

Bristol City Council

Planned Preventative Maintenance Report



BRISTOL EDUCATION CENTRE, SHERIDAN
ROAD, BRISTOL BS7 0PU

Prepared for: Bristol City Council
Prepared by: Mark Humphries BSc(Hons) FRICS
Reviewed by: Richard Turton BSc(Hons) MRICS
Date: 17th July 2020
Our reference: 3051756/MH/cb

CS2 Limited
4th Floor Spectrum Building
Bond Street
Bristol
BS1 3LG

Tel: 0117 929 0692
mhumphries@cs2.co.uk

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1.0 Introduction

- 1.1 This report has been prepared following the receipt of instructions from Bristol City Council.
- 1.2 This report is a Planned Preventative Maintenance Schedule designed to assist the property asset management strategy. The purpose of this report is to provide a reasonable prediction of expenditure required over the next 10 years to put into repair and maintain the internal and external parts of the buildings within the site. Works have been identified as required to ensure buildings and their components function adequately, preserve the value of the building and satisfy legal obligations.
- 1.3 In preparing this report we have reviewed the available information submitted to us, and carried out inspections of the building fabric and mechanical and electrical services during our visits to site.
- 1.4 It is intended that this schedule will be a live document, referred to, referenced, revised and updated. Therefore, it will prove a useful tool, providing accurate, up-to-date information, tuned by the knowledge and experience of the site staff using it.
- 1.5 The schedule should be reviewed annually in order to make an assessment whether all the planned maintenance issues need to be addressed as currently proposed. A review of current condition may identify certain items as now defunct, or assess current condition as requiring certain maintenance issues to be either moved forward or allowing other issues to be pushed back into later years. We can provide an electronic copy of the schedule upon request.
- 1.6 The findings of this report have been summarised on a building by building basis within the following pages. Each sheet sets out the principle maintenance issues and prioritises these using a 'traffic light' system
- Red: Urgent issues requiring immediate attention to avoid further significant deterioration or health and safety concerns.
- Amber: Issues of significance either in terms of their potential consequences if left unaddressed or the scale and scope of the works.
- Green: Maintenance issues with limited risk for significant deterioration if performed diligently and regularly.
- 1.7 The overall projected expenditure for the site has also been presented within this summary. This is in the form of a bar graph showing the anticipated expenditure each year and how this is broken down between the different buildings.
- 1.8 Reporting years are assumed to correspond to calendar years with year 1 (one) commencing August 2020.

2.0 Limitations

- 2.1 In preparing this report we have considered planned preventative maintenance items and not reactive maintenance (except for those remedial items required in year 1 to put into repair). We therefore recommend that separate sinking funds are considered for this work, which may be based on historic expenditure.
- 2.2 All costs within this report are based upon today's cost, and there is no allowance for inflation. The costs also exclude professional and statutory fees, and VAT. All costs are budget estimates only and have been prepared using a mix of published data, experience, assessments of likely time taken to undertake works and associated typical daily rates. The PPM schedule should be updated annually using actual costs to update accordingly, i.e. for routine or cyclical items.
- 2.3 Please note that an allowance for safe access has been included in respect for the recommendations for working at height.
- 2.4 The schedules include summary requirements for cyclical maintenance based on manufacturer's recommendations and good practice. However, this report should not be viewed as an alternative to thorough examination of the relevant Health and Safety files.

3.0 Summary Pages and PPM Schedules

Buildings Summary: Bristol Education Centre

Property Description

The property comprises of four main structures a link building and an extension to the rear of the largest structure. The buildings vary in age from circa 1925 - to circa 2000. The properties are all load bearing masonry with a mix of pitched and flat roof structures. The property is attached to a local primary school and shares some services. Operationally the two sites are independant.

Condition: The overall condition of the

Key Maintenance Issues

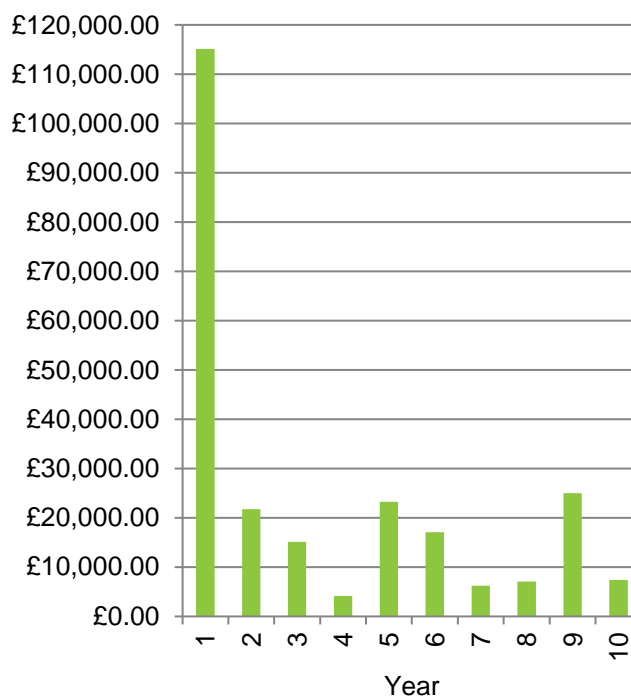
(Red = Urgent, Amber = Significant Issues, Green = Limited Risk)

Continued roof maintenance, replacement windows, decoration and replacment of decayed timber.

