

Facet 1: Physical Condition - Overall Condition of Block 09

Block Details:

Establishment Name:	Graves Park	Block Number:	09	Site Area:	16777756.39
Establishment Type:	Park	Establishment Code:	EST00608	Block GIA:	2104
Address:	Graves Park Hemsworth Road	Block Age Category:	Inter-War 1945-1966	Block Year of Construction:	1946
Postcode:	S8 8LJ	Room Count:	15	Block Description: Detached single storey timber framed Cafe with later attached extension forming w.c accommodation. Main roofs are pitched and finished in plain clay tiles. The original building is timber framed.	
Surveyor 1 Name:	Alan Coupe	Survey Date:	26/10/2018		
Surveyor 2 Name:		Weather:	Dry		

Overall Block Condition Score for Block 09 (Highlight as appropriate)

A	Good - Expected to perform as intended	B	Satisfactory	C	Poor	D	Bad	N/A
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Comments:

The extension roof and aluminium rainwater goods are in good order. Softwood timber fascias and bargeboards are decayed. To the original Rose Garden Cafe the plain tile roof is in very poor condition with numerous missing and damaged tiles. Fascia's are deteriorating and the clock tower requires restoration. Windows are similarly deteriorating with replacement of decayed units required. The timber framed structure forming the Rose Garden Cafe has been subject to historic and significant distortion. Whilst no evidence of recent instability was apparent, prior to recovering the main roof, further investigation required by Structural Engineer to ensure all movement is complete. The flat roof to the rear forms a cold bridge resulting in excessive black spot mould growth in the Kitchen store rooms.

Legal Non-Compliance

Asbestos file provided on site. Within the file, no building specific information was provided. An asbestos refurbishment survey required. The Fire Risk assessment was not available on site for review. Statutory periodic inspection and tests of Distribution Boards are now significantly overdue.

Mechanical

Periodic inspection and test dates for heating and hot water services are not clearly shown. These components should be inspected accordingly.

Electrical

The Fire alarm panel was indicating a fault code at the time of inspection. On site staff report this is a reoccurring and persistent problem. Statutory periodic inspection and test of the distribution boards are now significantly overdue. Emergency lighting provision is limited within the public area of the Cafe.

Overall Element Scores for Block 09

Roofs (CS01) (Highlight as appropriate)

A	Good - Expected to perform as intended over its expected useful service life	B	Satisfactory - Operational and performing as intended with only minor deterioration	C	Poor - Operational but in need of repair or replacement	D	Bad - Non-operational or about to fail	N/A
<p>Comments: Original plain clay tiles are deteriorating consistent with the age of the building. Whilst numerous localised repairs have been completed, several missing and damaged tiles extend across the main roof slopes. Recovering of the roof should be anticipated together with replacement of timber fascias and refurbishment of the clock tower. The rear flat roof addition is affected by significant cold bridging and black spot mould growth. Fascias and bargeboards are decayed to the recent WC block.</p>								

Floors and Stairs (CS02) (Highlight as appropriate)

A	Good - Expected to perform as intended over its expected useful service life	B	Satisfactory - Operational and performing as intended with only minor deterioration	C	Poor - Operational but in need of repair or replacement	D	Bad - Non-operational or about to fail	N/A
<p>Comments: Floor finishes within the WC block extension are in serviceable order. Floor coverings otherwise are in Tenanted areas of the building.</p>								

Ceilings (CS03) (Highlight as appropriate)

A	Good - Expected to perform as intended over its expected useful service life	B	Satisfactory - Operational and performing as intended with only minor deterioration	C	Poor - Operational but in need of repair or replacement	D	Bad - Non-operational or about to fail	N/A
<p>Comments: Ceilings within the WC block are satisfactory. The Cafe ceiling within Tenanted areas has been affected by past moisture penetration particularly to the Dormer roofs. The solid concrete roofs to rear Cafe store rooms are affected by cold bridging resulting in a heavy build up of black spot mould growth.</p>								

External Walls, Windows and Doors (CS04) (Highlight as appropriate)

A	Good - Expected to perform as intended over its expected useful service life	B	Satisfactory - Operational and performing as intended with only minor deterioration	C	Poor - Operational but in need of repair or replacement	D	Bad - Non-operational or about to fail	N/A
<p>Comments: The timber framed structure forming the Rose Garden Cafe has been affected by significant structural movement and historic distortion. Further Structural Engineers inspection required prior to recovering the main roof. Dilapidated windows require replacement and refurbishment of salvageable units.</p>								

