	17,500	17,500					
	2.00	Walls	18,750		18,750				
	3.00	Internal	1,500			1,500			
	4.00 + 5.00	Services	5,000				5,000		
							<b>TOTAL EAST GARAGE</b>		<b>42,750</b>



SUMMARY (CONTINUED)

	<b>TOTAL OF ALL AREAS</b>	<b>£3,579,450</b>
Provisional:		
1. Asbestos Removal as part of works		<b>£75,000</b>
2. Testing drainage and works to repair		<b>£75,000</b>
3. External works generally		<b>£50,000</b>
4. Link building removal		<b>£25,000</b>
<b>SUB TOTAL</b>		<b>£3,804,450</b>
Add Contingency 15%		<b>£570,668</b>
Add M/C overheads & profit 15%		<b>£656,268</b>
<b>TOTAL PROJECT COST (Excl VAT):</b>		<b>£5,031,385</b>

**PART D: PHOTOGRAPHS**

**(Referenced to Survey)**

**ABERTILLERY HOSPITAL CONDITION SURVEY  
PHOTO SCHEDULE**

---

**AREA A**

---



Photo 101.



Photo 102.



Photo 103.



Photo 104.



Photo 105.



Photo 106.

**ABERTILLERY HOSPITAL CONDITION SURVEY  
PHOTO SCHEDULE**

---

**AREA A**

---



Photo 107.



Photo 108.



Photo 109.



Photo 110.



Photo 111.



Photo 112.



**ABERTILLERY HOSPITAL CONDITION SURVEY  
PHOTO SCHEDULE**

---

**AREA A**

---



Photo 113.



Photo 114.



Photo 115.



Photo 116.



Photo 117.



Photo 118.

**ABERTILLERY HOSPITAL CONDITION SURVEY  
PHOTO SCHEDULE**

---

**AREA A**

---



Photo 119.



Photo 120.



Photo 121.



Photo 122.



Photo 123.



Photo 124.



**ABERTILLERY HOSPITAL CONDITION SURVEY  
PHOTO SCHEDULE**

---

**AREA A**

---



Photo 125.



Photo 126.



Photo 127.



Photo 128.



Photo 129.



Photo 130.

**ABERTILLERY HOSPITAL CONDITION SURVEY  
PHOTO SCHEDULE**

---

**AREA A**

---



Photo 131.



Photo 132.



Photo 133.



Photo 134.



Photo 135.



Photo 136.



**ABERTILLERY HOSPITAL CONDITION SURVEY  
PHOTO SCHEDULE**

---

**AREA A**

---



Photo 137.



Photo 138.



Photo 139.



Photo 140.



Photo 141.



Photo 142.

**ABERTILLERY HOSPITAL CONDITION SURVEY  
PHOTO SCHEDULE**

---

**AREA A**

---



Photo 143.



Photo 144.



Photo 145.



Photo 146.



Photo 147.



Photo 148.

**ABERTILLERY HOSPITAL CONDITION SURVEY  
PHOTO SCHEDULE**

---

**AREA A**

---



Photo 149.



Photo 150.



Photo 151.

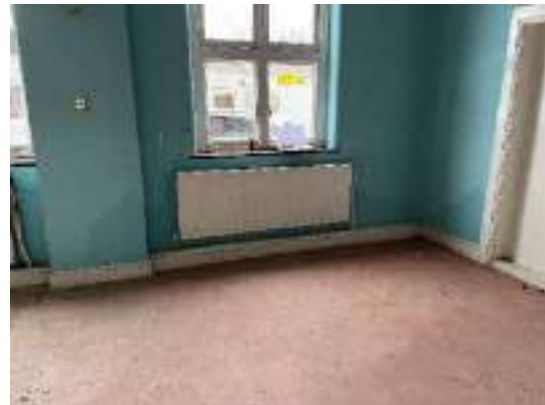


Photo 152.



Photo 153.



Photo 154.

**ABERTILLERY HOSPITAL CONDITION SURVEY  
PHOTO SCHEDULE**

---

**AREA A**

---



Photo 155.



Photo 156.



Photo 157.



Photo 158.



Photo 159.



Photo 160.



**ABERTILLERY HOSPITAL CONDITION SURVEY  
PHOTO SCHEDULE**

---

**AREA A**

---



Photo 161.



Photo 162.



Photo 163.



Photo 164.



Photo 165.



Photo 166.

**ABERTILLERY HOSPITAL CONDITION SURVEY  
PHOTO SCHEDULE**

---

**AREA A**

---



Photo 167.



Photo 168.

**ABERTILLERY HOSPITAL CONDITION SURVEY  
PHOTO SCHEDULE**

---

**AREA B**

---



Photo 200.



Photo 201.



Photo 202.



Photo 203.



Photo 204.



Photo 205.

**ABERTILLERY HOSPITAL CONDITION SURVEY  
PHOTO SCHEDULE**

---

**AREA B**

---



Photo 206.



Photo 207.



Photo 208.



Photo 209.



Photo 210.



Photo 211.



**ABERTILLERY HOSPITAL CONDITION SURVEY  
PHOTO SCHEDULE**

---

**AREA B**

---



Photo 212.



Photo 213.



Photo 214.



Photo 215.



Photo 216.



Photo 217.

**ABERTILLERY HOSPITAL CONDITION SURVEY  
PHOTO SCHEDULE**

---

**AREA B**

---



Photo 218.



Photo 219.



Photo 220.



Photo 221.



Photo 222.



Photo 223.

**ABERTILLERY HOSPITAL CONDITION SURVEY  
PHOTO SCHEDULE**

---

**AREA B**

---



Photo 224.



Photo 225.



Photo 226.



Photo 227.



Photo 228.



Photo 229.

**ABERTILLERY HOSPITAL CONDITION SURVEY  
PHOTO SCHEDULE**

---

**AREA B**

---



Photo 230.



Photo 231.



Photo 232.



Photo 233.



Photo 234.



Photo 235.



**ABERTILLERY HOSPITAL CONDITION SURVEY  
PHOTO SCHEDULE**

---

**AREA B**

---



Photo 236.



Photo 237.



Photo 238.



Photo 239.



Photo 240.



Photo 241.

**ABERTILLERY HOSPITAL CONDITION SURVEY  
PHOTO SCHEDULE**

---

**AREA B**

---



Photo 242.



Photo 243.



Photo 244.



Photo 245.

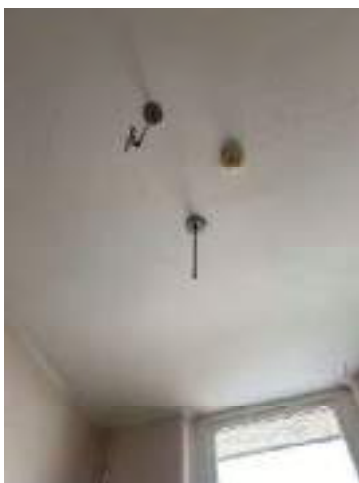


Photo 246.



Photo 247.

**ABERTILLERY HOSPITAL CONDITION SURVEY  
PHOTO SCHEDULE**

---

**AREA B**

---



Photo 248.