Internal making good following roof repairs, car park resurfacing.

Redecoration and internal refurbishment.

Annual Expenditure Profile



Planned Preventative Maintenance Report



Building. Bristol Education Centre, Sheridan Road, Bristol BS7 0PU

Survey Date 14th July 2020

Job No. 3051756

Surveyor MH

Location	Element	Defect	Remedy	Priority	1	2	3	4	5	6	7	8	9	10
BUILDING 1														
Roofs	uPVC Gutters and downpipes.	General Soiling	Thoroughly clean and clear gutters.		£ 50.00	£ 50.00	£ 50.00	£ 50.00	£ 50.00	£ 50.00	£ 50.00	£ 50.00	£ 50.00	£ 50.00
Elevations	Painted Hand Rail	Decorative finish faded	Rub down, prepare and redecorate handrail to access ramp		£ 100.00				£ 100.00				£ 100.00	
Internal Elements	Windows.	General soiling anticipated to internal face of the windows windows.	Thoroughly clean glazing and frames.		£ 25.00	£ 25.00	£ 25.00	£ 25.00	£ 25.00	£ 25.00	£ 25.00	£ 25.00	£ 25.00	£ 25.00
	Doors.	General adjustment anticipated to internal doorsets.	Ease and adjust as required.						£ 150.00					£ 150.00
	Floors.	Soiling and wear anticipated to floor coverings and associated trim.	Thoroughly clean or replace floor coverings as required.		£ 75.00		£ 75.00		£ 75.00		£3,000.00		£ 75.00	
	Fixtures.	General wear anticipated to cupboards.	Replace/repair cupboards as required.					£ 200.00				£ 200.00		
	Decoration.	Wear and tear anticipated to decorated surfaces including walls, ceilings, exposed steelwork, joinery, pipework etc.	Undertake periodic redecoration maintenance throughout.				£ 2,500.00					£2,500.00		
	Total					£ 250.00	£ 75.00	£ 2,650.00	£ 275.00	£ 400.00	£ 75.00	£ 3,075.00	£ 2,775.00	£ 250.00
BUILDING 2														
Roofs	Mineral Felt Roof Coverings	Mineral felt is worn, roof is ponding.	Replace flat roof coverings, use new insulation cut to falls.		£ 5,000.00									
	Lead Flashing	Lead flashing is bent between the coping stones and the flat roof	Straighten lead flashing and re point into the joint.		£ 75.00									
	Gutters	Gutters formed within the flat roof are full of leaves and other organic matter.	Cut back overhanging trees and clear gutters. Leave free flowing		£ 500.00	£ 75.00	£ 75.00	£ 75.00	£ 75.00	£ 500.00	£ 75.00	£ 75.00	£ 75.00	£ 75.00

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Location	Element	Defect	Remedy	Priority	1	2	3	4	5	6	7	8	9	10
<u>Elevations</u>	Roof Lantern	Failed decorative finishes	Prepare and redecorate the roof lantern.		£ 150.00				£ 150.00				£ 150.00	
	Timber Facia	Decorative finishes have failed and timber is decayed.	Replace decayed timber facias with new uPVC replacements.		£ 1,200.00									
	Windows	Paint peel to the crittal window.	Prepare and decorate the window frame and replace putty.		£ 200.00				£ 200.00				£ 200.00	
	Door	Decoration requires to timber doors.	Prepare and decorate doors.		£ 150.00				£ 150.00				£ 150.00	
	Render	Cracked and blown render to the side return elevation and unfinished blockwork infill.	Allow to render the elevation and decorate.		£ 1,500.00				£ 200.00				£ 200.00	
<u>Internal Elements</u>	Electrical Installations	Loose cable hanging down above the window.	Re-fix cables with new cable clips.		£ 25.00									
	Ceilings.	The Ceiling and associated fittings are soiled.	Thoroughly clean as required. Plaster repairs year one		£ 2,500.00		£ 250.00		£ 250.00		£ 250.00		£ 250.00	
	Doors.	General soiling and adjustment anticipated to internal doorsets.	Ease and adjust as required.					£ 50.00				£ 50.00		
	Floors.	Soiling and wear anticipated to the vinyl floor coverings.	Thoroughly clean or replace floor coverings as required.		£ 200.00	£ 200.00	£ 4,000.00	£ 200.00	£ 200.00	£ 200.00	£ 200.00	£ 200.00	£ 4,000.00	£ 200.00
	Sanitary ware.	Soiling and staining anticipated.	Thoroughly clean as required.		£ 150.00			£ 150.00			£ 150.00			£ 150.00
	Decoration.	Wear and tear anticipated to decorated surfaces including walls, ceilings, exposed steelwork, joinery, pipework etc.	Undertake periodic redecoration maintenance throughout.		£ 2,500.00				£ 2,500.00				£ 2,500.00	
Total					£ 14,150.00	£ 275.00	£ 4,325.00	£ 475.00	£ 3,725.00	£ 700.00	£ 675.00	£ 325.00	£ 7,525.00	£ 425.00
BUILDING 3														
<u>Roofs</u>	Gutter	Blocked gutters preventing the free flow of rainwater.	Thoroughly clean and clear gutters.			£ 150.00	£ 150.00	£ 150.00	£ 150.00	£ 150.00	£ 150.00	£ 150.00	£ 150.00	£ 150.00
	Flat roof Coverings	Flat roof between pitched roof requires regular cleaning.	Clean flat roof				£ 250.00			£ 250.00			£ 250.00	
<u>Elevations</u>	Windows	Decorative finish has failed surface corrosion apparent and putty cracking.	Overhaul windows, replace cracked putty and redecorate windows.		£ 4,500.00				£ 4,500.00				£ 4,500.00	

