

## Property Appraisal Data Collection Proforma



#### Facet 1: Physical Condition - Overall Condition of Block 09

Blo	ck Details:						_							
Estal	olishment Name:	Graves P	ark		Block Number:	09	Site A	rea:	16777756.39					
Estal	olishment Type:	Park			Establishment Code:	EST00608	Block	GIA:	2104					
Addr	ess:	Graves Pa	ark He	msworth Road	Block Age Category:	Inter-War 1945-1966		Year of truction:	1946					
Posto	code:	S8 8LJ			Room Count:	15								
					Block Description:	Detached single storey tin forming w.c accommodatic clay tiles. The original buil	on. Mai	n roofs are pitch						
Surve	eyor 1 Name:	Alan Coup	e		Survey Date:	26/10/2018								
Surve	eyor 2 Name:				Weather:	Dry								
Ove	erall Block Condition Score for Block 09 (Highlight as appropriate)  Good - Expected to B Satisfactory C Poor D Bad N/A													
Α	A Good - Expected to perform as intended B Satisfactory C Poor D Bad N/A  omments: le extension roof and aluminium rainwater goods are in good order. Softwood timber fascias and bargeboards are decayed. To the original Rose													
Garding Garding Garding Fesult Lega	the extension roof and aluminium rainwater goods are in good order. Softwood timber fascias and bargeboards are decayed. To the original Rose arden 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 arden Cafe has been subject to historic and significant distortion. Whilst no evidence of recent instability was apparent, prior to recovering the reain 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.  **Example Compliance**  **Example Complete Complet													
Mec Period	hanical dic inspection and tes	st dates for	r heati	ing and hot water	r services are not clearly	r shown. These compone	ents sh	ould be inspe	cted according	ıly.				
The F	ic inspection and tes	ndicating a	a fault tributi	code at the time on boards are no	of inspection. On site so ow significantly overdue.	taff report this is a reoccu Emergency lighting prov	urring a vision i	and persistent s limited within	problem. Statenthe public and	utory ea of				

#### **Overall Element Scores for Block 09**

Roo	fs (CS01) (Highlight a	s apr	propriate)					
Α	Good - Expected to perform as intended over its expected useful service life	В	Satisfactory - Operational and performing as intended with only minor deterioration	С	<b>Poor</b> - Operational but in need of repair or replacement	D	Bad - Non-operational or about to fail	N/A
comp replac	leted, several missing and da cement of timber fascias and	amageo refurbi	deteriorating consistent with the diles extend across the main ishment of the clock tower. The are decayed to the recent W	n roof si ne rear	lopes. Recovering of the roof flat roof addition is affected b	should	d be anticipated together wit	th ck spot
Floc	ors and Stairs (CS02) (	High	light as appropriate)					
Α	Good - Expected to perform as intended over its expected useful service life	B	Satisfactory - Operational and performing as intended with only minor deterioration	С	Poor - Operational but in need of repair or replacement	D	Bad - Non-operational or about to fail	N/A
Comr	nents: Floor finishes within th	he WC	block extension are in service	eable o	order. Floor coverings otherwi	se are	in Tenanted areas of the b	uilding.
Ceili	ngs (CS03) (Highlight	asa	ppropriate)					
Α	Good - Expected to perform as intended over its expected useful service life	В	Satisfactory - Operational and performing as intended with only minor deterioration	C.	<b>Poor</b> - Operational but in need of repair or replacement	D	Bad - Non-operational or about to fail	N/A
particu	nents: Ceilings within the Woularly to the Dormer roofs. The spot mould growth.	C block e solid	are satisfactory. The Cafe concrete roofs to rear Cafe s	eiling water	rithin Tenanted areas has bee oms are affected by cold brid	en affe ging re	cted by past moisture penet esulting in a heavy build up	tration of
Exte	· · · · · · · · · · · · · · · · · · ·	and D	oors (CS04) (Highligh	t as a		<del></del>	ID-d Newsonstiansland	
Α	Good - Expected to perform as intended over its expected useful service life	В	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
distorti	nents: The timber framed struction. Further Structural Engine is shment of salvageable units.	eers ins	forming the Rose Garden Cal spection required prior to reco	fe has overing	been affected by significant s the main roof. Dilapidated wi	tructur ndows	al movement and historic require replacement and	
Inter	nal Walls and Doors (	 CS05	i) (Highlight as approp		)			
Α	Good - Expected to perform as intended over its expected useful service life	8	Satisfactory - Operational and performing as intended with only minor deterioration		<b>Poor</b> - Operational but in need of repair or replacement	D	Bad - Non-operational or about to fail	N/A
Comm	i <b>ents:</b> Internal walls and door	rs in th	e later WC block extension ar	re satis	factory. Walls and doors are	otherw	ise in Tenanted areas.	
Sanit	ary Services (CS06) (	 Highl	ight as appropriate)					
1	Good - Expected to perform as intended over its expected useful service life		Satisfactory - Operational and performing as intended with only minor deterioration		<b>Poor</b> - Operational but in need of repair or replacement	D	Bad - Non-operational or about to fail	N/A
Comm	ents: Sanitary services were	in sati	sfactory condition.					
Vlech	anical Services (CS07	7) (Hi	ghlight as appropriate	<del></del>				
ΔΙ	Good - Expected to perform as intended over its expected useful service life	R	Satisfactory - Operational and performing as intended with only minor deterioration		Poor - Operational but in need of repair or replacement	D	Bad - Non-operational or about to fail	N/A

