

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

**Block Details:**

|                     |                             |                     |                     |  |             |
|---------------------|-----------------------------|---------------------|---------------------|--|-------------|
| Establishment Name: | Graves Park                 | Block Number:       | 09                  | Site Area:   | 883039.81   |
| Establishment Type: | Park                        | Establishment Code: | EST00608            | Block GIAs:  | 2104        |
| Address:            | Graves Park, Hemsworth Road | Block Age Category: | Inter-War 1945-1966 | Block Year of Construction:  | Circa 1940s |
| Postcode:           | S8 8LJ                      | Room Count:         | 15                  | Block Description: Detached single storey timber framed Cafe with later attached extension forming WC accommodation. Main roofs are pitched and finished in plain clay tiles. The original building is timber framed. External windows are single glazed, timber framed units. |             |
| Surveyor Name:      | Thomas Goodhand             | Survey Date:        | 05/07/2022          |  |             |
| 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 |
|---|--|---|--------------|---|------|---|-----|-----|

**Comments:**

The original Rose Garden Cafe has a plain tile roof, which is in poor condition with numerous missing and damaged tiles. The timber fascia's are deteriorating and the clock tower requires further investigation and restoration. The 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. The café has been subject to longstanding water ingress issues. The water ingress has potentially damaged the timber structure. Specialist third-party specialists should be engaged to inspect the condition of the timber structure. 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. The extension roof and aluminium rainwater goods are in good order. Softwood timber fascias and bargeboards are decayed.

**Overall Block Condition Cost Breakdown**

|   |  |   |             |   |            |   |            |
|---|--|---|-------------|---|------------|---|------------|
| A |  | B | £208,641.96 | C | £24,766.44 | D | £63,607.72 |
|---|--|---|-------------|---|------------|---|------------|

**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. No evidence of statutory periodic inspection and tests of distribution boards.

**Mechanical**

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

**Electrical**

Emergency lighting provision is limited within the public area of the Cafe. Statutory periodic inspection and test certificates for the distribution boards and fire alarm panel should be reviewed.

**Overall Element Scores for Block 09****Roofs (CS01) (Highlight as appropriate)**

|  |  |          |   |          |   |          |  |            |
|--|--|----------|---|----------|---|----------|--|------------|
| <b>A</b>   | Good - Expected to perform as intended over its expected useful service life | <b>B</b> | Satisfactory - Operational and performing as intended with only | <b>C</b> | Poor - Operational but in need of repair or replacement | <b>D</b> | Bad - Non-operational or about to fail | <b>N/A</b> |
| <p><b>Comments:</b> The 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. Replacement of the roof is recommended, together with replacement of timber fascias and refurbishment of the clock tower. The rear flat roof addition is affected by significant cold bridging and</p> |  |          |   |          |   |          |  |            |

**Floors and Stairs (CS02) (Highlight as appropriate)**

|   |  |          |   |          |   |          |  |            |
|---|--|----------|---|----------|---|----------|--|------------|
| <b>A</b>  | Good - Expected to perform as intended over its expected useful service life | <b>B</b> | Satisfactory - Operational and performing as intended with only | <b>C</b> | Poor - Operational but in need of repair or replacement | <b>D</b> | Bad - Non-operational or about to fail | <b>N/A</b> |
| <p><b>Comments:</b> Floor finishes within the WC block extension are in serviceable order. Carpets to the cafe are in poor condition and require replacement.</p> |  |          |   |          |   |          |  |            |

**Ceilings (CS03) (Highlight as appropriate)**

|   |  |          |   |          |   |          |  |            |
|---|--|----------|---|----------|---|----------|--|------------|
| <b>A</b>  | Good - Expected to perform as intended over its expected useful service life | <b>B</b> | Satisfactory - Operational and performing as intended with only | <b>C</b> | Poor - Operational but in need of repair or replacement | <b>D</b> | Bad - Non-operational or about to fail | <b>N/A</b> |
| <p><b>Comments:</b> Ceilings within the WC block are satisfactory. The Cafe ceiling has been affected by past moisture penetration particularly to the Dormer roofs. These areas have been painted over, however are potentially damaged. 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)**

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

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

**Sanitary Services (CS06) (Highlight as appropriate)**

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

**Comments:** Sanitary services are in satisfactory condition.

**Mechanical Services (CS07) (Highlight as appropriate)**

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

**Comments:** Periodic inspection and test dates for heating and hot water services are not clearly shown. Further inspection required.