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Location	Element	Defect	Remedy	Priority	1	2	3	4	5	6	7	8	9	10
<u>Internal Elements</u>	Masonry	Low level brickwork has a number of loose and open joints.	Rake out and repoint masonry			£ 1,500.00						£ 1,500.00		
	Hardstanding	Weed growth at the base of the masonry elevations.	Remove weeds and apply weed killer to prevent onward growth.		£ 100.00		£ 100.00		£ 100.00		£ 100.00		£ 100.00	
	Windows.	General soiling anticipated to internal face of the windows windows.	Thoroughly clean glazing and frames.		£ 100.00	£ 100.00	£ 100.00	£ 100.00	£ 100.00	£ 100.00	£ 100.00	£ 100.00	£ 100.00	£ 100.00
	Doors.	General adjustment anticipated to internal doorsets.	Ease and adjust as required.				£ 300.00			£ 300.00			£ 300.00	
	Floors.	Soiling and wear anticipated to floor coverings and associated trim.	Thoroughly clean or replace floor coverings as required.			£ 2,400.00	£ 250.00	£ 250.00	£ 250.00	£ 250.00	£ 250.00	£ 250.00	£ 250.00	£ 250.00
	Fixtures.	General wear anticipated to cupboards.	Replace/repair cupboards, kitchen units etc. as required.		£ 500.00	£ 500.00	£ 5,000.00	£ 500.00	£ 500.00	£ 500.00	£ 500.00	£ 500.00	£ 500.00	£ 500.00
	Decoration.	Wear and tear anticipated to decorated surfaces including walls, ceilings, exposed steelwork, joinery, pipework etc.	Undertake periodic redecoration maintenance throughout.		£ 6,000.00					£ 6,000.00				
Total					£ 11,200.00	£ 4,650.00	£ 6,150.00	£ 1,000.00	£ 5,600.00	£ 7,550.00	£ 1,100.00	£ 2,500.00	£ 6,150.00	£ 1,000.00
BUILDING 4														
<u>Roofs</u>	Gutter	Blocked gutters preventing the free flow of rainwater.	Thoroughly clean and clear gutters.			£ 150.00	£ 150.00	£ 150.00	£ 150.00	£ 150.00	£ 150.00	£ 150.00	£ 150.00	£ 150.00
	Gutter	Decorative finishes have failed and corrosion is apparent throughout.	Undertake full decoration of the rainwater goods		£ 1,500.00				£ 500.00				£ 500.00	
	Facias and Soffits	Decorative finishes are peeling and timber decay is apparent.	Redecorate timber and scarf in repairs where decay is beyond a decorative standard.		£ 2,500.00				£ 1,500.00				£ 1,500.00	
	Roof Tiles	Many tiles are cracked, holed or missing. Ridge and verge tiles are lifting and mortar is loose.	Strip all roof coverings, replace felt and battens and replace roof tiles.		£ 7,500.00									