Photo 249.



Photo 250.



Photo 251.



Photo 252.



Photo 253.

**ABERTILLERY HOSPITAL CONDITION SURVEY  
PHOTO SCHEDULE**

---

**AREA C**

---



Photo 301.



Photo 302.



Photo 303.



Photo 304.



Photo 305.



Photo 306.



**ABERTILLERY HOSPITAL CONDITION SURVEY  
PHOTO SCHEDULE**

---

**AREA C**

---



Photo 307.



Photo 308.



Photo 309.



Photo 310.



Photo 311.



Photo 312.

**ABERTILLERY HOSPITAL CONDITION SURVEY  
PHOTO SCHEDULE**

---

**AREA C**

---



Photo 313.

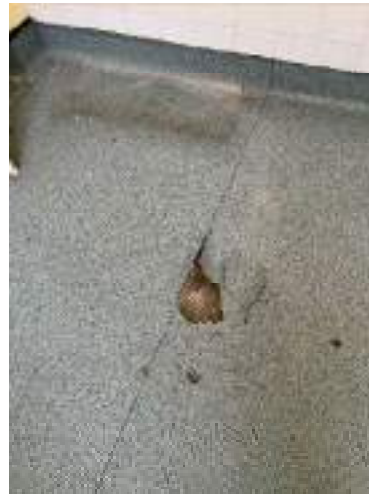


Photo 314.



Photo 315.



Photo 316.



Photo 317.



Photo 318.

**ABERTILLERY HOSPITAL CONDITION SURVEY  
PHOTO SCHEDULE**

---

**AREA C**

---



Photo 319.



Photo 320.



Photo 321.



Photo 322.

**ABERTILLERY HOSPITAL CONDITION SURVEY  
PHOTO SCHEDULE**

---

**AREA D**

---



Photo 400.



Photo 401.



Photo 402.



Photo 403.



Photo 404.



Photo 405.



**ABERTILLERY HOSPITAL CONDITION SURVEY  
PHOTO SCHEDULE**

---

**AREA D**

---



Photo 406.



Photo 407.



Photo 408.



Photo 409.



Photo 410.



Photo 411.

**ABERTILLERY HOSPITAL CONDITION SURVEY  
PHOTO SCHEDULE**

---

**AREA D**

---



Photo 412.



Photo 413.



Photo 414.



Photo 415.



Photo 416.



Photo 417.

**ABERTILLERY HOSPITAL CONDITION SURVEY  
PHOTO SCHEDULE**

---

**AREA D**

---



Photo 418.



Photo 419.



Photo 420.

**ABERTILLERY HOSPITAL CONDITION SURVEY  
PHOTO SCHEDULE**

---

**AREA E**

---



Photo 501.



Photo 502.



Photo 503.



Photo 504.



Photo 505.



Photo 506.



**ABERTILLERY HOSPITAL CONDITION SURVEY  
PHOTO SCHEDULE**

---

**AREA E**

---



Photo 507.



Photo 508.



Photo 509.



Photo 510.



Photo 511.



Photo 512.

**ABERTILLERY HOSPITAL CONDITION SURVEY  
PHOTO SCHEDULE**

---

**AREA E**

---



Photo 513.



Photo 514.



Photo 515.



Photo 516.



Photo 517.



Photo 518.

**ABERTILLERY HOSPITAL CONDITION SURVEY  
PHOTO SCHEDULE**

---

**AREA E**

---



Photo 519.



Photo 520.



Photo 521.



Photo 522.



Photo 523.

**ABERTILLERY HOSPITAL CONDITION SURVEY  
PHOTO SCHEDULE**

---

**MORGUE**

---



Photo 601.



Photo 602.



Photo 603.



Photo 604.



Photo 605.



Photo 606.



**ABERTILLERY HOSPITAL CONDITION SURVEY  
PHOTO SCHEDULE**

---

**MORGUE**

---



Photo 607.



Photo 608.



Photo 609.



Photo 610.



Photo 611.



Photo 612.

**ABERTILLERY HOSPITAL CONDITION SURVEY  
PHOTO SCHEDULE**

---

**MORGUE**

---



Photo 613.



Photo 614.



Photo 615.



Photo 616.



Photo 617.



Photo 618.

**ABERTILLERY HOSPITAL CONDITION SURVEY  
PHOTO SCHEDULE**

---

**MORGUE**

---



Photo 619.



Photo 620.



**ABERTILLERY HOSPITAL CONDITION SURVEY  
PHOTO SCHEDULE**

---

**WEST GARAGE**

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Photo 700.



Photo 701.



Photo 702.



Photo 703.



Photo 704.



Photo 705.

**ABERTILLERY HOSPITAL CONDITION SURVEY  
PHOTO SCHEDULE**

---

**WEST GARAGE**

---



Photo 706.



Photo 707.

**ABERTILLERY HOSPITAL CONDITION SURVEY  
PHOTO SCHEDULE**

---

**EAST GARAGE**

---



Photo 800.



Photo 801.



Photo 802.



Photo 803.



Photo 804.



Photo 805.



EAST GARAGE

---



Photo 806.



Photo 807.