**Electrical Services (CS08) (Highlight as appropriate)**

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

**Comments:** Statutory periodic inspection and test of the distribution boards should be reviewed.

**Redecorations (CS09) (Highlight as appropriate)**

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

**Comments:** External decorations are in poor condition. Internal areas would benefit from redecoration. The timber roof structure and ceilings have been painted, however the staff have reported on-going roof leaks. On-going redecoration will be required until the roof is watertight.

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

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

**Comments:** Fixed furniture appear to be fully operational.

**External Elements (CS11) (Highlight as appropriate)**

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

**Comments:** Resurfacing of worn and settlement affected tarmacadam paths is required.

**Playing Fields (CS12) (Highlight as appropriate)**

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

**Comments:**





**Facet 1: Physical Condition - By Element** Physical Condition of Ceilings for Block 09

**Block Details:**

|                     |                             |                     |   |            |           |
|---------------------|-----------------------------|---------------------|---|------------|-----------|
| Establishment Name: | Graves Park                 | Block Number:       | 09  | Site Area: | 883039.81 |
| 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 for Block 09**

Detailed Scores & Defects for Sub Elements

| Block or Room | 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    | Ceilings    | Varnished Timber Boarding | 10        | sq m | B                           | No Defect                                  | No Action Required |                       | £3,952.80            | 01          | 01       |
| Room - 107    | Ceilings    | Painted Plasterboard      | 10        | sq m | B                           | No Defect<br>Redecoration required.        | No Action Required | No                    | £270.00              | 01          | 01       |
| Room - 108    | Ceilings    | Painted Plasterboard      | 8         | sq m | C                           | Flaking Finishes<br>Redecoration required. | Redecorate         | No                    | £216.00              | 04          | 02       |
| Room - 109    | Ceilings    | Painted Plasterboard      | 6         | sq m | C                           | Flaking Finishes<br>Redecoration required. | Redecorate         | Yes                   | £162.00              | 04          | 02       |



**Facet 1: Physical Condition - By Element**      Physical Condition of Electrical Services for Block 09

**Block Details:**

|                     |                             |                     |   |            |           |
|---------------------|-----------------------------|---------------------|---|------------|-----------|
| Establishment Name: | Graves Park                 | Block Number:       | 09  | Site Area: | 883039.81 |
| 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 for Block 09**

**Detailed Scores & Defects for Sub Elements**

| Block or Room | 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 | Hard Wiring    | Distribution Board        | 2  | nr | D | Health and Safety Issue<br>Statutory Periodic inspection and test now significantly overdue. Last inspection 2009. | Investigate        | No | £400.00   | 01 | 04 |
| Block | Fire Detection | Smoke Detector            | 15 | nr | B | No Defect  | No Action Required |    | £3,483.00 | 01 | 03 |
| Block | 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        |    | £500.00   | 02 | 04 |
| Block | Fire Detection | Call Point                | 1  | nr | B | No Defect  | No Action Required |    | £259.20   | 01 | 01 |
| Block | Fire Detection | Alarm Sounder             | 7  | nr | B | No Defect  | No Action Required |    | £2,192.40 | 01 | 01 |
| Block | Lighting       | Internal Lighting Renewal | 7  | nr | B | No Defect  | No Action Required |    | £415.80   | 01 | 01 |
| Block | Lighting       | Internal Lighting Renewal | 42 | nr | B | No Defect  | No Action Required |    | £2,494.80 | 01 | 01 |
| Block | Lighting       | External                  | 16 | nr | B | No Defect  | No Action Required |    | £7,776.00 | 01 | 01 |
| Block | Lighting       | Internal Lighting Renewal | 4  | nr | C | Short Term Lifecycle Non operational lighting.   | Replace            | No | £237.60   | 01 | 01 |