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Location	Element	Defect	Remedy	Priority	1	2	3	4	5	6	7	8	9	10
<u>Elevations</u>	Windows	Metal Crittal windows have corroded beyond repair.	Replace Windows throughout with new uPVC.		£ 15,000.00									
	Doors	Timber decay to fire escape doors.	Redecorate fire escapes		£ 200.00				£ 200.00				£ 200.00	
	Stone Cills	Window cills are suffering from corrosion of the reinforcement breaking and spalling the masonry	Overhaul, treat and repair the masonry cills.		£ 750.00									
	Masonry	Brickwork has a number of loose and open joints.	Rake out and repoint masonry			£ 2,000.00				£ 500.00				
	Hardstanding	Weed growth at the base of the masonry elevations and extensive moss growth to tarmacadam paths	Remove weeds and apply weed killer to prevent onward growth.		£ 1,500.00		£ 100.00		£ 100.00		£ 100.00		£ 100.00	
	Handrail	Handrail to the fire escape requires decorating.	Prepare and decorate the handrails		£ 250.00				£ 250.00				£ 250.00	
	Brickwork	Historic lean-to structure has been removed leaving open joints and gaps in the brickwork.	Hack off historic mortar and repoint open joints.			£ 750.00								
<u>Internal Elements</u>	Windows.	General soiling anticipated to internal face of the windows windows.	Thoroughly clean glazing and frames.		£ 75.00	£ 75.00	£ 75.00	£ 75.00	£ 75.00	£ 75.00	£ 75.00	£ 75.00	£ 75.00	£ 75.00
	Doors.	General adjustment anticipated to internal doorsets.	Ease and adjust as required.				£ 300.00			£ 300.00			£ 300.00	
	Floors.	Soiling and wear anticipated to floor coverings and associated trim.	Thoroughly clean or replace floor coverings as required.			£ 5,720.00	£ 200.00	£ 200.00	£ 200.00	£ 200.00	£ 200.00	£ 200.00	£ 200.00	£ 200.00
	Fixtures.	General wear anticipated to cupboards.	Replace/repair cupboards, as required.						£ 750.00					
	Decoration.	Wear and tear anticipated to decorated surfaces including walls, ceilings, exposed steelwork, joinery, pipework etc.	Undertake periodic redecoration maintenance throughout.		£ 2,000.00					£2,000.00				
Total					£ 31,275.00	£ 8,695.00	£ 825.00	£ 425.00	£ 3,725.00	£ 3,225.00	£ 525.00	£ 425.00	£ 3,275.00	£ 425.00

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Location	Element	Defect	Remedy	Priority	1	2	3	4	5	6	7	8	9	10
BUILDING 5														
<u>Roofs</u>	Flat Roofs	Flat roofs are ponding, loose cables on the roof surface, internal evidence of long terms water ingress.	Allow to replace roof coverings, strip to the substructure, install new insulation and recover.		£ 9,000.00									
	Coping Stones	Open joints to coping stones, worn masonry and historic liquid repairs on parapet walls.	Repoint and rebed coping stones where necessary, repalce any broken copings.		£ 1,500.00				£ 750.00				£ 750.00	
	Flat Roofs	Large amounts of moss growth.	bag up and remove moss growth.		£ 50.00									
	Lead flashing	Evidence of flashbanding applied over lead flashings.	Remove flash band repairs and replace with new lead flashings.		£ 2,000.00									
<u>Elevations</u>	Windows	Decorative finish has failed surface corrosion apparent and putty cracking.	Overhaul windows, replace cracked putty and redecorate windows.		£ 2,700.00				£2,700.00				£2,700.00	
	Masonry	Low level brickwork has a number of loose and open joints.	Rake out and repoint masonry		£ 1,000.00				£ 500.00				£ 500.00	
	Hardstanding	Weed growth at the base of the masonry elevations.	Remove weeds and apply weed killer to prevent onward growth.		£ 50.00		£ 50.00		£ 50.00		£ 50.00		£ 50.00	
	Doors	Decorative finsihes have failed to the front and rear doors.	Redecorate entrances including hand rails where applicable		£ 500.00				£ 500.00				£ 500.00	
<u>Internal Elements</u>	Windows.	General soiling anticipated to internal face of the windows windows.	Thoroughly clean glazing and frames.		£ 75.00	£ 75.00	£ 75.00	£ 75.00	£ 75.00	£ 75.00	£ 75.00	£ 75.00	£ 75.00	£ 75.00
	Ceiling	Water ingress damage to celings	Take down ceilings where plaster has decayed. Patch repair and skim ceilings		£ 2,000.00									
	Doors.	General adjustment anticipated to internal doorsets.	Ease and adjust as required.				£ 300.00			£ 300.00			£ 300.00	
	Floors.	Soiling and wear anticipated to floor coverings and associated trim.	Thoroughly clean or replace floor coverings as required.			£ 5,200.00	£ 200.00	£ 200.00	£ 200.00	£ 200.00	£ 200.00	£ 200.00	£ 200.00	£ 200.00
	Fixtures.	General wear anticipated to cupboards.	Replace/repair cupboards, as required.					£ 500.00						