Comments: Periodic inspection and test dates for Heating and Hot water services are not clearly shown. Further inspection required.



prations (CS09) (Higod - Expected to perform as ended over its expected eful service life ts: External decorations a turniture and Fitting	jhligl B are in p	nt as appropriate)  Satisfactory - Operational and performing as intended with only minor deterioration per condition.	oards	Poor - Operational but in need of repair or replacement  are now significantly overdue.  Poor - Operational but in need of repair or replacement	D The F	Bad - Non-operational or about to fail  fire alarm panel was indica  Bad - Non-operational or about to fail	
prations (CS09) (Higod - Expected to perform as ended over its expected eful service life ts: External decorations a turniture and Fitting	jhligl B are in p	nt as appropriate)  Satisfactory - Operational and performing as intended with only minor deterioration per condition.	С	<b>Poor</b> - Operational but in need of repair or replacement		<b>Bad</b> - Non-operational or	
od - Expected to perform as ended over its expected efful service life ts: External decorations a	B are in p	Satisfactory - Operational and performing as intended with only minor deterioration people condition.		of repair or replacement	D		N/A
ended over its expected structure life ts: External decorations a	are in p	performing as intended with only minor deterioration poor condition.		of repair or replacement	D		N/A
urniture and Fitting			ronr	into			
	js (C	S10) (Highlight as app	ronr	iata)			***************************************
		- 1-7 (1.1.9.1.1.9.1.1	,, op.				
od - Expected to perform as ended over its expected Iful service life	В	Satisfactory - Operational and performing as intended with only minor deterioration	С	<b>Poor</b> - Operational but in need of repair or replacement	D	Bad - Non-operational or about to fail	N/A
ts: Within the WC block fit	ttings v	were operational.					
l Elements (CS11) (	(High						
od - Expected to perform as nded over its expected ful service life	В	Satisfactory - Operational and performing as intended with only minor deterioration	6	<b>Poor</b> - Operational but in need of repair or replacement	D	Bad - Non-operational or about to fail	N/A
s: Resurfacing of worn ar	nd sett	lement affected tarmacadam	paths	is required.			
Fields (CS12) (High	nligh	t as appropriate)					
od - Expected to perform as nded over its expected ful service life			С	<b>Poor</b> - Operational but in need of repair or replacement	D	Bad - Non-operational or about to fail	N/A
s:							
	I Elements (CS11) of Expected to perform as inded over its expected ful service life.  Fields (CS12) (High index over its expected ful service life.	od - Expected to perform as inded over its expected ful service life.  I Elements (CS11) (High od - Expected to perform as inded over its expected ful service life.  B Elements (CS12) (Highlight of - Expected to perform as inded over its expected ful service life.  Fields (CS12) (Highlight of - Expected to perform as inded over its expected ful service life.	Satisfactory - Operational and performing as intended with only minor deterioration  B Satisfactory - Operational and performing as intended with only minor deterioration  I Elements (CS11) (Highlight as appropriate)  I Elements (CS12) (Highlight as appropriate)	Satisfactory - Operational and performing as intended with only minor deterioration  B Satisfactory - Operational and performing as intended with only minor deterioration  C St.: Within the WC block fittings were operational.  B Satisfactory - Operational and performing as intended with only minor deterioration  C St.: Within the WC block fittings were operational.  B Satisfactory - Operational and performing as intended with only minor deterioration  C St.: Within the WC block fittings were operational.  