Internal Walls and Doors (CS05) (Highlight as appropriate)

A	Good - Expected to perform as intended over its expected useful service life	B	Satisfactory - Operational and performing as intended with only minor deterioration	C	Poor - Operational but in need of repair or replacement	D	Bad - Non-operational or about to fail	N/A
<p>Comments: Internal walls and doors in the later WC block extension are satisfactory. Walls and doors are otherwise in Tenanted areas.</p>								

Sanitary Services (CS06) (Highlight as appropriate)

A	Good - Expected to perform as intended over its expected useful service life	B	Satisfactory - Operational and performing as intended with only minor deterioration	C	Poor - Operational but in need of repair or replacement	D	Bad - Non-operational or about to fail	N/A
<p>Comments: Sanitary services were in satisfactory condition.</p>								

Mechanical Services (CS07) (Highlight as appropriate)

A	Good - Expected to perform as intended over its expected useful service life	B	Satisfactory - Operational and performing as intended with only minor deterioration	C	Poor - Operational but in need of repair or replacement	D	Bad - Non-operational or about to fail	N/A
<p>Comments: Periodic inspection and test dates for Heating and Hot water services are not clearly shown. Further inspection required.</p>								

Electrical Services (CS08) (Highlight as appropriate)

A	Good - Expected to perform as intended over its expected useful service life	B	Satisfactory - Operational and performing as intended with only minor deterioration	C	Poor - Operational but in need of repair or replacement	D	Bad - Non-operational or about to fail	N/A
<p>Comments: Statutory periodic inspection and test of the distribution boards are now significantly overdue. The Fire alarm panel was indicating a fault code at the time of inspection.</p>								

Redecorations (CS09) (Highlight as appropriate)

A	Good - Expected to perform as intended over its expected useful service life	B	Satisfactory - Operational and performing as intended with only minor deterioration	C	Poor - Operational but in need of repair or replacement	D	Bad - Non-operational or about to fail	N/A
<p>Comments: External decorations are in poor condition.</p>								

Fixed Furniture and Fittings (CS10) (Highlight as appropriate)

A	Good - Expected to perform as intended over its expected useful service life	B	Satisfactory - Operational and performing as intended with only minor deterioration	C	Poor - Operational but in need of repair or replacement	D	Bad - Non-operational or about to fail	N/A
<p>Comments: Within the WC block fittings were operational.</p>								

External Elements (CS11) (Highlight as appropriate)

A	Good - Expected to perform as intended over its expected useful service life	B	Satisfactory - Operational and performing as intended with only minor deterioration	C	Poor - Operational but in need of repair or replacement	D	Bad - Non-operational or about to fail	N/A
<p>Comments: Resurfacing of worn and settlement affected tarmacadam paths is required.</p>								

Playing Fields (CS12) (Highlight as appropriate)

A	Good - Expected to perform as intended over its expected useful service life	B	Satisfactory - Operational and performing as intended with only minor deterioration	C	Poor - Operational but in need of repair or replacement	D	Bad - Non-operational or about to fail	N/A
<p>Comments:</p>								

Facet 1: Physical Condition - By Element

Physical Condition of Roof (01) for Block 09

Block Details:

Establishment Name:	Graves Park	Block Number:	09	Site Area:	16777756.39
Establishment Type:	Park	Establishment Code:	EST00608	Block GIA:	2104
Address:	Graves Park Hemsworth Road				
Postcode:	S8 8LJ	Block Description:	Detached single storey timber framed Cafe with later attached extension forming w.c accommodation. Main roofs are pitched and finished in plain clay tiles. The original building is timber framed.		