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Location	Element	Defect	Remedy	Priority	1	2	3	4	5	6	7	8	9	10
	Decoration.	Wear and tear anticipated to decorated surfaces including walls, ceilings, exposed steelwork, joinery, pipework etc.	Undertake periodic redecoration maintenance throughout.		£ 4,000.00					£4,000.00				
				Total	£ 22,875.00	£ 5,275.00	£ 625.00	£ 775.00	£ 4,775.00	£ 4,575.00	£ 325.00	£ 275.00	£ 5,075.00	£ 275.00
BUILDING 6														
<u>Roofs</u>	Gutter	Blocked gutters preventing the free flow of rainwater.	Thoroughly clean and clear gutters.			£ 150.00	£ 150.00	£ 150.00	£ 150.00	£ 150.00	£ 150.00	£ 150.00	£ 150.00	£ 150.00
	Gutter	Decorative finishes have failed and corrosion is apparent throughout.	Undertake full decoration of the rainwater goods		£ 1,500.00				£ 500.00				£ 500.00	
	Facias and Soffits	Decorative finishes are peeling and timber decay is apparent.	Redecorate timber and scarf in repairs where decay is beyond a decorative standard.		£ 2,500.00				£1,500.00				£1,500.00	
	Roof Tiles	Many tiles are cracked, holed or missing. Ridge and verge tiles are lifting and mortar is loose.	Strip all roof coverings, replace felt and battens and replace roof tiles.		£ 7,500.00									
<u>Elevations</u>	Windows	Metal Crittal windows have corroded beyond repair.	Replace Windows throughout with new uPVC.		£ 15,000.00									
	Doors	Timber decay to fire escape doors.	Redecorate fire escapes		£ 200.00				£ 200.00				£ 200.00	
	Stone Cills	Window cills are suffering from corrosion of the reinforcement breaking and spalling the masonry	Overhaul, treat and repair the masonry cills.		£ 750.00									
	Masonry	Brickwork has a number of loose and open joints.	Rake out and repoint masonry			£ 2,000.00				£ 500.00				
	Hardstanding	Weed growth at the base of the masonry elevations and extensive moss growth to tarmacadam paths	Remove weeds and apply weed killer to prevent onward growth.		£ 100.00		£ 100.00		£ 100.00		£ 100.00		£ 100.00	
	Windows.	General soiling anticipated to internal face of the windows windows.	Thoroughly clean glazing and frames.		£ 75.00	£ 75.00	£ 75.00	£ 75.00	£ 75.00	£ 75.00	£ 75.00	£ 75.00	£ 75.00	
	Doors.	General adjustment anticipated to internal doorsets.	Ease and adjust as required.			£ 300.00			£ 300.00			£ 300.00		

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Location	Element	Defect	Remedy	Priority	1	2	3	4	5	6	7	8	9	10
	Floors.	Soiling and wear anticipated to floor coverings and associated trim.	Thoroughly clean or replace floor coverings as required.		£ 5,720.00	£ 200.00	£ 200.00	£ 200.00	£ 200.00	£ 200.00	£ 200.00	£ 200.00	£ 200.00	£ 4,850.00
	Fixtures.	General wear anticipated to cupboards.	Replace/repair cupboards, as required.					£ 750.00						
	Decoration.	Wear and tear anticipated to decorated surfaces including walls, ceilings, exposed steelwork, joinery, pipework etc.	Undertake periodic redecoration maintenance throughout.		£ 2,000.00				£2,000.00					
				Total	£ 35,345.00	£ 2,725.00	£ 525.00	£ 1,175.00	£ 5,025.00	£ 925.00	£ 525.00	£ 725.00	£ 2,725.00	£ 5,000.00
EXTERNAL AREAS														
Boundaries	Walls and Fencing	Dmaged masonry, broken fencing and vegetation growth through the boundaries	Repairs to boundary structures and general maintence of vegetation		£ 1,000.00	£ 1,000.00			£ 1,000.00			£ 1,000.00		
Car Park	Hard standing	Potholes, uneven surface	Repairs to potholes and resurfacing			#####				£ 500.00				£ 500.00
	Whitelining	Markings fading	Replace thermoplastic white lines			£ 2,000.00				£ 2,000.00				£ 2,000.00
				Total	£ 1,000.00	#####	£ -	£ -	£ 1,000.00	£ 2,500.00	£ -	£ 1,000.00	£ -	£ 2,500.00
				TOTAL	£115,095.00	#####	#####	£ 4,125.00	#####	#####	£ 6,225.00	£ 7,025.00	#####	£ 7,350.00