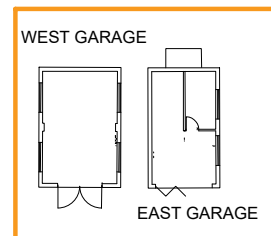
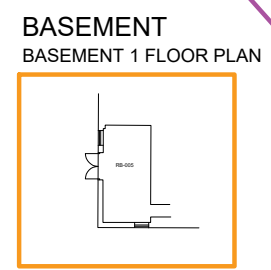
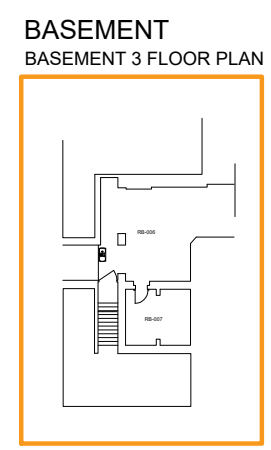
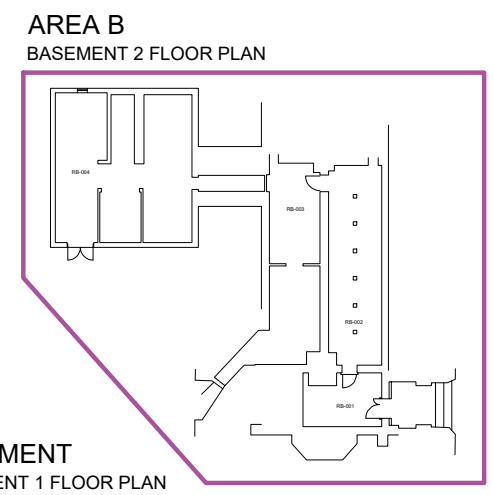
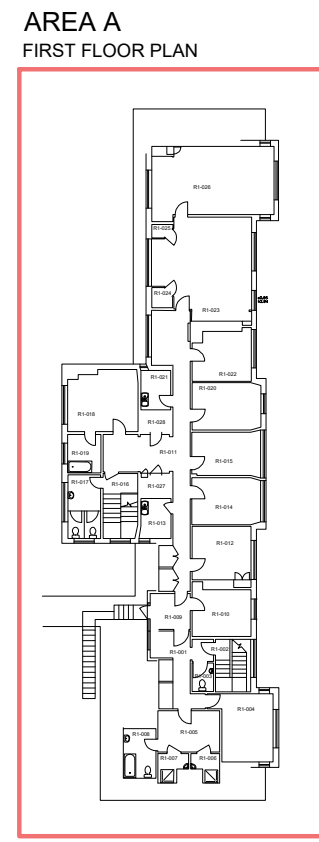
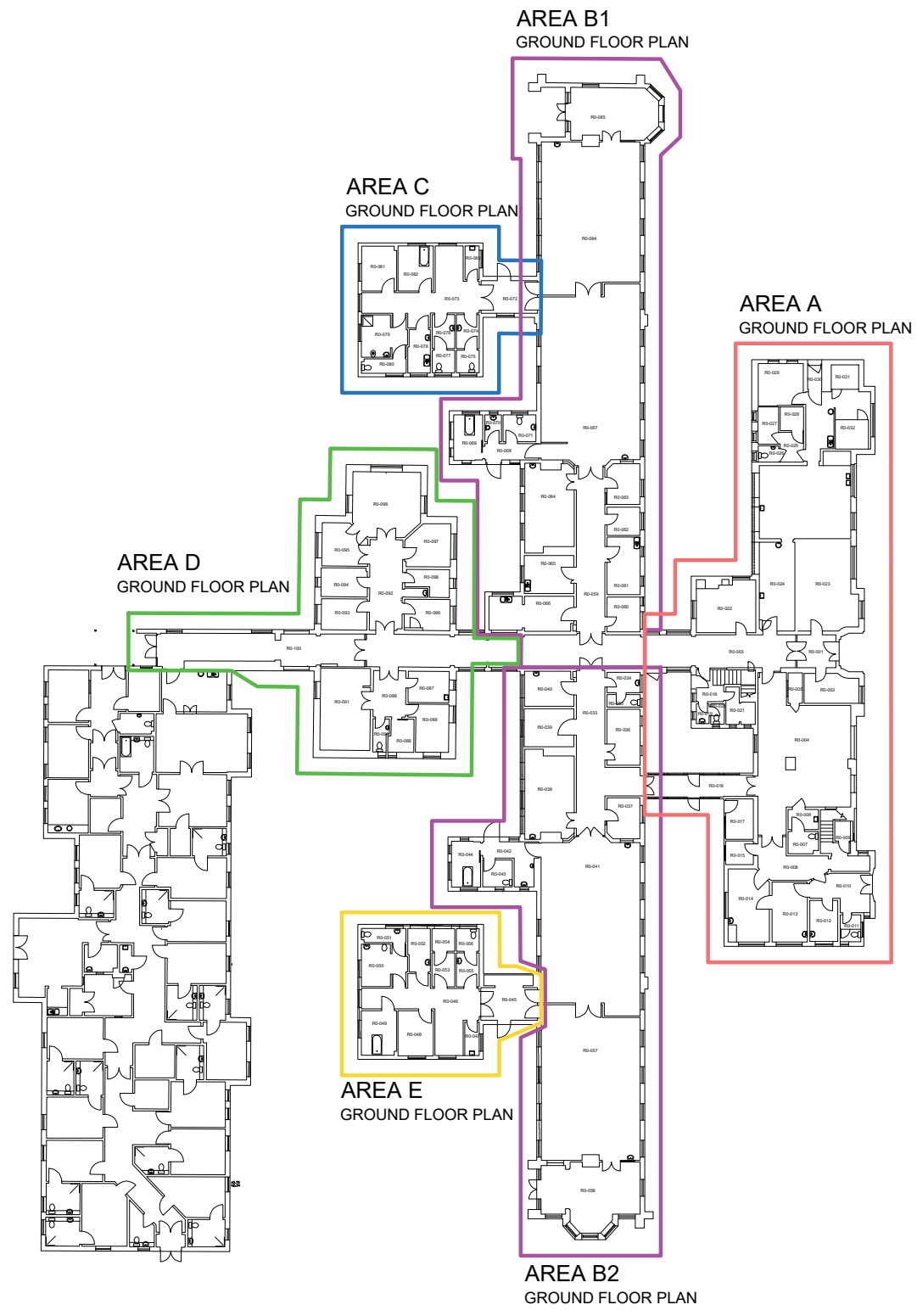
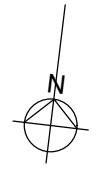
Photo 808.



Photo 809.

## **PART E: DRAWINGS**

ALL WORKING DIMENSIONS TO BE CHECKED ON SITE.  
 FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.  
 ANY DISCREPANCIES BETWEEN DRAWINGS OF DIFFERING SCALES AND BETWEEN DRAWINGS AND SPECIFICATION WHERE APPROPRIATE TO BE NOTIFIED TO SUPERVISING OFFICER FOR DECISION.  
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 NP13 2DA

EXISTING FLOOR PLANS

**FORBES ASSOCIATES**  
 Building Surveyors

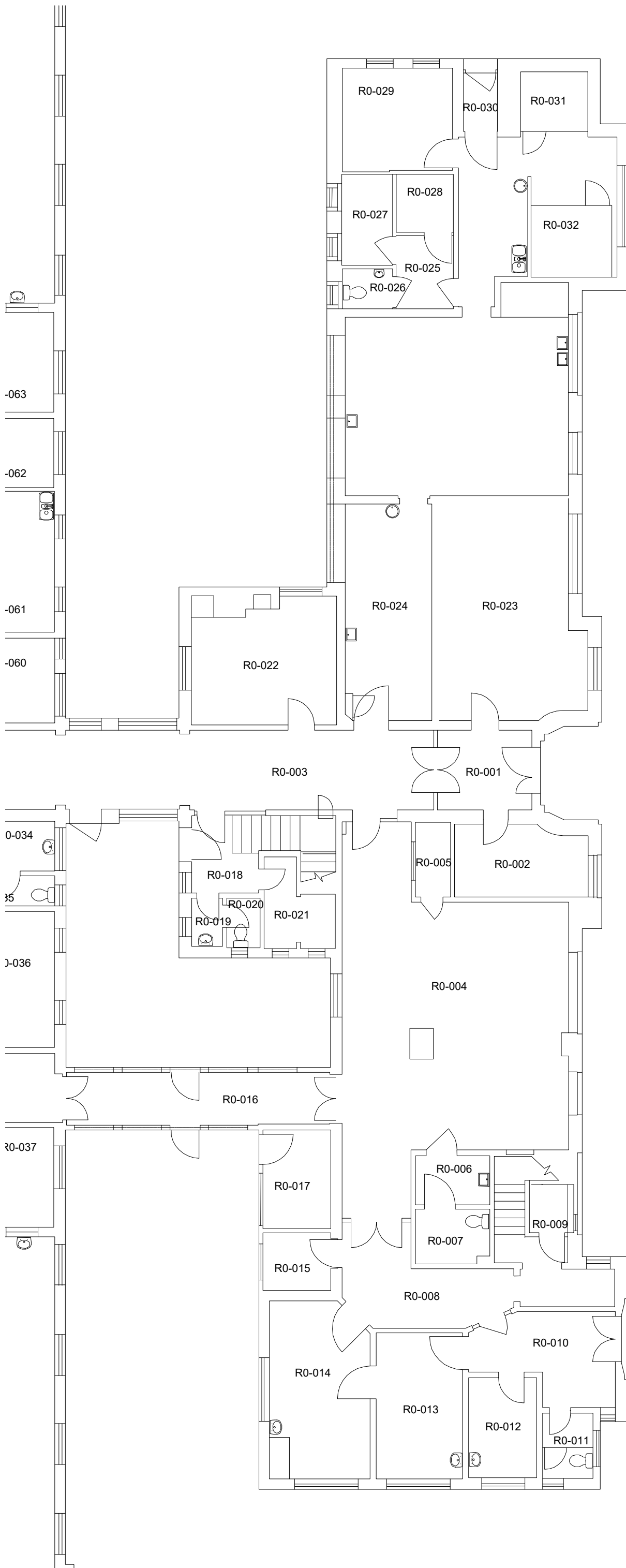
Provident House, 123 Ashdon Road, Saffron Walden, Essex CB10 2AJ  
 Tel: (01799) 527700 Fax: (01799) 514010 E-mail: info@forbesassociates.co.uk