Element Breakdown for Roof (01) for Block 09

Detailed Scores & Defects for Sub Elements

Block or Room	Code	Sub Element	Attribute Type	Total Qty	UOM	Sub Element Condition (A-D)	Defect	Remedial Action	Further Investigation	Cost to Rectify to B	Probability	Severity
Block	01/07	Rainwater Downpipes	UPVC	2	m	B	No Defect	No Action Required	No	£90.00	01	01
Block	01/07	Rainwater Downpipes	UPVC	3	m	B	No Defect	No Action Required	No	£135.00	01	01
Block	01/03	Flat Roofs	Asphalt	72	sq m	C	Short Term Lifecycle Further inspection required	Investigate	Yes	£5,040.00	01	02
Block	01/07	Rainwater Downpipes	Aluminium	3	m	B	No Defect	No Action Required	No	£201.00	01	01
Block	01/02	Fascias	Timber	1	m	D	Decay Decayed sections	Repair	No	£500.00	02	03
Block	01/02	Fascias	Timber	8	m	C	Decay Decayed fascias	Replace	No	£120.00	01	02
Block	01/05	Rainwater Gutters	Fibre Cement	52	m	C	Vegetation Growth Blocked. Sections hanging Down. No asbestos information on site. Asbestos refurbishment survey required.	Replace	No	£2,912.00	01	02
Block	01/07	Rainwater Downpipes	Aluminium	7	m	B	No Defect	No Action Required	No	£469.00	01	01

Block	01/06	Soffits	Timber	75	m	B	No Defect	No Action Required	No	£1,125.00	01	01
Block	01/02	Fascias	Timber	75	m	B	No Defect	No Action Required	No	£1,125.00	01	01
Block	01/03	Flat Roofs	Built-Up Felt Roof - Triple	7	sq m	C	Medium Term Lifecycle Recover with main roof.	Replace	No	£784.00	02	02
Block	01/04	Pitched Roofs	Clay Tiles	225	sq m	D	Medium Term Lifecycle A number of perished, damaged or missing tiles. No recent leaks reported. Roof covering life expired.	Replace	No	£33,750.00	04	02
Block	01/02	Fascias	Timber	5	m	C	Damaged Impact damaged and decayed.	Replace	No	£200.00	04	01
Block	01/06	Soffits	Timber	6	m	C	Damaged Decayed sections and missing sections to later extension.	Replace	No	£210.00	04	01
Block	01/05	Rainwater Gutters	Aluminium	9	m	C	Damaged Impact damage affects end of seamless gutter system.	Replace	No	£603.00	04	02
Block	01/06	Soffits	Timber	30	m	B	No Defect	No Action Required	No	£450.00	01	01
Block	01/02	Fascias	Timber	30	m	B	No Defect	No Action Required	No	£450.00	01	01
Block	01/07	Rainwater Downpipes	Aluminium	5	m	B	No Defect	No Action Required	No	£335.00	01	01
Block	01/05	Rainwater Gutters	Aluminium	18	m	B	No Defect	No Action Required	No	£1,206.00	01	01
Block	01/04	Pitched Roofs	Clay Tiles	9	sq m	C	Damaged Ridge tiles require repointing.	Repair	No	£450.00	03	02
Block	01/04	Pitched Roofs	Clay Tiles	90	sq m	B	No Defect	No Action Required	No	£8,820.00	01	01

Facet 1: Physical Condition - By Element

Physical Condition of Floors and Stairs (02) for Block 09

Block Details:

Establishment Name:	Graves Park	Block Number:	09	Site Area:	1677756.39
Establishment Type:	Park	Establishment Code:	EST00608	Block GIA:	2104
Address:	Graves Park Hemsworth Road				
Postcode:	S8 8LJ	Block Description:	Detached single storey timber framed Cafe with later attached extension forming w.c accommodation. Main roofs are pitched and finished in plain clay tiles. The original building is timber framed.		

Element Breakdown for Floors and Stairs (02) for Block 09

Detailed Scores & Defects for Sub Elements

Block or Room	Code	Sub Element	Attribute Type	Total Qty	UOM	Sub Element Condition (A-D)	Defect	Remedial Action	Further Investigation	Cost to Rectify to B	Probability	Severity
Room - 106	02/03	Floors Structural	Concrete	10	sq m	B	No Defect	No Action Required	No	£4,930.00	01	01
Room - 107	02/02	Floors Finish	Paint/ Varnish	10	sq m	B	No Defect	No Action Required	No	£170.00	01	01
Room - 107	02/03	Floors Structural	Concrete	10	sq m	B	No Defect	No Action Required	No	£4,930.00	01	01
Room - 108	02/02	Floors Finish	Paint/ Varnish	8	sq m	B	No Defect	No Action Required	No	£136.00	01	01
Room - 108	02/03	Floors Structural	Concrete	8	sq m	B	No Defect	No Action Required	No	£3,944.00	01	01
Room - 109	02/03	Floors Structural	Concrete	6	sq m	B	No Defect	No Action Required	No	£2,958.00	01	01
Room - 109	02/02	Floors Finish	Paint/ Varnish	6	sq m	B	No Defect	No Action Required	No	£102.00	01	01