C St.: Within the WC block fittings were operational.  C St.: Within the WC block fittings were operational.  Satisfactory - Operational and performing as intended with only minor deterioration  C St.: Within the WC block fittings were operational.  Satisfactory - Operational and performing as intended with only minor deterioration  C St.: Within the WC block fittings were operational.	Satisfactory - Operational and performing as intended with only minor deterioration  Satisfactory - Operational and performing as intended with only minor deterioration  C Poor - Operational but in need of repair or replacement  C Poor - Operational but in need of repair or replacement  Satisfactory - Operational and performing as intended with only minor deterioration  C Poor - Operational but in need of repair or replacement  Fields (CS11) (Highlight as appropriate)  Satisfactory - Operational and performing as intended with only minor deterioration  Satisfactory - Operational and performing as intended with only minor deterioration  C Poor - Operational but in need of repair or replacement  C Poor - Operational but in need of repair or replacement  C Poor - Operational but in need of repair or replacement  C Poor - Operational but in need of repair or replacement  C Poor - Operational but in need of repair or replacement  C Poor - Operational but in need of repair or replacement  C Poor - Operational but in need of repair or replacement  C Poor - Operational but in need of repair or replacement  C Poor - Operational but in need of repair or replacement	performing as intended with only minor deterioration  Description of repair or replacement of repair or replacement only minor deterioration  Description of repair or replacement of repair or replacement only minor deterioration  Description of repair or replacement of repair or replacement only minor deterioration  Description of repair or replacement of repair or replacement only minor deterioration  Description of repair or replacement o	Satisfactory - Operational and performing as intended with only minor deterioration  B. Satisfactory - Operational and performing as intended with only minor deterioration  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  B. Satisfactory - Operational and performing as intended with only minor deterioration  D. Bad - Non-operational or about to fail  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  D. Bad - Non-operational or about to fail





### Property Appraisal Data Collection Proforma



#### Facet 1: Physical Condition - By Element

Physical Condition of Roof (01) for Block 09

Block	Detai	ls:										
Establish	ablishment Name: Graves Park ablishment Type: Park						k Number:	09		Site Area:	1677	7756.39
Establish	nment T	ype: Park				Esta	blishment Code:	EST00608		Block GIA:	2104	
Address	:	Grav	es Park Hemsworth Road							<b>-</b>		
Postcode	e:	S8 8l	_J			Bloc	k Description:	Detached single sto attached extension roofs are pitched ar original building is t	forming nd finish	g w.c accommo ned in plain clay	dation. I	Main
Eleme	nt Bre	akdown for	Roof (01) for Bloc	ck 09								
Detailed	Score	s & Defects for	Sub Elements									
Block or Room	Code	Sub Element	Attribute Type	Total Qty	MON	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	В	No Defect	No Action Required	No	£90.00	01	01
Block	01/07	Rainwater Downpipes	UPVC	3	m	В	No Defect	No Action Required	No	£135.00	01	01
Block	01/03	Flat Roofs	Asphalt	72	sq m	С	Short Term Lifecycle Further inspection required	Investigate	Yes	£5,040.00	01	02
Block	01/07	Rainwater Downpipes	Aluminium	3	m	В	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	С	Decay Decayed fascias	Replace	No	£120.00	01	02
Block	01/05	Rainwater Gutters	Fibre Cement	52	m	С	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	В	No Defect	No Action Required	No	£469.00	01	01