MARCH 2023 EJ

NTS

3555/G01

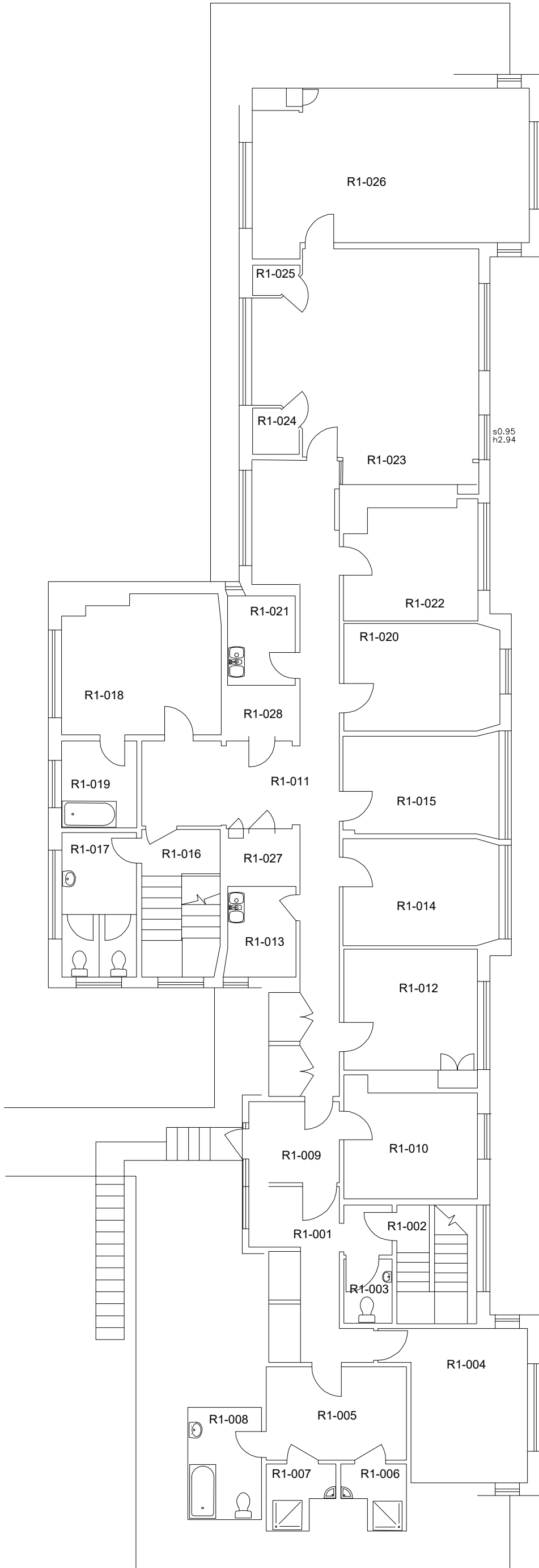
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AREA A GROUND FLOOR	
	MARCH 2023 EJ NTS 3555/G02

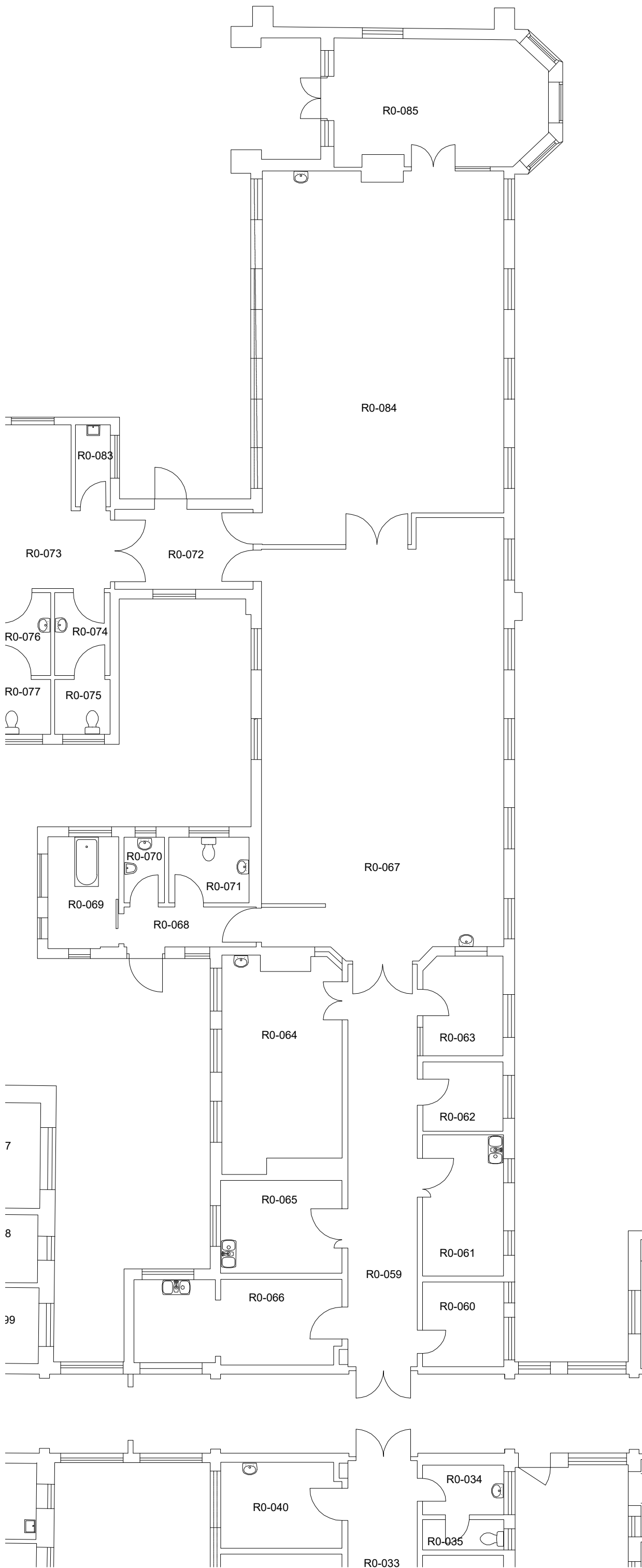


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	MARCH 2023 EJ
AREA A FIRST FLOOR	NTS 3555/G03