**Facet 1: Physical Condition - By Element**      Physical Condition of External Areas for Block 09

**Block Details:**

|                     |                             |                     |   |            |           |
|---------------------|-----------------------------|---------------------|---|------------|-----------|
| Establishment Name: | Graves Park                 | Block Number:       | 09  | Site Area: | 883039.81 |
| 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 Areas for Block 09**

**Detailed Scores & Defects for Sub Elements**

| Block or Room | 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         | Hard Standings     | Tarmacadam     | 30        | sq m | D                           | Health and Safety Issue Badly sunken tarmacadam | Repair             | No                    | £1,652.40            | 04          | 02       |
| Block         | Hard Standings     | Tarmacadam     | 10        | sq m | C                           | Cracked Tension fractures and minor settlement  | Repair             |                       | £550.80              | 01          | 01       |
| Block         | Hard Standings     | Tarmacadam     | 160       | sq m | B                           | No Defect                                       | No Action Required |                       | £8,812.80            | 01          | 01       |
| Block         | External Handrails | Metal          | 35        | m    | B                           | No Defect                                       | No Action Required |                       | £5,329.80            | 01          | 01       |
| Block         | External Ramps     | Concrete       | 45        | sq m | B                           | No Defect                                       | No Action Required | No                    | £1,701.00            | 01          | 01       |
| Block         | External Steps     | Concrete       | 1         | sq m | B                           | No Defect                                       | No Action Required |                       | £4,568.40            | 01          | 01       |



|       |         |                |    |      |   |                             |            |    |         |    |    |
|-------|---------|----------------|----|------|---|-----------------------------|------------|----|---------|----|----|
| Block | Fencing | Steel Railings | 38 | sq m | C | Corrosion Surface corrosion | Redecorate | No | £760.00 | 01 | 02 |
|-------|---------|----------------|----|------|---|-----------------------------|------------|----|---------|----|----|



**Facet 1: Physical Condition - By Element**      **Physical Condition of External Walls Windows and Doors for Block 09**

**Block Details:**

|                     |                             |                     |   |            |           |
|---------------------|-----------------------------|---------------------|---|------------|-----------|
| Establishment Name: | Graves Park                 | Block Number:       | 09  | Site Area: | 883039.81 |
| 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 for Block 09**