Facet 1: Physical Condition - By Element

Physical Condition of Ceilings (03) for Block 09

Block Details:

Establishment Name:	Graves Park	Block Number:	09	Site Area:	16777756.39
Establishment Type:	Park	Establishment Code:	EST00608	Block GIA:	2104
Address:	Graves Park Hemsworth Road				
Postcode:	S8 8LJ	Block Description:	Detached single storey timber framed Cafe with later attached extension forming w.c accommodation. Main roofs are pitched and finished in plain clay tiles. The original building is timber framed.		

Element Breakdown for Ceilings (03) for Block 09

Detailed Scores & Defects for Sub Elements

Block or Room	Code	Sub Element	Attribute Type	Total Qty	UOM	Sub Element Condition (A-D)	Defect	Remedial Action	Further Investigation	Cost to Rectify to B	Probability	Severity
Room - 106	03/01	Ceilings	Varnished Timber Boarding	10	sq m	B	No Defect	No Action Required	No	£3,660.00	01	01
Room - 107	03/01	Ceilings	Painted Plasterboard	10	sq m	B	No Defect	No Action Required	No	£250.00	01	01
Room - 108	03/01	Ceilings	Painted Plasterboard	8	sq m	B	No Defect	No Action Required	No	£200.00	01	01
Room - 109	03/01	Ceilings	Painted Plasterboard	6	sq m	B	No Defect	No Action Required	No	£150.00	01	01

Facet 1: Physical Condition - By Element

Physical Condition of External Walls Windows and Doors (04) for Block 09

Block Details:

Establishment Name:	Graves Park	Block Number:	09	Site Area:	16777756.39
Establishment Type:	Park	Establishment Code:	EST00608	Block GIA:	2104
Address:	Graves Park Hemsworth Road				
Postcode:	S8 8LJ	Block Description:	Detached single storey timber framed Cafe with later attached extension forming w.c accommodation. Main roofs are pitched and finished in plain clay tiles. The original building is timber framed.		

Element Breakdown for External Walls Windows and Doors (04) for Block 09

Detailed Scores & Defects for Sub Elements

Block or Room	Code	Sub Element	Attribute Type	Total Qty	UOM	Sub Element Condition (A-D)	Defect	Remedial Action	Further Investigation	Cost to Rectify to B	Probability	Severity
Block	04/02	External Doors	Metal	1	nr	B	No Defect	No Action Required	No	£900.00	01	01
Block	04/02	External Doors	Security Door	2	nr	D	Corrosion Door corroded through.	Replace	No	£5,640.00	02	03
Block	04/02	External Doors	Metal	1	nr	B	No Defect	No Action Required	No	£900.00	01	01
Block	04/02	External Doors	Security Door	2	nr	C	Corrosion Surface corrosion	Redecorate	No	£200.00	01	01
Block	04/02	External Doors	Hardwood (Glazed)	1	nr	B	No Defect	No Action Required	No	£1,269.00	01	01
Block	04/01	External Walls	Timber Cladding	2	sq m	C	Decay Decayed and incomplete finishes.	Investigate/Repair	Yes	£140.00	04	02
Block	04/01	External Walls	Render	12	sq m	B	No Defect	No Action Required	No	£384.00	01	01
Block	04/01	External Walls	Timber Cladding	25	sq m	B	No Defect	No Action Required	No	£1,750.00	01	01

