



Planned Preventative Maintenance Survey Report



Property Address: Barley Hill House.

Clients Name: Beaver House (Management) Ltd.

Date of Inspection: Tuesday 20th October 2020

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PREPARED BY FABIAN ROCCA BCS (HONS)



Authorised for Issue: _____

For and on Behalf of FR Consulting Ltd

Date: 26/11/2020

It is jointly agreed by both parties that this condition report accurately portrays the condition of the subject property on the date of the inspection.

Representative

Name:

On behalf of:

Signature:

Date:

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1.0 Executive Summary

1.1 Key Issues

- 1.1.1 The property is generally in poor conditions with numerous areas of neglect reported, resulting in large areas of repairs required in order to bring the building back into a state of repair.

The items identified which needs attention are the following:

- Concrete repair to Prince Edward Road entrance
- Make good and paint existing main entrance timber doors through Prince Edward Road and Flat Bastion Road
- Supply and Install new 60min fire door from lobby into garage.
- Supply and install new door and frame to bin store
- Remove existing wall tiles and floor tiles from all communal areas and install new tiles including bin store
- Remove existing windows to main staircase and install new single glazed sliding windows
- Render and paint garage walls
- Treat exposed re-bars to garage columns and beams carry out concrete repairs and make good.
- Make good to bottom of garage door externally and paint door externally.
- Wire brush to remove all rust and paint to staircase balustrade of Flat Bastion Road Entrance, prime and paint as existing.
- Repair water ingress issue to junction between roof and corridor parapet wall to top floor.
- Repair cracks to façade internally and apply STO façade renovation system with mesh including installation of new fascia boards. (Scaffolding Costs Included)
- Repair cracks to façade externally facing Prince Edward Road and apply STO façade renovation system with mesh to the whole façade including new fascia boards. (Scaffolding Costs Included)
- Repair cracks to façade externally facing Flat Bastion Road and apply STO façade renovation system with mesh to the whole façade including new fascia boards. (Scaffolding Costs Included)
- Repair plumbing throughout building as per report done by SLE Pipelines. **(See Appendix 1)**
- Repair electrical works throughout communal areas as per report done by AIElec **(See Appendix 2)**

1.2 Health and Safety

- 1.2.1 During the survey the following items were identified as Health & Safety issues and should be considered with high importance and addressed as soon as possible.

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- Spalling concrete to garage column
- Damaged floor tiles throughout communal areas (Trip Hazard)
- Install new fire door from entrance lobby to garage (x1 unit)
- Repair electrical works around communal areas

1.3 Costs Summary

1.3.1 The indicative costs to address all of the above mentioned items to repair the building is **£133,164.00**

1.3.2 After adding on contingency, contractor’s preliminaries, overhead and profits, professional fee and applying a location factor the indicative net cost of works over the 10 year period, inclusive of the above additional costs is **£186,429.60 (40% increase)**

1.4 Costs by Elements

1.4.1 Set out below is the breakdown of the inclusive costs for each element over the 10 year period to address the condition related matters set out within this report.