**Detailed Scores & Defects for Sub Elements**

| Block or Room | 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 | Windows               | Timber                | 11  | sq m | D | Decay<br>Decayed and<br>life expired<br>original<br>windows.  | Replace               |    | £12,557.16 | 03 | 02 |
| Block | Windows               | Timber                | 12  | sq m | C | Flaking<br>Finishes<br>Redecoration<br>and<br>restoration<br>required   | Redecorate            |    | £600.00    | 02 | 02 |
| Block | Construction<br>Frame | Timber<br>Frame       | 225 | sq m | B | No Defect   | No Action<br>Required |    | £41,310.00 | 01 | 05 |
| Block | Construction<br>Frame | Timber<br>Frame       | 1   | sq m | D | Damaged<br>Historical<br>structural<br>movement<br>affects the<br>whole South<br>Elevation.<br>Outward<br>distortion and<br>rotation. No<br>signs recent<br>structural<br>distress.<br>Structural<br>Engineers<br>inspection<br>required. | Investigate           | No | £5,000.00  | 01 | 05 |
| Block | External<br>Doors     | Hardwood<br>Glazed    | 1   | nr   | B | No Defect   | No Action<br>Required |    | £1,370.52  | 01 | 01 |
| Block | External<br>Doors     | Metal                 | 3   | nr   | C | Corrosion<br>Minor initial<br>corrosion   | Redecorate            |    | £210.00    | 01 | 01 |
| Block | External<br>Doors     | Metal                 | 1   | nr   | B | No Defect   | No Action<br>Required |    | £972.00    | 01 | 01 |
| Block | External<br>Doors     | Security<br>Door      | 2   | nr   | D | Corrosion<br>Door<br>corroded<br>through.   | Replace               |    | £6,091.20  | 02 | 03 |
| Block | External<br>Doors     | Metal                 | 1   | nr   | B | No Defect   | No Action<br>Required |    | £972.00    | 01 | 01 |
| Block | External<br>Doors     | Security<br>Door      | 2   | nr   | C | Corrosion<br>Surface<br>corrosion   | Redecorate            |    | £200.00    | 01 | 01 |
| Block | External<br>Walls     | Timber<br>Cladding    | 25  | sq m | B | No Defect   | No Action<br>Required |    | £1,890.00  | 01 | 01 |
| Block | External<br>Walls     | Render                | 12  | sq m | B | No Defect   | No Action<br>Required |    | £414.72    | 01 | 01 |
| Block | External<br>Walls     | Timber<br>Cladding    | 2   | sq m | C | Decay<br>Decayed and<br>incomplete<br>finishes.   | Investigate/Repair    |    | £151.20    | 04 | 02 |
| Block | External<br>Walls     | Brick/Block<br>Cavity | 30  | sq m | B | No Defect   | No Action<br>Required |    | £5,248.80  | 01 | 01 |
| Block | External<br>Walls     | Timber<br>Cladding    | 6   | sq m | B | No Defect   | No Action<br>Required |    | £453.60    | 01 | 01 |

|       |                |                 |     |      |   |   |                    |     |            |    |    |
|-------|----------------|-----------------|-----|------|---|---|--------------------|-----|------------|----|----|
| Block | External Walls | Timber Cladding | 1   | nr   | C | Decay Loose and missing panels. Frame decay likely.   | Repair             | No  | £5,000.00  | 03 | 02 |
| Block | External Walls | Brick           | 260 | sq m | B | No Defect   | No Action Required |     | £23,587.20 | 01 | 01 |
| Block | External Walls | Render          | 25  | sq m | B | No Defect   | No Action Required |     | £864.00    | 01 | 01 |
| Block | External Walls | Brick           | 10  | sq m | C | Damaged The brickwork is cracked after low level in two locations to the front elevation. Further structural investigations are required. | Investigate/Repair | Yes | £907.20    | 03 | 03 |



**Facet 1: Physical Condition - By Element**      Physical Condition of Floors and Stairs for Block 09

**Block Details:**

|                     |                             |                     |   |            |           |
|---------------------|-----------------------------|---------------------|---|------------|-----------|
| Establishment Name: | Graves Park                 | Block Number:       | 09  | Site Area: | 883039.81 |
| 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 for Block 09**

Detailed Scores & Defects for Sub Elements

| Block or Room | 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    | Floors Structural | Concrete       | 10        | sq m | B                           | No Defect                                  | No Action Required |                       | £5,324.40            | 01          | 01       |
| Room - 107    | Floors Finish     | Paint/Varnish  | 10        | sq m | C                           | Flaking Finishes<br>Redecoration required. | Redecorate         | No                    | £183.60              | 04          | 02       |
| Room - 107    | Floors Structural | Concrete       | 10        | sq m | B                           | No Defect                                  | No Action Required |                       | £5,324.40            | 01          | 01       |
| Room - 108    | Floors Finish     | Paint/Varnish  | 8         | sq m | C                           | Flaking Finishes<br>Redecoration required. | Redecorate         | No                    | £146.88              | 04          | 02       |
| Room - 108    | Floors Structural | Concrete       | 8         | sq m | B                           | No Defect                                  | No Action Required |                       | £4,259.52            | 01          | 01       |
| Room - 109    | Floors Structural | Concrete       | 6         | sq m | B                           | No Defect                                  | No Action Required |                       | £3,194.64            | 01          | 01       |

|            |               |               |   |         |   |  |            |    |         |    |    |
|------------|---------------|---------------|---|---------|---|--|------------|----|---------|----|----|
| Room - 109 | Floors Finish | Paint/Varnish | 6 | sq<br>m | C | Flaking<br>Finishes<br>Redecoration<br>required. | Redecorate | No | £110.16 | 04 | 02 |
|------------|---------------|---------------|---|---------|---|--|------------|----|---------|----|----|