Block	01/06	Soffits	Timber	75	m	В	No Defect	No Action Required	No	£1,125.00	01	01
Block	01/02	Fascias	Timber	75	m	В	No Defect	No Action Required	No	£1,125.00	01	01
Block	01/03	Flat Roofs	Built-Up Felt Roof - Triple	7	sq m	С	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	С	Damaged Impact damaged and decayed.	Replace	No	£200.00	04	01
Block	01/06	Soffits	Timber	6	m	С	Damaged Decayed sections and missing sections to later extension.	Replace	No	£210.00	04	01
Block	01/05	Rainwater Gutters	Aluminium	9	m	С	Damaged Impact damage affects end of seamless gutter system.	Replace	No	£603.00	04	02
Block	01/06	Soffits	Timber	30	m	В	No Defect	No Action Required	No	£450.00	01	01
Block	01/02	Fascias	Timber	30	m	В	No Defect	No Action Required	No	£450.00	01	01
Block	01/07	Rainwater Downpipes	Aluminium	5	m	В	No Defect	No Action Required	No	£335,00	01	01
Block	01/05	Rainwater Gutters	Aluminium	18	m	В	No Defect	No Action Required	No	£1,206.00	01	01
Block	01/04	Pitched Roofs	Clay Tiles	9	sq m	С	Damaged Ridge tiles require repointing.	Repair	No	£450.00	03	02
Block	01/04	Pitched Roofs	Clay Tiles	90	sq m	В	No Defect	No Action Required	No	£8,820.00	01	01
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## Property Appraisal Data Collection Proforma



#### Facet 1: Physical Condition - By Element

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

Block	Detai	ls:											
Establish	ment N	ame:	Graves F	'ark			Bloc	k Number:	09		Site Area:	1677	7756.39
Establish	ment T	ype:	Park				Esta	blishment Code:	EST00608		Block GIA:	2104	
Address:			Graves P	ark Hemsworth Road							_	•	
Postcode	::		S8 8LJ				Bloc	k Description:	Detached single st attached extensior roofs are pitched a original building is	forming nd finis	g w.c accommo hed in plain clay	dation.	Main
Elemei	nt Bre	eakdown	for Flo	oors and Stairs	(02)	for B	lock	09					
Detailed	Score	s & Defect	s for Sul	Elements									
Block or Room	Code	Sub Elem	nent	Attribute Type	Total Qty	MON	Sub Element Condition (A-D)	Defect	Remedial Action	Further Investigation	Cost to Rectify to B	Probability	Severity
Room - 106	02/03	Floors Stru	ictural	Concrete	10	sq m	В	No Defect	No Action Required	l No	£4,930.00	01	01
Room - 107	02/02	Floors Finis	sh	Paint/ Varnish	10	sq m	В	No Defect	No Action Required	No	£170.00	01	01
Room - 107	02/03	Floors Stru	ctural	Concrete	10	sq m	В	No Defect	No Action Required	No	£4,930.00	01	01
Room - 108	02/02	Floors Finis	sh	Paint/ Varnish	8	sq m	В	No Defect	No Action Required	No	£136.00	01	01
Room - 108	02/03	Floors Stru	ctural	Concrete	8	sq m	В	No Defect	No Action Required	No	£3,944.00	01	01
Room - 109	02/03	Floors Struc	ctural	Concrete	6	sq m	В	No Defect	No Action Required	No	£2,958.00	01	01
Room - 109	02/02	Floors Finis	h	Paint/ Varnish	6	sq m	В	No Defect	No Action Required	No	£102.00	01	01