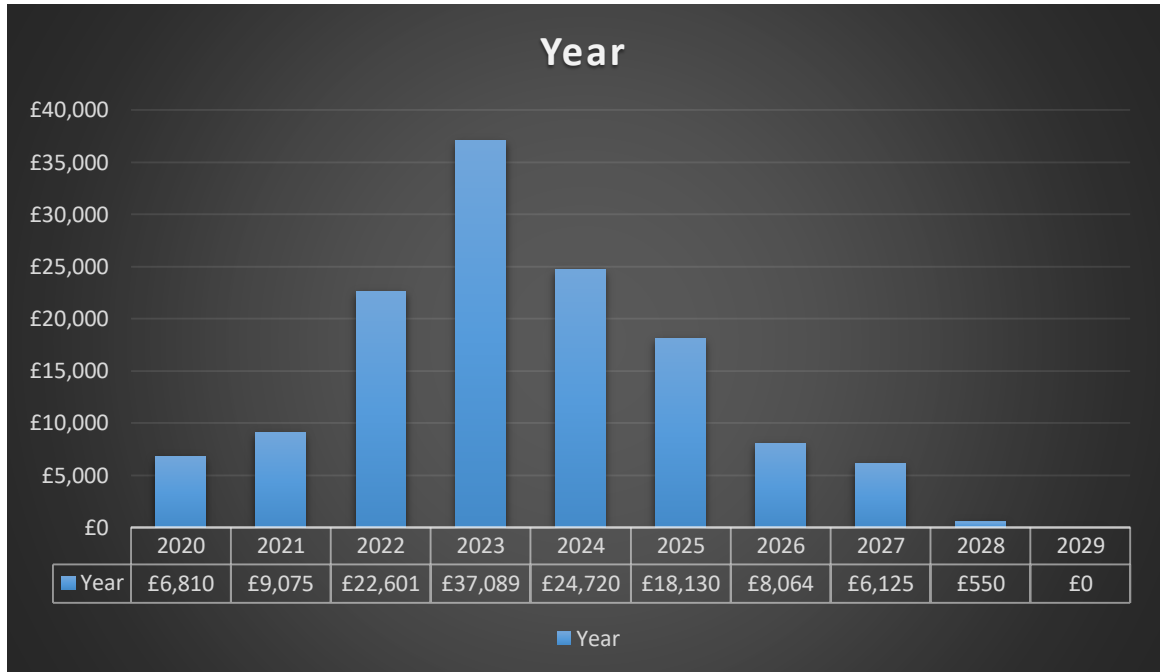
Element	A	B	C	D	Total
Roof				£1,600	£1,600
Structural Elements & Foundations				£2,800	£2,800
Floors and Stairs		£210			£210
External walls, windows and doors		£4,400	£84,410		£88,810
Internal walls, windows and doors			£8,614	£950	£9,564
Internal finishes			£16,830		£16,830
Fittings, furnishing and equipment		£6,125	£1,250		£7,375
Sanitary installations					£0
Electrical Services				£475	£475
Mechanical Services				£5,500	£5,500
External Areas.					
Total:	£0	£10,735	£111,104	£11,325	£133,164.00

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1.5 Costs by Year

Below you can see the breakdown of the indicative costs per each year to address the condition related matters mentioned in this report.



Grade	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total:
A											£0
B	£210	£3,100				£1,300		£6,125			£10,735
C	£1,250		£22,601	£37,089	£24,720	£16,830	£8,064		£550		£111,104
D	£5,350	£5,975									£11,325
Total	£6,810	£9,075	£22,601	£37,089	£24,720	£18,130	£8,064	£6,125	£550	£0	£133,164

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2.0 Introduction

- 2.1.1 A planned preventative maintenance (PPM) survey assesses the maintenance requirements of an asset over a given period in years, in order to enable a budget to be set and a structured plan for maintenance to be developed and implemented to prevent breakdowns and failures by replacing components and materials before the end of their expected usable life.
- 2.1.2 FR Consulting Ltd. were appointed by Beaver House (Management) Ltd to undertake a 10 year planned preventative maintenance (PPM) survey and produce a maintenance schedule and survey report.
- 2.1.3 The survey was carried out by Fabian Rocca of FR Consulting Ltd on Tuesday 20th October 2020.
- 2.1.4 The weather at the time of the inspection was 20 degrees, cloudy with light showers.
- 2.1.5 The property was subject to a visual non-disruptive inspection. Testing of services was taken out by specialist Electrical and plumbing sub-contractors (Electrical – AIElec) and (Plumbing – SLE Pipelines) No opening of the structure was undertaken.
- 2.1.6 Only certain areas of the roof has been able to be inspected due to lack of safe access.
- 2.1.7 All measurements and costing stated in the report are indicative.
- 2.1.8 For the purpose of the report the main entrance to the building is on Prince Edward Road and the back entrance is through Flat Bastion Road.
- 2.1.9 A list of limitations that apply to the survey are all set out in Section 6 of the report.
- 2.1.10 FR Consulting Ltd would welcome the opportunity to provide further advice on putting in place a strategic maintenance programme as part of the overall estates strategy, that takes forward the findings set out within this report with the budget available. FR Consulting Ltd can also provide advice on priorities, work packages and how these can be best procured to achieve best value, and project management to ensure any agreed works are delivered to time and on budget.