**Facet 1: Physical Condition - By Element**      Physical Condition of Internal Walls and Doors for Block 09

**Block Details:**

|                     |                             |                     |   |            |           |
|---------------------|-----------------------------|---------------------|---|------------|-----------|
| Establishment Name: | Graves Park                 | Block Number:       | 09  | Site Area: | 883039.81 |
| 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 for Block 09**

Detailed Scores & Defects for Sub Elements

| Block or Room | 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    | Internal Walls | Concrete Block | 55        | sq m | B                           | No Defect  | No Action Required |                       | £5,643.00            | 01          | 01       |
| Room - 106    | Internal Walls | Concrete Block | 1         | nr   | D                           | Health and Safety Issue Penetrations through the blockwork are not fire protected. | Investigate/Repair | Yes                   | £450.00              | 05          | 05       |
| Room - 107    | Internal Walls | Concrete Block | 45        | sq m | B                           | No Defect  | No Action Required |                       | £4,617.00            | 01          | 01       |
| Room - 108    | Internal Walls | Concrete Block | 45        | sq m | B                           | No Defect  | No Action Required |                       | £4,617.00            | 01          | 01       |
| Room - 109    | Internal Walls | Concrete Block | 18        | sq m | B                           | No Defect  | No Action Required |                       | £1,846.80            | 01          | 01       |



**Facet 1: Physical Condition - By Element**      Physical Condition of Mechanical Services for Block 09

**Block Details:**

|                     |                             |                     |   |            |           |
|---------------------|-----------------------------|---------------------|---|------------|-----------|
| Establishment Name: | Graves Park                 | Block Number:       | 09  | Site Area: | 883039.81 |
| 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 for Block 09**

Detailed Scores & Defects for Sub Elements

| Block or Room | 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         | Ventilation                | Extractor Fan      | 5         | nr  | B                           | No Defect  | No Action Required |                       | £3,564.00            | 01          | 01       |
| Block         | Ventilation                | Extractor Fan      | 1         | nr  | B                           | No Defect  | No Action Required |                       | £712.80              | 01          | 01       |
| Block         | Ventilation                | Extractor Fan      | 1         | nr  | C                           | Damaged Heavily soiled area adjacent kitchen extract. Walls and soffit heavily soiled. Screen and filter required. | Repair             | No                    | £712.80              | 04          | 01       |
| Block         | 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 | Heating Boiler         | Boiler Unit - 101-200 KW | 1 | nr | C | Health and Safety Issue<br>Date of last periodic inspection and test not clearly visible. Not turned on during inspection. | Investigate        | No | £250.00    | 01 | 04 |
| Block | Heating Infrastructure | Electric Wall Heater     | 4 | nr | C | Health and Safety Issue<br>Date of last periodic inspection and test not clearly shown                                     | Investigate        | No | £300.00    | 01 | 04 |
| Block | Heating Infrastructure | Fan Convector            | 7 | nr | B | No Defect  | No Action Required | No | £26,460.00 | 01 | 01 |

**Facet 1: Physical Condition - By Element**      Physical Condition of Redecorations for Block 09

**Block Details:**

|                     |                             |                     |   |            |           |
|---------------------|-----------------------------|---------------------|---|------------|-----------|
| Establishment Name: | Graves Park                 | Block Number:       | 09  | Site Area: | 883039.81 |
| 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 for Block 09**