Block	04/03	Windows	Timber	11	sq m	D	Decay Decayed and life expired original windows.	Replace	No	£11,627.00	03	02
Block	04/03	Windows	Timber	12	sq m	C	Flaking Finishes Redecoration and restoration required	Redecorate	No	£600.00	02	02
Block	04/01	External Walls	Brick	260	sq m	B	No Defect	No Action Required	No	£21,840.00	01	01
Block	04/04	Construction Frame	Timber Frame	1	sq m	D	Damaged Historical structural movement affects the whole South Elevation. Outward distortion and rotation. No signs recent structural distress. Structural Engineers inspection required.	Investigate	Yes	£1,000.00	01	05
Block	04/04	Construction Frame	Timber Frame	225	sq m	B	No Defect	No Action Required	No	£38,250.00	01	05
Block	04/01	External Walls	Timber Cladding	7	sq m	C	Decay Loose and missing panels. Frame decay likely.	Repair	No	£875.00	03	02
Block	04/02	External Doors	Metal	3	nr	C	Corrosion Minor initial corrosion	Redecorate	No	£210.00	01	01
Block	04/01	External Walls	Render	25	sq m	B	No Defect	No Action Required	No	£800.00	01	01
Block	04/01	External Walls	Timber Cladding	6	sq m	B	No Defect	No Action Required	No	£420.00	01	01
Block	04/01	External Walls	Brick/Block Cavity	30	sq m	B	No Defect	No Action Required	No	£4,860.00	01	01

Facet 1: Physical Condition - By Element

Physical Condition of Internal Walls and Doors (05) for Block 09

Block Details:

Establishment Name:	Graves Park	Block Number:	09	Site Area:	16777756.39
Establishment Type:	Park	Establishment Code:	EST00608	Block GIA:	2104
Address:	Graves Park Hemsworth Road				
Postcode:	S8 8LJ	Block Description:	Detached single storey timber framed Cafe with later attached extension forming w.c accommodation. Main roofs are pitched and finished in plain clay tiles. The original building is timber framed.		

Element Breakdown for Internal Walls and Doors (05) for Block 09

Detailed Scores & Defects for Sub Elements

Block or Room	Code	Sub Element	Attribute Type	Total Qty	UOM	Sub Element Condition (A-D)	Defect	Remedial Action	Further Investigation	Cost to Rectify to B	Probability	Severity
Room - 106	05/02	Internal Walls	Concrete Block	55	sq m	B	No Defect	No Action Required	No	£5,225.00	01	01
Room - 107	05/02	Internal Walls	Concrete Block	45	sq m	B	No Defect	No Action Required	No	£4,275.00	01	01
Room - 108	05/02	Internal Walls	Concrete Block	45	sq m	B	No Defect	No Action Required	No	£4,275.00	01	01
Room - 109	05/02	Internal Walls	Concrete Block	18	sq m	B	No Defect	No Action Required	No	£1,710.00	01	01

Facet 1: Physical Condition - By Element

Physical Condition of Sanitary Services (06) for Block 09

Block Details:

Establishment Name:	Graves Park	Block Number:	09	Site Area:	1677756.39
Establishment Type:	Park	Establishment Code:	EST00608	Block GIA:	2104
Address:	Graves Park Hemsworth Road				
Postcode:	S8 8LJ	Block Description:	Detached single storey timber framed Cafe with later attached extension forming w.c accommodation. Main roofs are pitched and finished in plain clay tiles. The original building is timber framed.		

Element Breakdown for Sanitary Services (06) for Block 09

Detailed Scores & Defects for Sub Elements

Block or Room	Code	Sub Element	Attribute Type	Total Qty	UOM	Sub Element Condition (A-D)	Defect	Remedial Action	Further Investigation	Cost to Rectify to B	Probability	Severity
Room - 107	06/02	Classroom Sinks	Baby Changing Unit	1	nr	B	No Defect	No Action Required	No	£750.00	01	01
Room - 107	06/02	Classroom Sinks	Cubicles	3	nr	B	No Defect	No Action Required	No	£1,950.00	01	01
Room - 108	06/02	Classroom Sinks	Baby Changing Unit	1	nr	B	No Defect	No Action Required	No	£750.00	01	01
Room - 108	06/02	Classroom Sinks	Cubicles	2	nr	B	No Defect	No Action Required	No	£1,300.00	01	01
Room - 108	06/02	Classroom Sinks	WC	1	nr	B	No Defect	No Action Required	No	£494.00	01	01
Room - 108	06/02	Classroom Sinks	Urinals	2	nr	B	No Defect	No Action Required	No	£1,800.00	01	01
Room - 109	06/02	Classroom Sinks	WHB	1	nr	B	No Defect	No Action Required	No	£613.00	01	01
Room - 109	06/02	Classroom Sinks	WC	1	nr	B	No Defect	No Action Required	No	£494.00	01	01