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 AND BETWEEN DRAWINGS AND SPECIFICATION WHERE  
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**FORBES ASSOCIATES**  
 RICS Building Surveyors  
Prudential House, 123 Ashdon Road, Saffron Walden, Essex CB10 2AJ  
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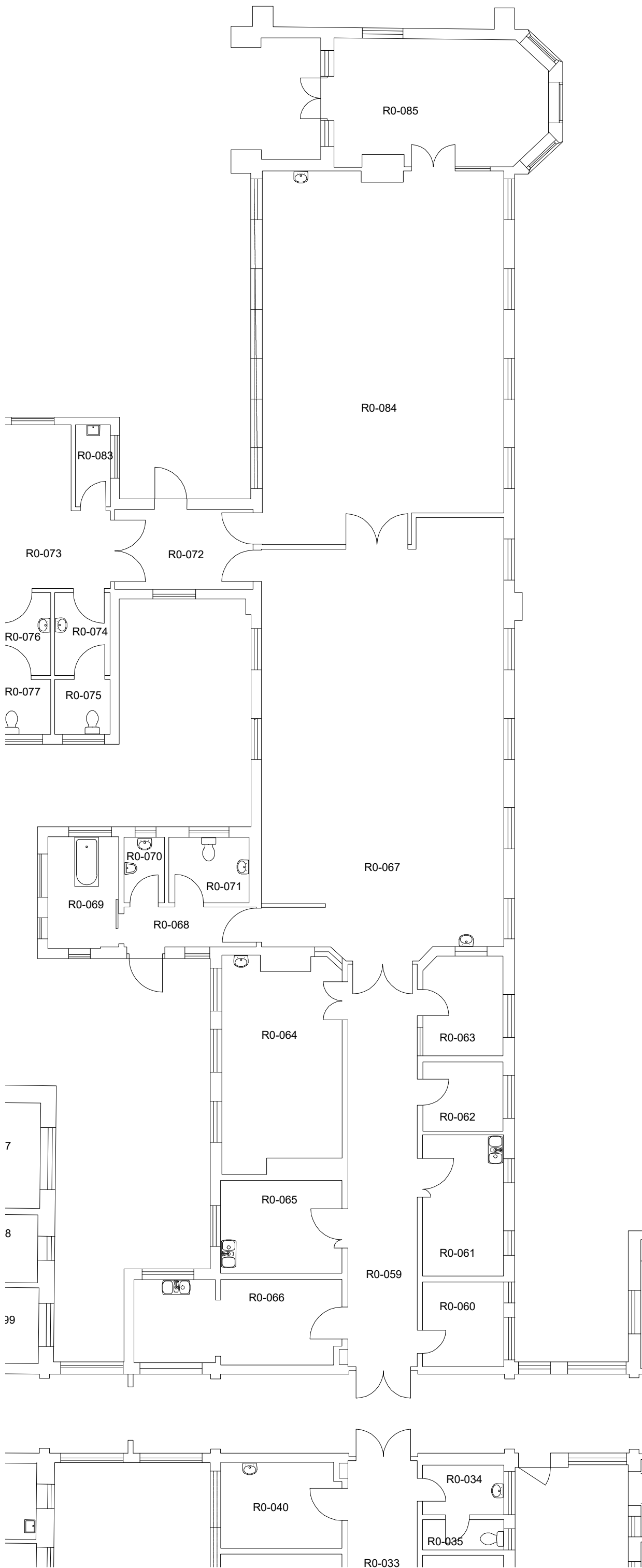
MARCH 2023 EJ

AREA B  
 GROUND FLOOR 1

NTS

3555/G04

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 FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED  
 DIMENSIONS.  
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 AND BETWEEN DRAWINGS AND SPECIFICATION WHERE  
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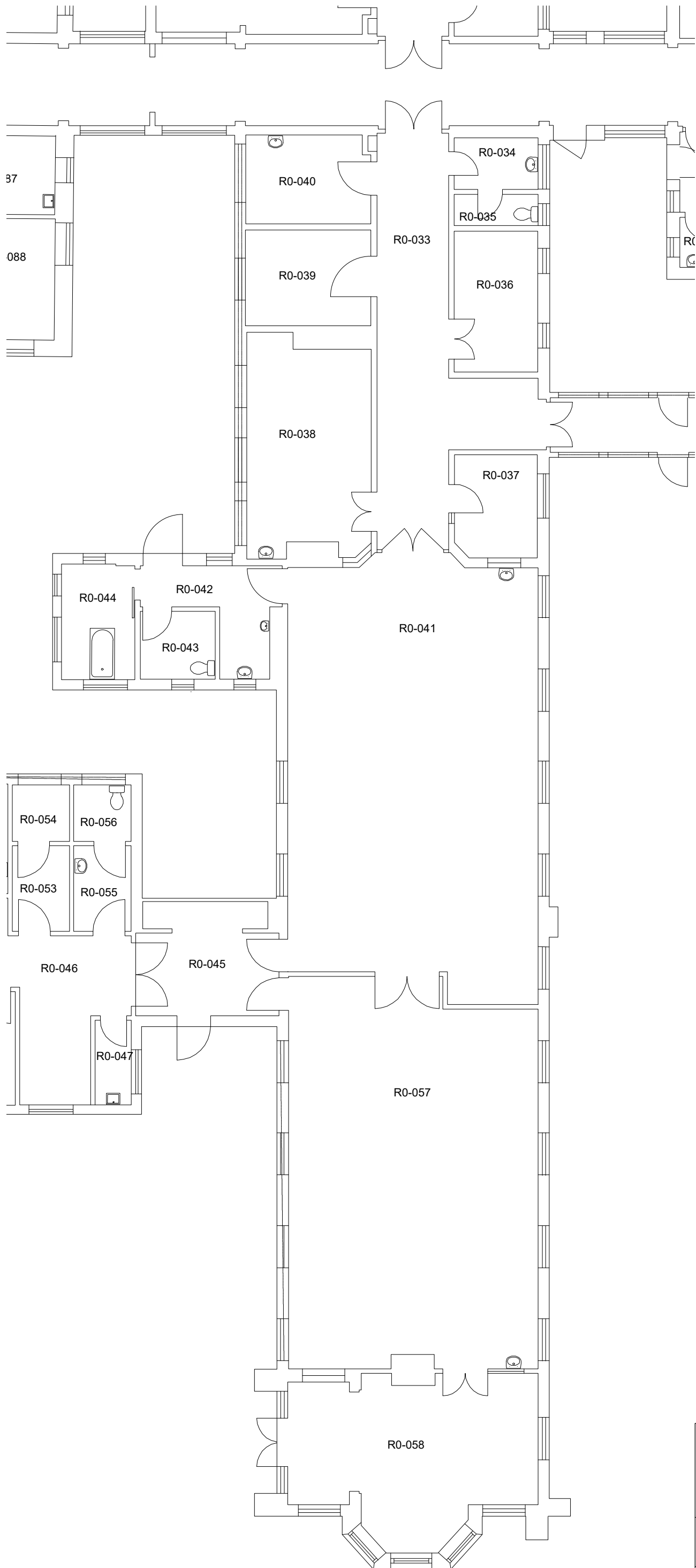
  