Detailed Scores & Defects for Sub Elements

| Block or Room | 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         | Redecoration | External Decorations - Timber             | 75        | sq m | D                           | Flaking Finishes Badly deteriorating finishes | Redecorate      |                       | £1,296.00            | 01          | 02       |
| Block         | Redecoration | External Decorations - Timber             | 25        | sq m | C                           | Flaking Finishes Redecoration required        | Redecorate      |                       | £432.00              | 01          | 01       |
| Block         | Redecoration | External Decorations - Render             | 25        | sq m | C                           | Dated Requires redecoration                   | Redecorate      |                       | £486.00              | 01          | 01       |
| Block         | Redecoration | External Decorations - Render             | 15        | sq m | C                           | Damaged Redecoration required                 | Redecorate      |                       | £291.60              | 01          | 01       |
| Room - 107    | Redecoration | Internal Decorations - Walls and Ceilings | 55        | sq m | C                           | Short Term Lifecycle Requires redecoration    | Redecorate      | No                    | £1,009.80            | 01          | 01       |
| Room - 108    | Redecoration | Internal Decorations - Walls and Ceilings | 53        | sq m | C                           | Short Term Lifecycle Soiled and stained       | Redecorate      |                       | £973.08              | 01          | 01       |

|            |              |   |    |      |   |   |            |    |         |    |    |
|------------|--------------|---|----|------|---|---|------------|----|---------|----|----|
| Room - 109 | Redecoration | Internal Decorations - Walls and Ceilings | 36 | sq m | D | Flaking Finishes Redecoration required. | Redecorate | No | £660.96 | 04 | 02 |
|------------|--------------|---|----|------|---|---|------------|----|---------|----|----|



**Facet 1: Physical Condition - By Element**      Physical Condition of Roofs for Block 09

**Block Details:**

|                     |                             |                     |   |            |           |
|---------------------|-----------------------------|---------------------|---|------------|-----------|
| Establishment Name: | Graves Park                 | Block Number:       | 09  | Site Area: | 883039.81 |
| 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 Roofs for Block 09**

Detailed Scores & Defects for Sub Elements

| Block or Room | 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 | Fascias             | Timber                      | 30  | m    | B | No Defect   | No Action Required | No | £486.00    | 01 | 01 |
| Block | Fascias             | Timber                      | 5   | m    | C | Damaged Impact damaged and decayed.   | Replace            |    | £200.00    | 04 | 01 |
| Block | Fascias             | Timber                      | 75  | m    | B | No Defect   | No Action Required |    | £1,215.00  | 01 | 01 |
| Block | Fascias             | Timber                      | 8   | m    | C | Decay Decayed fascias   | Replace            |    | £129.60    | 01 | 02 |
| Block | Fascias             | Timber                      | 1   | nr   | D | Decay Decayed sections  | Repair             | No | £750.00    | 02 | 03 |
| Block | Flat Roofs          | Asphalt                     | 72  | sq m | C | Short Term Lifecycle Further inspection required  | Investigate        |    | £5,443.20  | 01 | 02 |
| Block | Flat Roofs          | Built-Up Felt Roof - Triple | 7   | sq m | C | Medium Term Lifecycle Recover with main roof.   | Replace            |    | £846.72    | 02 | 02 |
| Block | Pitched Roofs       | Clay Tiles                  | 10  | sq m | D | Damaged Ridge tiles are damaged require replacing.  | Replace            | No | £500.00    | 04 | 03 |
| Block | Pitched Roofs       | Clay Tiles                  | 90  | sq m | B | No Defect   | No Action Required | No | £9,525.60  | 01 | 01 |
| Block | Pitched Roofs       | Clay Tiles                  | 225 | sq m | D | Damaged A number of perished, damaged or missing tiles. Roof leaks have been reported internally in various locations. The roof covering is life expired and consideration into replacement is recommended. | Replace            | No | £33,750.00 | 04 | 02 |
| Block | Rainwater Downpipes | Aluminium                   | 5   | m    | B | No Defect   | No Action Required |    | £361.80    | 01 | 01 |
| Block | Rainwater Downpipes | Aluminium                   | 7   | m    | B | No Defect   | No Action Required |    | £506.52    | 01 | 01 |
| Block | Rainwater Downpipes | Aluminium                   | 3   | m    | B | No Defect   | No Action Required |    | £217.08    | 01 | 01 |
| Block | Rainwater Downpipes | UPVC                        | 3   | m    | B | No Defect   | No Action Required |    | £145.80    | 01 | 01 |
| Block | Rainwater Downpipes | UPVC                        | 2   | m    | B | No Defect   | No Action Required |    | £97.20     | 01 | 01 |