Room - 109	06/02	Classroom Sinks	Standard Doc M Pack	1	nr	B	No Defect	No Action Required	No	£500.00	01	01
Room - 109	06/02	Classroom Sinks	Baby Changing Unit	1	nr	B	No Defect	No Action Required	No	£750.00	01	01

Facet 1: Physical Condition - By Element

Physical Condition of Mechanical Services (07) for Block 09

Block Details:

Establishment Name:	Graves Park	Block Number:	09	Site Area:	16777756.39
Establishment Type:	Park	Establishment Code:	EST00608	Block GIA:	2104
Address:	Graves Park Hemsworth Road				
Postcode:	S8 8LJ	Block Description:	Detached single storey timber framed Cafe with later attached extension forming w.c accommodation. Main roofs are pitched and finished in plain clay tiles. The original building is timber framed.		

Element Breakdown for Mechanical Services (07) for Block 09

Detailed Scores & Defects for Sub Elements

Block or Room	Code	Sub Element	Attribute Type	Total Qty	UOM	Sub Element Condition (A-D)	Defect	Remedial Action	Further Investigation	Cost to Rectify to B	Probability	Severity
Block	07/05	Ventilation	Extractor fan	1	nr	C	Damaged Heavily soiled area adjacent kitchen extract. Walls and soffit heavily soiled. Screen and filter required.	Repair	No	£660.00	04	01
Block	07/05	Ventilation	Extractor fan	1	nr	B	No Defect	No Action Required	No	£660.00	01	01
Block	07/04	Domestic Hot Water Systems	Hot water cylinder	1	nr	C	Health and Safety Issue Periodic inspection and test date not clearly visible.	Investigate	No	£250.00	01	04
Block	07/05	Ventilation	Extractor fan	5	nr	B	No Defect	No Action Required	No	£3,300.00	01	01
Block	07/01	Heating Boiler	Boiler Unit (101-200 kW)	1	nr	C	Health and Safety Issue Date of last periodic inspection and test not clearly visible.	Investigate	No	£250.00	01	04
Block	07/03	Heating Infrastructure	Electric Wall Heater	4	nr	C	Health and Safety Issue Date of last periodic inspection and test not clearly shown	Investigate	No	£300.00	01	04
Block	07/03	Heating Infrastructure	Fan Convector	7	nr	B	No Defect	No Action Required	No	£24,500.00	01	01

Facet 1: Physical Condition - By Element

Physical Condition of Electrical Services (08) for Block 09

Block Details:

Establishment Name:	Graves Park	Block Number:	09	Site Area:	16777756.39
Establishment Type:	Park	Establishment Code:	EST00608	Block GIA:	2104
Address:	Graves Park Hemsworth Road				
Postcode:	S8 8LJ	Block Description:	Detached single storey timber framed Cafe with later attached extension forming w.c accommodation. Main roofs are pitched and finished in plain clay tiles. The original building is timber framed.		

Element Breakdown for Electrical Services (08) for Block 09

Detailed Scores & Defects for Sub Elements

Block or Room	Code	Sub Element	Attribute Type	Total Qty	UOM	Sub Element Condition (A-D)	Defect	Remedial Action	Further Investigation	Cost to Rectify to B	Probability	Severity
Block	08/04	Lighting	External	16	nr	B	No Defect	No Action Required	No	£7,200.00	01	01
Block	08/04	Lighting	Internal lighting renewal	7	nr	B	No Defect	No Action Required	No	£385.00	01	01
Block	08/01	Hard Wiring	Distribution Board	2	nr	D	Health and Safety Issue Statutory Periodic inspection and test now significantly overdue. Last inspection 2009.	Investigate	No	£400.00	01	04
Block	08/02	Fire Detection	Fire Alarm Control Panel	1	nr	D	Damaged Fire Alarm panel showing fault. Rose Garden Cafe staff advise that the problem is intermittent.	Investigate	No	£500.00	02	04
Block	08/02	Fire Detection	Call point	1	nr	B	No Defect	No Action Required	No	£240.00	01	01
Block	08/02	Fire Detection	Alarm sounder	7	nr	B	No Defect	No Action Required	No	£2,030.00	01	01
Block	08/02	Fire Detection	Smoke detector	15	nr	B	No Defect	No Action Required	No	£3,225.00	01	03