**FORBES ASSOCIATES**  
 RICS Building Surveyors  
Provident House, 123 Ashdon Road, Saffron Walden, Essex CB10 2AJ  
 Tel: (01799) 527700 Fax: (01799) 514010 E-mail: info@forbesassociates.co.uk

MARCH 2023 EJ


AREA B  
 GROUND FLOOR 1

NTS

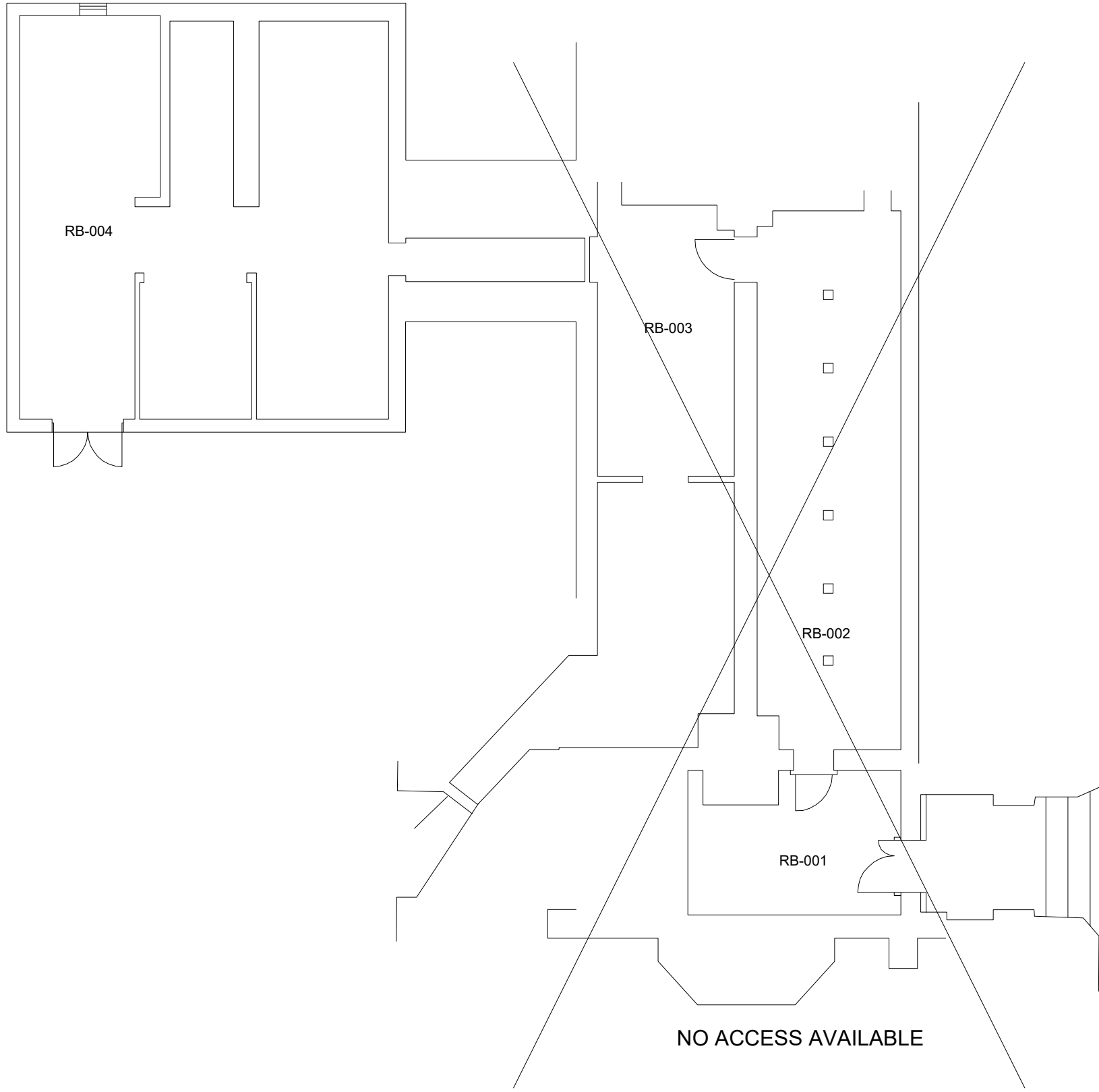
3555/G04




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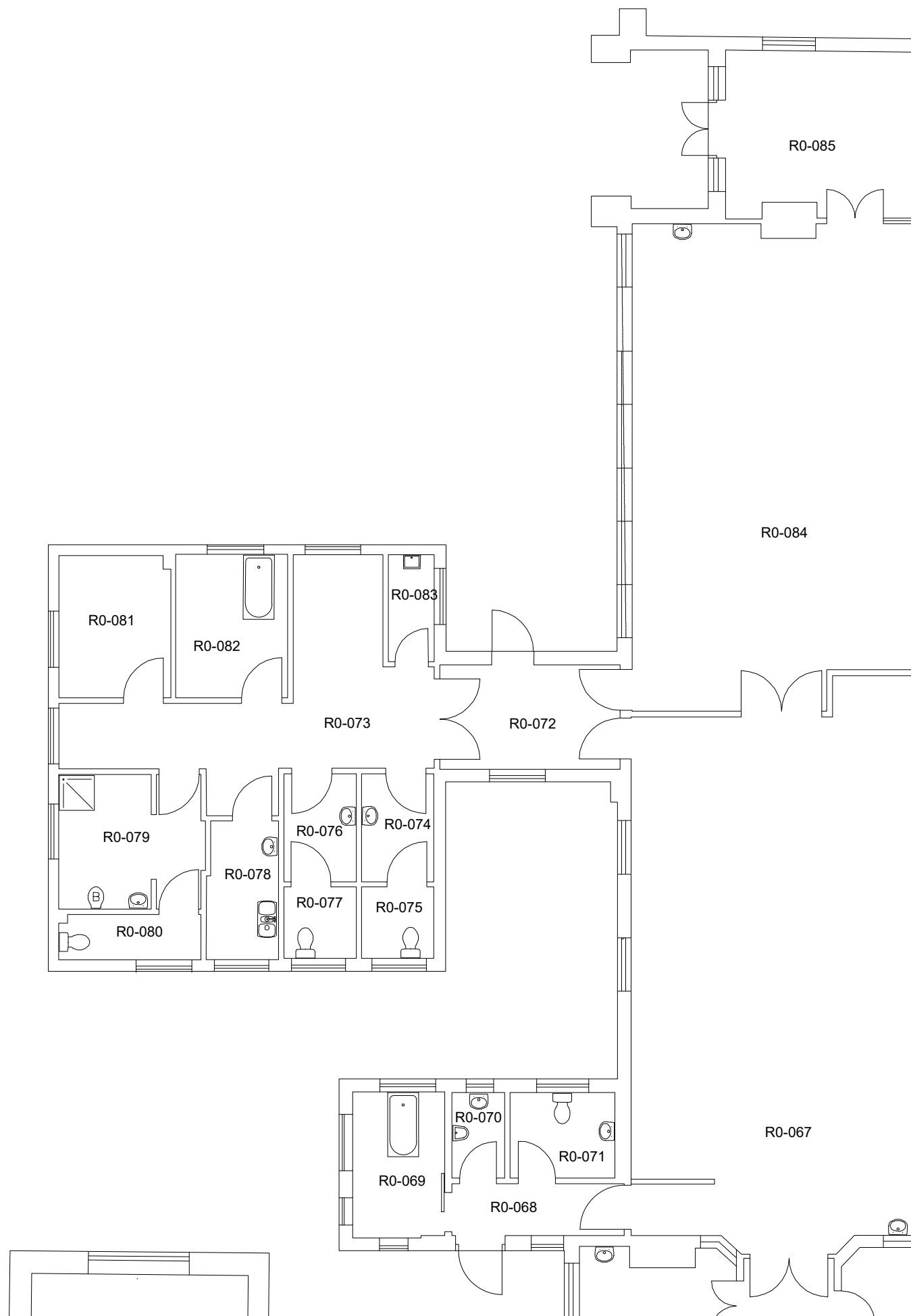
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AREA B GROUND FLOOR 2	NTS 3555/G05