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3.0 Property Description

3.1 Property Location and Description

3.1.1 Barley Hill House is located in-between Prince Edward Road and Flat Bastion Road in the upper town area. Barley Hill House is a small property development consisting of a garage on the ground floor with access through Prince Edwards Road and 5 storeys above with a total of 20 apartments.

3.1.2



3.1.3 This report has been prepared to enable cost planning of the maintenance of exterior, interior communal areas and garage of Barley Hill House. Our scope of service was to undertake a visual inspection of the buildings to assess the condition of the property. The mechanical and electrical services have been reviewed by third party specialists, copies of these reports are provided at Appendix 1 and 2. We have not undertaken a review of health and safety, disabled access provisions, fire safety or any other statutory compliance by a specialist third party. This would have to be done by third parties such as Safety Solutions Ltd (Stephen Shacaluga) who has already provided me a quote of £1000 to do the report. The attached schedule indicates the maintenance requirements identified during our inspection on 20th October 2020, with predicted cyclical requirements in detail over the next Ten years, on a year by year basis. We have not been accessed any units internally as this falls outside of the scope of the Management Companies Maintenance Remit.

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3.2 Condition and state of repair

3.2.1 The property is generally in poor conditions with numerous areas of neglect reported, resulting in large areas of repairs required in order to bring the building back into a state of repair.

The building inspection carried out identified the following:

- Concrete repair to Prince Edward Road entrance
- Make good and paint existing main entrance timber doors through Prince Edward Road and Flat Bastion Road
- Supply and Install new 60min fire door from lobby into garage.
- Supply and install new door and frame to bin store
- Remove existing wall tiles and floor tiles from all communal areas and install new tiles including bin store
- Remove existing windows to main staircase and install new single glazed sliding windows
- Render and paint garage walls
- Treat exposed re-bars to garage columns and beams carry out concrete repairs and make good.
- Make good to bottom of garage door externally and paint door externally.
- Wire brush to remove all rust and paint to staircase balustrade of Flat Bastion Road Entrance, prime and paint as existing.
- Repair water ingress issue to junction between roof and corridor parapet wall to top floor.
- Repair cracks to façade internally and apply STO façade renovation system with mesh including installation of new fascia boards. (Scaffolding Costs Included)
- Repair cracks to façade externally facing Prince Edward Road and apply STO façade renovation system with mesh to the whole façade including new fascia boards. (Scaffolding Costs Included)
- Repair cracks to façade externally facing Flat Bastion Road and apply STO façade renovation system with mesh to the whole façade including new fascia boards. (Scaffolding Costs Included)
- Repair plumbing throughout building as per report done by SLE Pipelines. **(See Appendix 1)**
- Repair electrical works throughout communal areas as per report done by AIElec **(See Appendix 2)**

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From all of the above mentioned items the following Seven items are the ones that needs immediate repair.

- Repair water ingress issue to junction between roof and corridor parapet wall to top floor
- Supply and Install new 60min fire door from lobby into garage (Health and Safety Issue)
- Treat exposed re-bars to garage columns and beams carry out concrete repairs and make good
- Make good to bottom of garage door externally and paint door externally
- Repair cracks to façade internally and apply STO façade renovation system with mesh including installation of new fascia boards.
- Repair plumbing throughout building
- Repair electrical works throughout communal areas

The 4th item listed above, (Garage Door) is not a major issue but as it's not a high cost, it's recommended to be actioned as soon as possible to prevent it from getting worse and becoming a higher cost to make good.

3.3 Elemental Summary

3.3.1 From the list of defects mentioned in section 3.2.1 not all the items are of the same importance to action but due to the cost of tackling it sooner it's recommended to be done in order to try and keep the general repair costs of the building to a minimum.

In general, the most important items to actions throughout the building is the plumbing and electrical installations, the water ingress issue and the rendering throughout the whole building, especially the internal light well area in order to prevent the floor slab re-bars from rusting any further which will cause expansion, hence cracking of concrete which will eventually fall off the floor slab structure.

Another important item to tackle is the door from the main entrance lobby to the garage. The door is functioning perfectly but due to it's specification it's recommended for a different door suitable for that area to be installed due to Health and Safety issue.