Planned Preventative Maintenance Report



Building. Bristol Education Centre, Sheridan Road, Bristol BS7 0PU

Job No. 3051756

Survey Date 14th July 2020

Surveyor MH

Location	Element	Defect	Remedy	Priority	1	2	3	4	5	6	7	8	9	10
M&E														
Heating, Cooling and Ventilation														
School Boiler Room.	LTHW Heating boilers (shared).	The boiler plant consists of 4No. Broag gas fired condensing boilers and associated pipework, which are showing signs of disrepair.	Carry out repairs to boilers and pumps.		£5,000.00									
School Boiler Room.	LTHW Heating boilers (shared).	The boiler plant consists of 4No. Broag gas fired condensing boilers and associated pipework, which are showing signs of age.	Replace boilers and pumps due to age.						£140,000.00					
Boiler Room. (By room 20).	LTHW Heating boilers.	The boiler is a Vaillant condensing boiler. Due to age the boiler it will require replacement towards the end of the time period for this PMP.	Replace boiler and pump due to age.										£3,500.00	
Boiler Room. (By room 20).	LTHW heating pressurisation unit.	The unit has been taken out of service due to poor condition.	Replace the pressurisation unit.			£3,000.00								
School Boiler Room.	School Boiler Room.	The DC 1100 heating controllers (3No.) are obsolete and shall require replacing due to age.	Replace the heating controls.						£8,000.00					
Throughout	Heating system	The heating system utilises steel distribution pipework with pressed steel radiators (and thermostatic radiator valves) or Biddle fan coil units. The function of many fan coil units has diminished from their as new output.	Replace the fan coil unit fan decks and clean the coils.			£80,000.00								
Throughout	Heating system	There is no evidence that the heating systems are presenting any operational issues and should operate through the life of the PMP plan.	Continue with regular maintenance and repair as required as reactive maintenance.											

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Location	Element	Defect	Remedy	Priority	1	2	3	4	5	6	7	8	9	10
Toilets	Ventilation system	Ventilation is provide by ceiling mounted extract fans.	Replace the fan.			200								
Electrical Services														
Electric cupboard.	Low Voltage switchgear and associated equipment.	The switch panel and associated equipment is in fair condition but is past its economic life cycle.	Replace the main switch panel and associated equipment.			£22,000.00								
Throughout	Sub Mains Distribution	Wiring within the Building is in fair condition but should be replaced due to age as the wiring is believed to be over 30 years old.	Continue with regular maintenance and repair as required as reactive maintenance.				£30,000.00							
Throughout	Distribution Boards and Small Power and lighting Final Circuits.	Many Distribution have been replaced but many remain that are over 30 years old. Where boards have been replaced the wiring has not been changed.	Replace the remaining distribution boards and final circuit wiring.					£120,000.00						
Throughout	Lighting	Lighting is fluorescent with the occasional LED fitting where original units have failed. The installation is in fair condition however it has reached the end of its economic life.	Replace the lighting and wiring throughout.						£110,000.00					
Throughout	Emergency Lighting	Emergency lighting is provided by stand alone fluorescent light fittings with integral batteries within combined light fittings or stand alone fittings. Where units have failed they have been replaced with LED units. The lighting is in fair condition but has reached the end of its economic life.	Replace the emergency lighting system.						£25,000.00					
Throughout	Fire Alarm System	The fire alarm system is conventional and fire detection is limited to escape routes, high risk areas with limited coverage in the office space. The fire alarm is at the end of its economical life.	Replace the fire alarm system.				£25,000.00							

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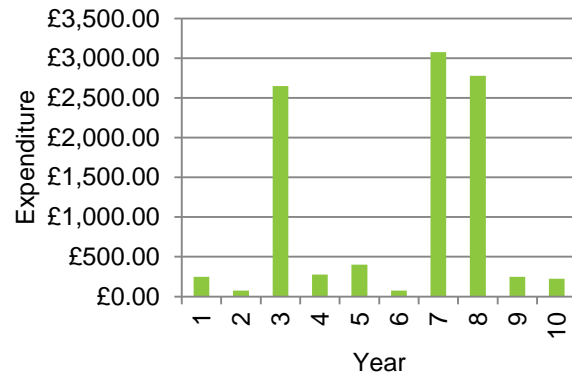
Location	Element	Defect	Remedy	Priority	1	2	3	4	5	6	7	8	9	10
Throughout	Mains Water Supply	Equipment is in fair/poor condition and should remain in service throughout the time period of this plan until the end of its normal life cycle. The system has dead legs of pipework, which need to be removed.	Carry out a water hygiene survey and implement its findings.		£5,000.00									
Throughout	Hot Water heaters	Water boilers are operational but this type of heater generally has a limited life cycle and replacement can be expected during the term of this PMP plan.	Continue with regular maintenance and replace water boilers as required.			£3,000.00	£3,000.00							
Throughout	Domestic Hot and Cold Water Distribution	Domestic hot and cold water pipework is operational. Equipment is in fair condition, however dead legs of pipework were noted.	Remove all dead legs and chlorinate the system.		£3,000.00									
Throughout	Water Management	Rigorous water management is important in the operation of an establishment of this nature.	Review Water Risk Assessment and carry out improvements as needed and review periodically.		£3,000.00									
Throughout	Underground Drainage	During the survey there were no reports of problems with the underground drainage. It was noted however that the bottom of the stair to the school boiler house has a drainage issue.	Further investigation is required and remedial actions remedial actions to rectify.		£5,000.00									
Throughout	Natural Gas Supply and Distribution.	Gas is supplied to the boilers and is operational and in good condition.	Continue with regular maintenance and repair as required as reactive maintenance.											
Throughout	Security System including Entrance Doors.	The system is in a fair condition and is operational. It is expected to continue through the time period of this PMP plan.	Continue with regular maintenance and repair as required within reactive maintenance.											
Throughout	CCTV system.	The CCTV system is very basic and was not operational on the day of the survey.	Replace the CCTV system.			£20,000.00								
TOTAL					£ 21,000.00	£ 128,200.00	£ 58,000.00	£ 120,000.00	£ 283,000.00	£ -	£ -	£ -	£ -	£3,500.00