|       |                   |              |    |   |   |  |                    |    |           |    |    |
|-------|-------------------|--------------|----|---|---|--|--------------------|----|-----------|----|----|
| Block | Rainwater Gutters | Aluminium    | 18 | m | B | No Defect  | No Action Required |    | £1,302.48 | 01 | 01 |
| Block | Rainwater Gutters | Aluminium    | 9  | m | C | Damaged Impact damage affects end of seamless gutter system.   | Replace            |    | £651.24   | 04 | 02 |
| Block | Rainwater Gutters | Fibre Cement | 52 | m | C | Vegetation Growth Blocked. Sections hanging Down. No asbestos information on site. Asbestos refurbishment survey required. | Replace            |    | £3,144.96 | 01 | 02 |
| Block | Soffits           | Timber       | 30 | m | B | No Defect  | No Action Required |    | £486.00   | 01 | 01 |
| Block | Soffits           | Timber       | 75 | m | B | No Defect  | No Action Required |    | £1,215.00 | 01 | 01 |
| Block | Soffits           | Timber       | 6  | m | C | Damaged Decayed sections and missing sections to later extension.  | Replace            | No | £210.00   | 04 | 01 |









**Facet 1: Physical Condition - By Element**      Physical Condition of Sanitary Services for Block 09

**Block Details:**

|                     |                             |                     |   |            |           |
|---------------------|-----------------------------|---------------------|---|------------|-----------|
| Establishment Name: | Graves Park                 | Block Number:       | 09  | Site Area: | 883039.81 |
| 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 for Block 09**

**Detailed Scores & Defects for Sub Elements**

| Block or Room | 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 | Classroom Sinks | Baby Changing Unit  | 1 | nr | B | No Defect | No Action Required |  | £810.00   | 01 | 01 |
| Room - 107 | Classroom Sinks | Cubicles            | 3 | nr | B | No Defect | No Action Required |  | £2,106.00 | 01 | 01 |
| Room - 108 | Classroom Sinks | WC                  | 1 | nr | B | No Defect | No Action Required |  | £533.52   | 01 | 01 |
| Room - 108 | Classroom Sinks | Urinals             | 2 | nr | B | No Defect | No Action Required |  | £1,944.00 | 01 | 01 |
| Room - 108 | Classroom Sinks | Baby Changing Unit  | 1 | nr | B | No Defect | No Action Required |  | £810.00   | 01 | 01 |
| Room - 108 | Classroom Sinks | Cubicles            | 2 | nr | B | No Defect | No Action Required |  | £1,404.00 | 01 | 01 |
| Room - 109 | Classroom Sinks | Standard Doc M Pack | 1 | nr | B | No Defect | No Action Required |  | £540.00   | 01 | 01 |
| Room - 109 | Classroom Sinks | Baby Changing Unit  | 1 | nr | B | No Defect | No Action Required |  | £810.00   | 01 | 01 |
| Room - 109 | Classroom Sinks | WHB                 | 1 | nr | B | No Defect | No Action Required |  | £662.04   | 01 | 01 |
| Room - 109 | Classroom Sinks | WC                  | 1 | nr | B | No Defect | No Action Required |  | £533.52   | 01 | 01 |