#### Property Appraisal Data Collection Proforma



#### Facet 1: Physical Condition - By Element

Physical Condition of Ceilings (03) for Block 09

Block	Detail	s:				_				-		
Establish	stablishment Name: Graves Park					Bloc	k Number:	09		Site Area:	16777	756.39
Establish	ment Ty	/pe: Park				Estal	blishment Code:	EST00608		Block GIA:	2104	
Address:		Graves	Park Hemsworth Road									
Postcode	:	S8 8LJ				Bioci	k Description:	Detached single sto attached extension roofs are pitched ar original building is t	forming nd finish	w.c accommoned in plain clay	dation. N	⁄lain
Elemer	nt Bre	akdown for C	eilings (03) for B	lock	09							
Detailed	Scores	s & Defects for Su	ıb Elements									
Block or Room	Code	Sub Element	Attribute Type	Total Qty	MON	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	В	No Defect	No Action Required	No	£3,660.00	01	01
Room - 107	03/01	Ceilings	Painted Plasterboard	10	sq m	В	No Defect	No Action Required	No	£250.00	01	01
Room - 108	03/01	Ceilings	Painted Plasterboard	8	sq m	В	No Defect	No Action Required	No	£200.00	01	01
Room - 109	03/01	Ceilings	Painted Plasterboard	6	sq m	В	No Defect	No Action Required	No	£150.00	01	01



### Property Appraisal Data Collection Proforma



### Facet 1: Physical Condition - By Element

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

								(04) 101 Block 03	,				
Block	Detai	ls:											
Establish	nment N	ame:	Graves P	ark			Bloc	k Number:	09	T	Site Area:	1677	7756.39
Establish	ment T	ype:	Park				Esta	blishment Code:	EST00608		Block GIA:	2104	
Address:	:		Graves P	ark Hemsworth Road			1				<del></del> -	<u> </u>	
Postcode			S8 8LJ				ļ	k Description:	Detached single sto	arou tire	har framed Cal	io with t	· ·
Postcode			36 613				Bioc	k Description.	attached extension roofs are pitched a original building is t	forming nd finisl	g w.c accommo hed in plain clay	dation. I	Main
Eleme	nt Bre	akdowr	for Ex	ternal Walls Wi	ndov	vs an	d D	oors (04) for Bloc	ck 09				
Detailed	Score	s & Defect	ts for Sub	Elements									
							Sut						
							Sub Element Condition (A-D)			Fur	Q		
							lent C		Ren	ther	ost to		
					=		onditi		nedia	nves	Rec	Pro	(0
Block or					Total Qty	MON	on (A	Defect	Remedial Action	Further Investigation	Cost to Rectify to	Probability	Severity
Room	Code 04/02	Sub Elem External D		Attribute Type  Metal	T Ž	<u>≚</u>	<u></u>	င်း No Defect	음 No Action Required		£900.00	- ₹   01	<del>₹</del>
Dioon	04,02	Laternare	0010	Wetai	•	'''		The Bellett	The French Control				
Block	04/02	External D	oore	Security Door	2	nr	Ь	Corrosion	Replace	No	£5,640,00	02	03
BIOCK	04/02	External D	0015	Security Door	-	"		Door corroded through.	Replace	No	25,040.00	02	03
Block	04/02	External Do		Metal	1	nr	В	No Defect	No Action Required	No	£900,00	01	01
DIOCK	04/02	External Di	oors	ivietai	'	1"	"	No Delect	No Action Required	INO	2,500.00	01	01
						<u> </u>	_				2000 20		
Block	04/02	External Do	oors	Security Door	2	nr	С	Corrosion Surface corrosion	Redecorate	No	£200.00	01	01
Block	04/02	External Do	oors	Hardwood (Glazed)	1	nr	В	No Defect	No Action Required	No	£1,269.00	01	01
Block	04/01	External Wa	alls	Timber Cladding	2	sq m	С	Decay Decayed and	Investigate/Repair	Yes	£140.00	04	02
								incomplete finishes.					
Block	04/01	External Wa	alls	Render	12	sq m	В	No Defect	No Action Required	No	£384.00	01	01
Placia	04/01	External M/s	alla	Timbor Claddina	25	60 m	-	No Defect	No Action Poquired	No	61 750 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	С	Flaking Finishes Redecoration and restoration required	Redecorate	No	£600.00	02	02
Block	04/01	External Walls	Brick	260	sq m	В	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	.000.00	01	05
Block	04/04	Construction Frame	Timber Frame	225	sq m	В	No Defect	No Action Required	No	£38,250.00	01	05
Block	04/01	External Walls	Timber Cladding	7	sq m	С	Decay Loose and missing panels. Frame decay likely.	Repair	No	£875,00	03	02
Block	04/02	External Doors	Metal	3	nr	С	Corrosion Minor initial corrosion	Redecorate	No	£210.00	01	01
Block	04/01	External Walls	Render	25	sq m	В	No Defect	No Action Required	No	£800,00	01	01
Block	04/01	External Walls	Timber Cladding	6	sq m	В	No Defect	No Action Required	No	£420.00	01	01
Block	04/01	External Walls	Brick/Block Cavity	30	sq m	В	No Defect	No Action Required	No	£4,860.00	01	01