4.0 Expenditure Summaries

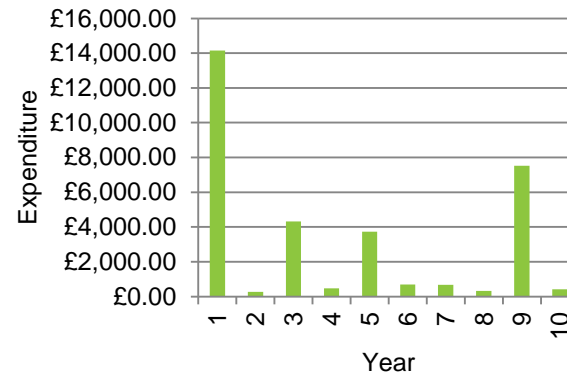
Planned Preventative Maintenance Report

Expenditure Summaries

Building 1



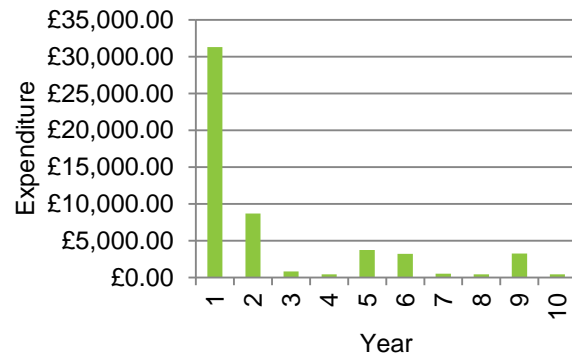
Building 2



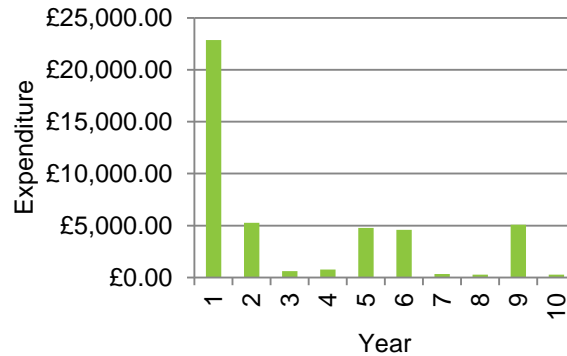
Building 3



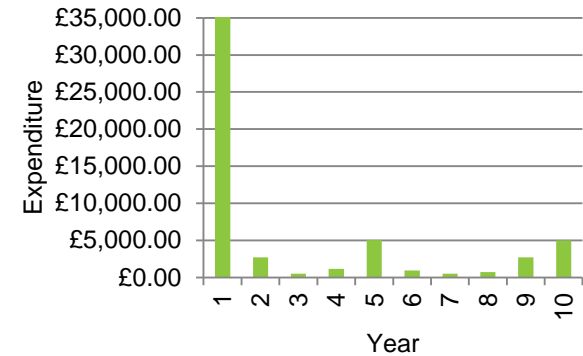
Building 4



Building 5

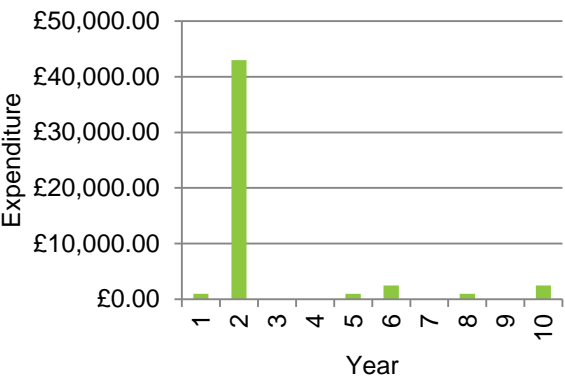


Building 6

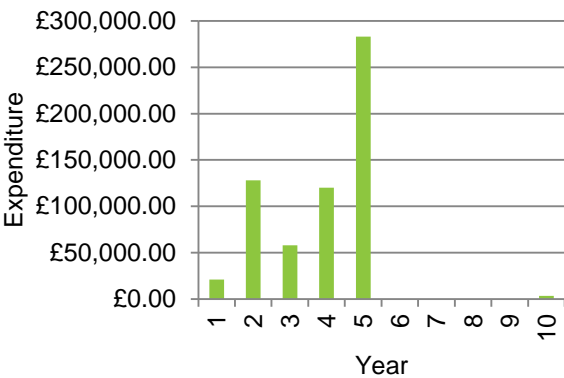


Planned Preventative Maintenance Report

External Areas



M&E



Planned Preventative Maintenance Report

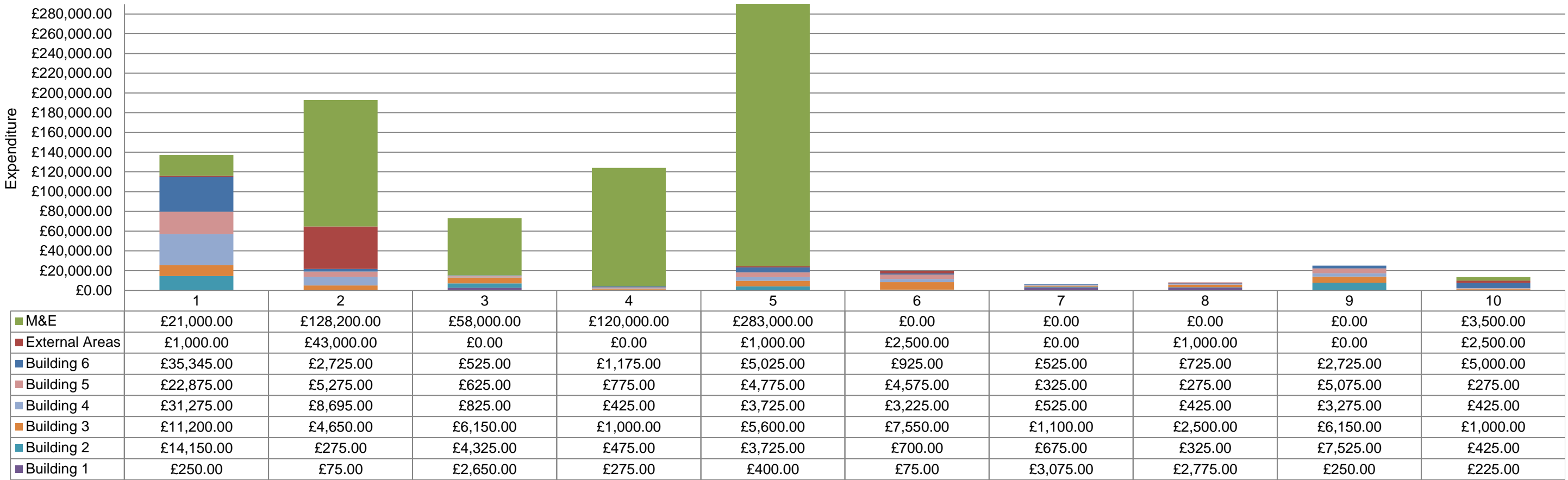


Annual Expenditure Summary

Job No. 3051756

		Year										
Ref.	Location	1	2	3	4	5	6	7	8	9	10	TOTAL
1	Building 1	£250.00	£75.00	£2,650.00	£275.00	£400.00	£75.00	£3,075.00	£2,775.00	£250.00	£225.00	£10,050.00