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4.0 Costs

4.1 Cost Summary

4.1.1 The indicative net cost of works over the 10 year period to address the condition issues identified is **£133,164.00**

4.1.2 The above figure excludes contingencies, contractor's preliminaries, overhead and profit and professional fees. We would propose to include the following indicative allowances for budgeting purposes:

- Contingency – 10%
- Contractor preliminaries – 15%
- Overhead and profit – 5%
- Professional fees – 10%

4.1.3 The above percentages are an estimate to reflect average rates. The actual percentages may be higher or lower depending on several factors, such as buoyancy of the market, risk, need for specialist consultants, duration of works, size of contract and the procurement method.

4.1.4 The indicative costs:

- Are based on repairing or replacing the element/sub element and uplifting to a condition A
- Are predominantly calculated by obtaining quotes from local sub-contractors. In addition, where this has not been possible some reference has been made to Spons. Not withstand, we recommend appropriate inflation levels are adopted should works be carried out at a future date
- All costs related to routine maintenance and servicing have been excluded
- Do not include for any further investigation or specialist tests.

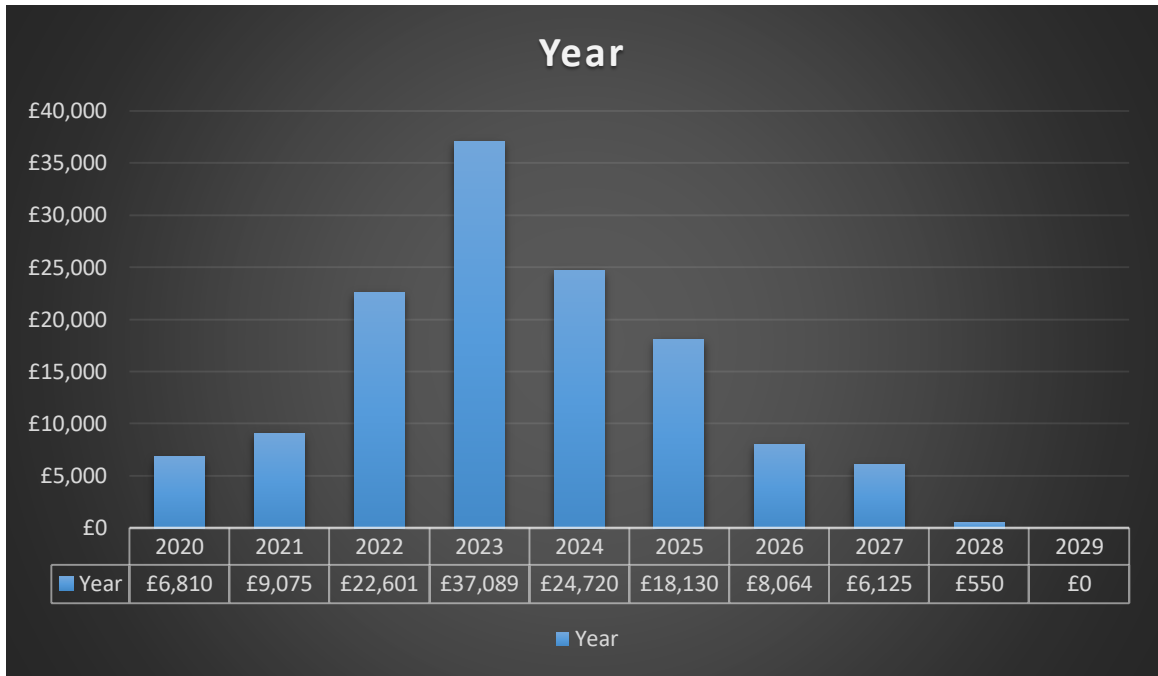
4.1.5 The actual costs may be higher or lower depending on several factors as listed above. The figures calculated are indicative.

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4.2 Cost by Year

4.2.1 Set out below is the breakdown of the indicative costs for each year to address the condition related matters set out within this report.