### Property Appraisal Data Collection Proforma



#### Facet 1: Physical Condition - By Element

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

Block	Detai	ls:											
Establish	ment N	ame:	Graves Pa	ark			Bloc	k Number:	09		Site Area:	16777	756.39
Establish	ment Ty	/pe:	Park				Estal	blishment Code:	EST00608		Block GIA:	2104	
Address:			Graves Pa	ark Hemsworth Road						<u>-1</u>			
Postcode	:		S8 8LJ				Bloci	c Description:	Detached single sto attached extension roofs are pitched ar original building is ti	forming nd finish	g w.c accommoned in plain clay	dation. I	Main
Elemer	nt Bre	akdown	for Inte	ernal Walls and	d Doo	rs (0:	5) fo	r Block 09					
Detailed	Scores	& Defect	s for Sub	Elements									
Block or Room	Code	Sub Elem	nent	Attribute Type	Total Qty	MOO	Sub Element Condition (A-D)	Defect	Remedial Action	Further Investigation	Cost to Rectify to B	Probability	Severity
Room - 106	05/02	Internal Wa	alis	Concrete Block	55	sq m	В	No Defect	No Action Required	No	£5,225.00	01	01
Room - 107	05/02	Internal Wa	alls	Concrete Block	45	sq m	В	No Defect	No Action Required	No	£4,275.00	01	01
Room - 108	05/02	Internal Wa	ills	Concrete Block	45	sq m	В	No Defect	No Action Required	No	£4,275.00	01	01
Room - 109	05/02	Internal Wa	ills	Concrete Block	18	sq m	В	No Defect	No Action Required	No	£1,710.00	01	01

**Block Details:** 

Establishment Name:



## Property Appraisal Data Collection Proforma

Block Number:



Site Area:

16777756.39

#### Facet 1: Physical Condition - By Element

Graves Park

Physical Condition of Sanitary Services (06) for Block 09

Establish	ment Ty	/pe:	Park				Estal	blishment Code:	EST00608		Block GIA:	2104	
Address:			Graves P	ark Hemsworth Road							•		
Postcode	:		S8 8LJ				Bloci	k Description:	Detached single sto attached extension roofs are pitched an original building is ti	forming d finish	w.c accommo ed in plain clay	dation. N	Main
Elemei	nt Bre	akdown	for Sa	nitary Services	(06)	for B	lock	09					
Detailed	Scores	s & Defect	s for Sub	Elements									
Block or Room	Code	Sub Elem	nent	Attribute Type	Total Qty	MON	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	В	No Defect	No Action Required	No	£750.00	01	01
Room - 107	06/02	Classroom	Sinks	Cubicles	3	nr	В	No Defect	No Action Required	No	£1,950.00	01	01
Room - 108	06/02	Classroom	Sinks	Baby Changing Unit	1	nr	В	No Defect	No Action Required	No	£750.00	01	01
Room - 108	06/02	Classroom	Sinks	Cubicles	2	nr	В	No Defect	No Action Required	No	£1,300.00	01	01
Room - 108	06/02	Classroom	Sinks	WC	1	nr	В	No Defect	No Action Required	No	£494.00	01	01
Room - 108	06/02	Classroom	Sinks	Urinals	2	nr	В	No Defect	No Action Required	No	£1,800.00	01	01
Room - 109	06/02	Classroom	Sinks	WHB	1	nr	В	No Defect	No Action Required	No	£613.00	01	01
Room -	06/02	Classroom	Sinks	wc	1	nr	В	No Defect	No Action Required	No	£494.00	01	01