Block	08/04	Lighting	Internal lighting renewal	4	nr	C	Short Term Lifecycle Non operational lighting.	Replace	No	£220.00	01	01
Block	08/04	Lighting	Internal lighting renewal	42	nr	B	No Defect	No Action Required	No	£2,310.00	01	01

Facet 1: Physical Condition - By Element

Physical Condition of Redecorations (09) for Block 09

Block Details:

Establishment Name:	Graves Park	Block Number:	09	Site Area:	16777756.39
Establishment Type:	Park	Establishment Code:	EST00608	Block GIA:	2104
Address:	Graves Park Hemsworth Road				
Postcode:	S8 8LJ	Block Description:	Detached single storey timber framed Cafe with later attached extension forming w.c accommodation. Main roofs are pitched and finished in plain clay tiles. The original building is timber framed.		

Element Breakdown for Redecorations (09) for Block 09

Detailed Scores & Defects for Sub Elements

Block or Room	Code	Sub Element	Attribute Type	Total Qty	UOM	Sub Element Condition (A-D)	Defect	Remedial Action	Further Investigation	Cost to Rectify to B	Probability	Severity
Block	09/01	Redecoration	External Decorations- Render	15	sq m	C	Damaged Redecoration required	Redecorate	No	£270.00	01	01
Block	09/01	Redecoration	External Decorations - Timber	75	sq m	D	Flaking Finishes Bady deteriorating finishes	Redecorate	No	£1,200.00	01	02
Block	09/01	Redecoration	External Decorations - Timber	25	sq m	C	Flaking Finishes Redecoration required	Redecorate	No	£400.00	01	01
Block	09/01	Redecoration	External Decorations- Render	25	sq m	C	Dated Requires redcoration	Redecorate	No	£450.00	01	01
Room - 107	09/01	Redecoration	Internal Decorations- Walls and Ceilings	55	sq m	C	Short Term Lifecycle Requires redcoration	Redecorate	No	£935.00	01	01
Room - 108	09/01	Redecoration	Internal Decorations- Walls and Ceilings	53	sq m	C	Short Term Lifecycle Soiled and stained	Redecorate	No	£901.00	01	01
Room - 109	09/01	Redecoration	Internal Decorations- Walls and Ceilings	36	sq m	B	No Defect	No Action Required	No	£612.00	01	01

Facet 1: Physical Condition - By Element

Physical Condition of External Elements (11) for Block 09

Block Details:

Establishment Name:	Graves Park	Block Number:	09	Site Area:	16777756.39
Establishment Type:	Park	Establishment Code:	EST00608	Block GIA:	2104
Address:	Graves Park Hemsworth Road				
Postcode:	S8 8LJ	Block Description:	Detached single storey timber framed Cafe with later attached extension forming w.c accommodation. Main roofs are pitched and finished in plain clay tiles. The original building is timber framed.		

Element Breakdown for External Elements (11) for Block 09

Detailed Scores & Defects for Sub Elements

Block or Room	Code	Sub Element	Attribute Type	Total Qty	UOM	Sub Element Condition (A-D)	Defect	Remedial Action	Further Investigation	Cost to Rectify to B	Probability	Severity
Block	11/05	Fencing	Steel Railings	38	sq m	C	Corrosion Surface corrosion	Redecorate	No	£760.00	01	02
Block	11/09	External Handrails	Metal	35	m	B	No Defect	No Action Required	No	£4,935.00	01	01
Block	11/07	External Ramps	Concrete	45	sq m	B	No Defect	No Action Required	No	£1,575.00	01	01
Block	11/03	Hard Standings	Tarmacadam	30	sq m	D	Health and Safety Issue Badly sunken tarmacadam	Repair	No	£1,530.00	04	02
Block	11/01	External Steps	Concrete	1	sq m	B	No Defect	No Action Required	No	£4,230.00	01	01
Block	11/03	Hard Standings	Tarmacadam	10	sq m	C	Cracked Tension fractures and minor settlement	Repair	No	£510.00	01	01
Block	11/03	Hard Standings	Tarmacadam	160	sq m	B	No Defect	No Action Required	No	£8,160.00	01	01