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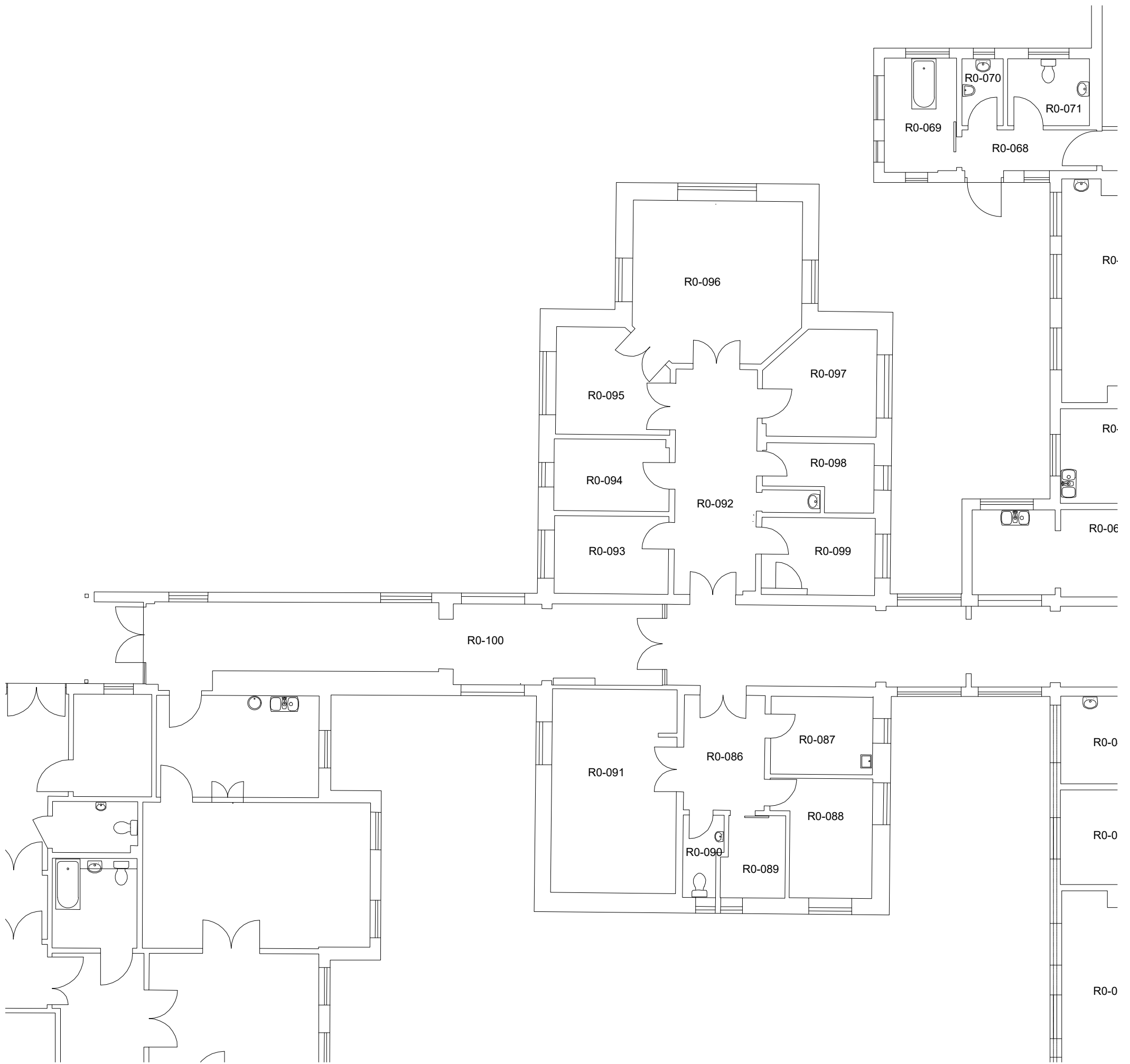
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AREA C GROUND FLOOR	MARCH 2023      EJ NTS 3555/G07