Room - 109	06/02	Classroom Sinks	Standard Doc M Pack	1	nr	В	No Defect	No Action Required	No	£500,00	01	01
Room - 109	06/02	Classroom Sinks	Baby Changing Unit	1	nr	В	No Defect	No Action Required	No	£750.00	01	01

**Block Details:** 



## Property Appraisal Data Collection Proforma



#### Facet 1: Physical Condition - By Element

Physical Condition of Mechanical Services (07) for Block 09

Establishment Name:		ame: Graves	Park			Bloc	k Number:	09		Site Area:	16777	756.39
Establish	ment Ty	/pe: Park				Esta	blishment Code:	EST00608		Block GIA: 21		
Address: Gr			Park Hemsworth Road							•		
Postcode	:	S8 8LJ				Bloc	k 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.				
Elemen	nt Bre	akdown for N	lechanical Servic	ces (6	)7) fc	r Bl	ock 09					
Detailed	Score	s & Defects for S	ub Elements									
Block or Room Code Sub Element Attribute T				Total Qty	MON	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	С	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	В	No Defect	No Action Required	No	£660.00	01	01
Block	07/04	Domestic Hot Wate Systems	Hot water cylinder	1	nr	С	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	В	No Defect	No Action Required	No	£3,300.00	01	01
Block	07/01	Heating Boiler	Boiler Unit (101-200 kW)	1	nr	С	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	С	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	В	No Defect	No Action Required	No	£24,500.00	01	01



## Property Appraisal Data Collection Proforma



#### Facet 1: Physical Condition - By Element

Physical Condition of Electrical Services (08) for Block 09

RIOCK	Detai	is:											
Establish	nment N	ame:	Graves P	'ark			Bloc	k Number:	09		Site Area:	1677	7756.39
Establish	ment T	ype:	Park					blishment Code:	EST00608		Block GIA:	2104	
Address:			Graves P	ark Hemsworth Road					<b>D</b>		<b></b> -		
Postcode	<b>::</b>		S8 8LJ				Bloc	k Description:	Detached single sto attached extension roofs are pitched at original building is t	forming nd finisi	g w.c accommo hed in plain clay	dation.	Main
Eleme	nt Bre	eakdown	for Ele	ectrical Service	s (08	) for	Bloc	k 09					
Detailed	Score	s & Defects	for Sul	o Elements									
Block or Room	Code	Sub Eleme	ent	Attribute Type	Total Qty	MOO	Sub Element Condition (A-D)	Defect	Remedial Action	Further Investigation	Cost to Rectify to B	Probability	Severity
Block	08/04	Lighting		External	16	nr	В	No Defect	No Action Required	No	£7,200.00	01	01
Block	08/04	Lighting		Internal lighting renewal	7	nr	В	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 Detectio	'n	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 Detectio	n	Call point	1	nr	В	No Defect	No Action Required	No	£240.00	01	01
Block	08/02	Fire Detection	n	Alarm sounder	7	nr	В	No Defect	No Action Required	No	£2,030.00	01	01
Block	08/02	Fire Detection	n	Smoke detector	15	nr	В	No Defect	No Action Required	No	£3,225.00	01	03