2	Building 2	£14,150.00	£275.00	£4,325.00	£475.00	£3,725.00	£700.00	£675.00	£325.00	£7,525.00	£425.00	£32,600.00
3	Building 3	£11,200.00	£4,650.00	£6,150.00	£1,000.00	£5,600.00	£7,550.00	£1,100.00	£2,500.00	£6,150.00	£1,000.00	£46,900.00
4	Building 4	£31,275.00	£8,695.00	£825.00	£425.00	£3,725.00	£3,225.00	£525.00	£425.00	£3,275.00	£425.00	£52,820.00
5	Building 5	£22,875.00	£5,275.00	£625.00	£775.00	£4,775.00	£4,575.00	£325.00	£275.00	£5,075.00	£275.00	£44,850.00
6	Building 6	£35,345.00	£2,725.00	£525.00	£1,175.00	£5,025.00	£925.00	£525.00	£725.00	£2,725.00	£5,000.00	£54,695.00
7	External Areas	£1,000.00	£43,000.00	£0.00	£0.00	£1,000.00	£2,500.00	£0.00	£1,000.00	£0.00	£2,500.00	£51,000.00
8	M&E	£21,000.00	£128,200.00	£58,000.00	£120,000.00	£283,000.00	£0.00	£0.00	£0.00	£0.00	£3,500.00	£613,700.00

Annual Expenditure Summary



Year