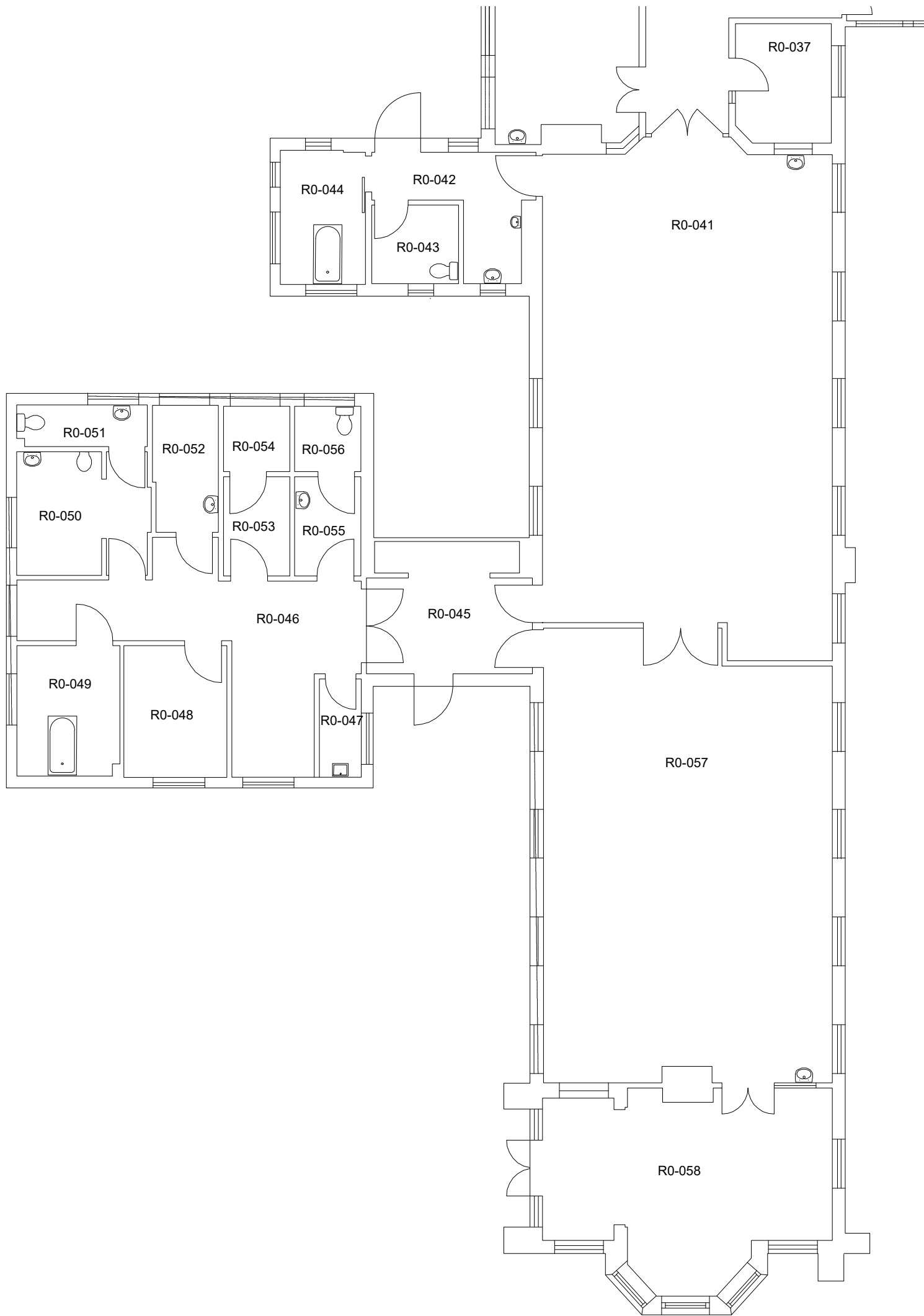
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AREA D GROUND FLOOR	NTS 3555/G08

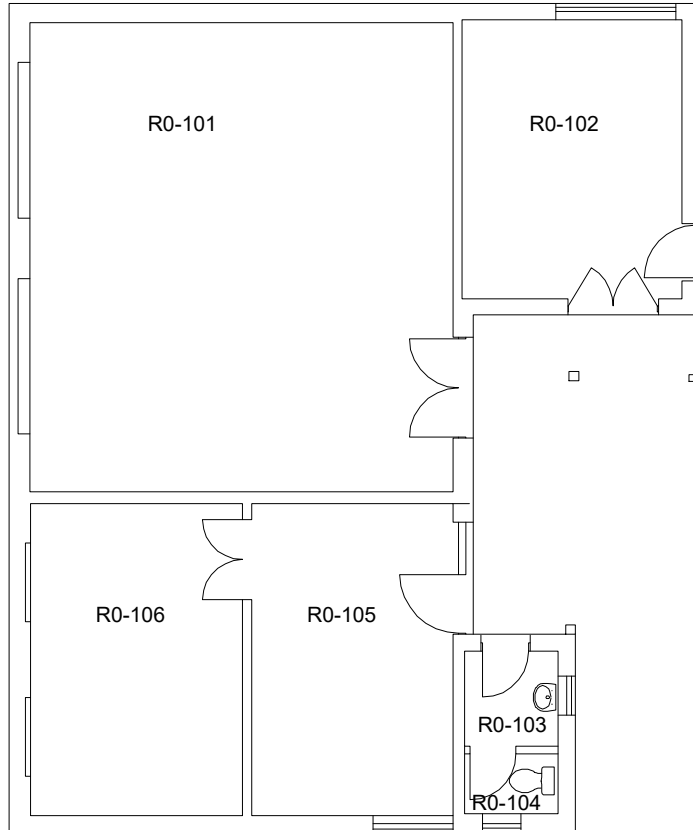




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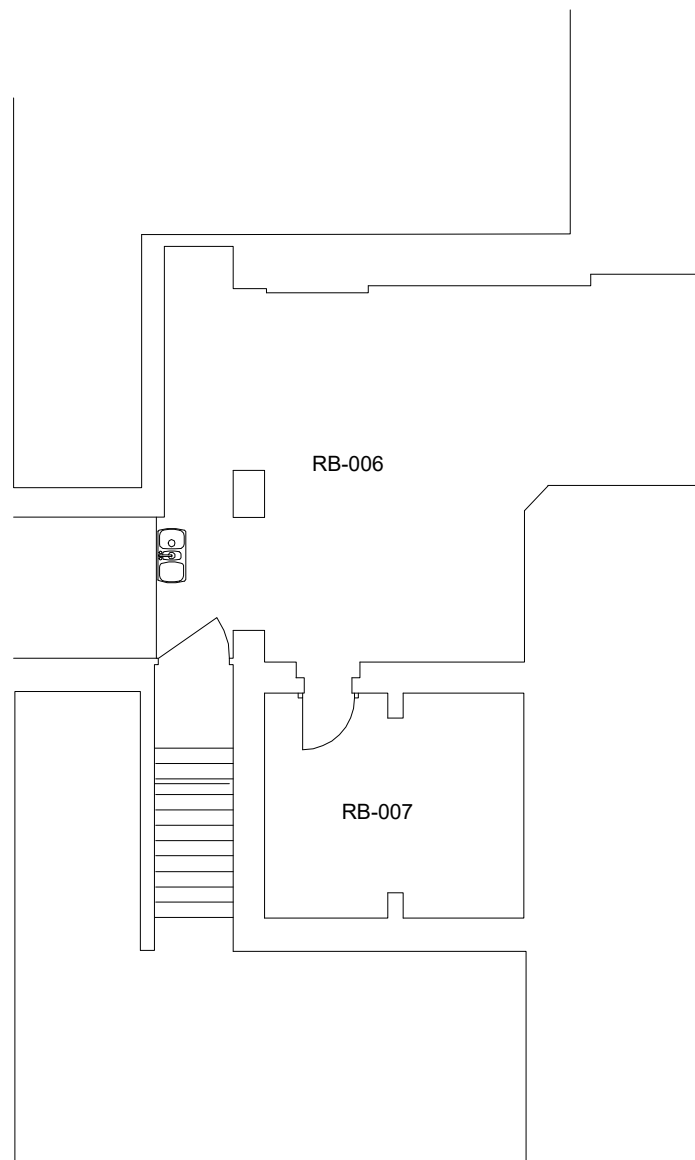
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AREA E GROUND FLOOR	NTS 3555/G09


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