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



## Property Appraisal Data Collection Proforma



#### Facet 1: Physical Condition - By Element

Physical Condition of Redecorations (09) for Block 09

Block	Detai	ls:					_							
Establisi	nment N	ame:	Graves P	raves Park				k Number:	09		Site Area:	1677	16777756.39	
Establish	nment T	ype:	Park				Esta	blishment Code:	EST00608		Block GIA:	2104		
Address			Graves P	ark Hemsworth Road		************	1							
Postcode: S8 8LJ			S8 8LJ				Bloc	k 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.					
Eleme	nt Bre	eakdown	for Re	decorations (09	) for	Bloc	k 09	)						
Detailed	Score	s & Defect	s for Sub	Elements										
					Sub Element Condition (A-D)		Remedial Action	Further Investigation	Cost to Rectify to	Pro				
Block or Room	Code	Sub Elem	ient	Attribute Type	Total Qty	MON	ion (A-D)	Defect	al Action	stigation	tify to B	Probability	Severity	
Block	09/01	Redecorati	on	External Decorations- Render	15	sq m	С	Darnaged Redecoration required	Redecorate	No	£270.00	y	01	
Block	09/01	Redecorati	on	External Decorations - Timber	75	sq m	D	Flaking Finishes Badly deteriorating finishes	Redecorate	No	£1,200,00	01	02	
Block	09/01	Redecorati	on	External Decorations - Timber	25	sq m	С	Flaking Finishes Redecoration required	Redecorate	No	£400.00	01	01	
Block	09/01	Redecoration	on	External Decorations- Render	25	sq m	С	Dated Requires redecoration	Redecorate	No	£450.00	01	01	
Room - 107	09/01	Redecoration	on	Internal Decorations- Walls and Ceilings	55	sq m	С	Short Term Lifecycle Requires redecoration	Redecorate	No	£935.00	01	01	
Room - 108	09/01	Redecoration	n	Internal Decorations- Walls and Ceilings	53	sq m	С	Short Term Lifecycle Soiled and stained	Redecorate	No	£901.00	01	01	
Room - 109	09/01	Redecoration	'n	Internal Decorations- Walls and Ceilings	36	sq m	В	No Defect	No Action Required	No	£612,00	01	01	



## Property Appraisal Data Collection Proforma



#### Facet 1: Physical Condition - By Element

Physical Condition of External Elements (11) for Block 09

Dia -i-	Block Details:												
				1			<b>.</b>	le Missaultane	09		Site Area:	16777	756.39
Establish							Block Number:			+	╣	-	750.59
Establish Address:	-	rpe:	Park				Estal	blishment Code:	EST00608	<u> </u>	Block GIA:	2104	
Addiess.			Graves Pa	ark Hemsworth Road									
Postcode:			S8 8LJ					k 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.				
Elemer	Element Breakdown for External Elements (11) for Block 09												
				Elements									
Block or Room Code Sub Element Attribute Type						Sub Element Condition (A-D)	De	Remedial Action	Further Investigation	Cost to Rectify to	Probability	Severity	
Block or Room	Code	Sub Elem	nent	Attribute Type	Qty	MON	A-D)	Defect	tion.	tion	6 B	Ţ,	erity
Block	11/05	Fencing		Steel Railings	38	sq m	С	Corrosion Surface corrosion	Redecorate	No	£760.00	01	02
Block	11/09	External H	andrails	Metal	35	m	В	No Defect	No Action Required	No	£4,935.00	01	01
Block	11/07	External R	amps	Concrete	45	sq m	В	No Defect	No Action Required	No	£1,575.00	01	01
Block	11/03	Hard Stand	lings	Tarmacadum	30	sq m	D	Health and Safety Issue Badly sunken tarmacadam	Repair	No	£1,530.00	04	02
Block	11/01	External St	eps	Concrete	1	sq m	В	No Defect	No Action Required	No	£4,230.00	01	01
Block	11/03	Hard Stand	lings	Tarmacadum	10	sq m	C	Cracked Tension fractures and minor settlement	Repair	No	£510,00	01	01
Block	11/03	Hard Stand	lings	Tarmacadum	160	sq m	В	No Defect	No Action Required	No	£8,160.00	01	01