Grade	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total:
A											£0
B	£210	£3,100				£1,300		£6,125			£10,735
C	£1,250		£22,601	£37,089	£24,720	£16,830	£8,064		£550		£111,104
D	£5,350	£5,975									£11,325
Total	£6,810	£9,075	£22,601	£37,089	£24,720	£18,130	£8,064	£6,125	£550	£0	£133,164

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4.3 Indicative inclusive costs by Elements, by Year

See Appendix 3.

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5.0 Maintenance Schedule

5.1 Data Categories

5.1.1 The condition data contained within the maintenance schedule comprises of three categories:

- Condition Rating
- Residual Life
- Cost – see section 3 for detail on the approach

Condition ratings and residual life data have been captured on site from our site inspection.

5.2 Condition Ratings

The condition rating is a simple but comprehensive description of the overall condition of the element expressed as complying with one of four categories.

Grade	Expression	Description
A	Good	As new and performing as intended and with regular maintenance will continue to operate efficiently
B	Satisfactory	Performing as intended but exhibiting minor deterioration
C	Poor	Exhibiting major defects and/or not operating as intended and will require attention in the short term, although not immediate.
D	Bad	Life expired and/or serious risk of imminent failure


5.3 Residual Life

5.3.1 This is indication of the life remaining of a component based upon a visual observation whilst on site. The actual life is linked to a range of factors including use and maintenance and thus any figures stated are purely an estimate.

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5.4 Photographic Schedule of Defects with Ratings

B		<p>Cracked concrete and exposed re-bar. When the re-bars corrode it expands hence the cracking of the concrete.</p>
B		<p>Perished varnish to timber door, in order to protect the timber from the elements it's advisable to re-treated the timber.</p>
B		<p>As above.</p>

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D



Door is in good conditions but it's not suitable for its location in the building which makes it uncompliant with current local regulations.

D



As above.




C



Bin store timber door and frame in poor conditions.




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C		Floor and wall tiling throughout the building in poor condition, trip hazard and in some areas especially in the exposed corridors could lead to water penetration.
C		As above.
C		As above.




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C		As above, this area are the most important areas to action as it could lead to water penetration.
C		As above.
B		Windows in fair conditions but sliding mechanism is failing.

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C		<p>Walls to garage area in very poor aesthetic condition.</p>
C		<p>As above.</p>
D		<p>Due to the copper water pipes water has been penetrating through the concrete and causing re-bars to corrode. It's advisable for this to be taken care of as soon as possible.</p>

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D



As above.

D



As above.




C



Garage door in fair condition apart from the bottom part to the right hand side, close up photo below.

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C		<p>Continued from above, it's advisable for this to be taken care of as soon as possible to prevent any further corrosion to the steel.</p>
B		<p>Balustrade in good conditions but corrosion is starting to appear.</p>
B		<p>As above.</p>

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D



Area of roof with water ingress issue, to be actioned as soon as possible.

C



Façade throughout the building in poor conditions. Rust stains starting to appear from the re-bars. It's advisable for the façade to be re-rendered as soon as possible in order to prevent severe damage to apartments.

C



As above.

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C



As above.

C



As above.

C



As above, all cracks throughout the façade are at the joints where the brick walls meet the floor slabs. This kind of cracks are common to appear when the render starts failing. It's not a structural issue.

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C



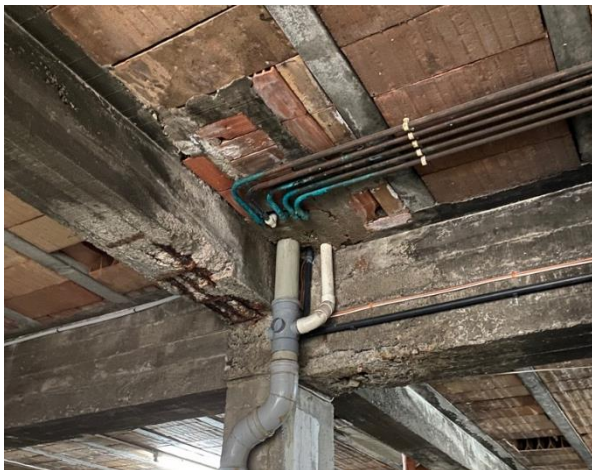
As above.

C



As above.

D

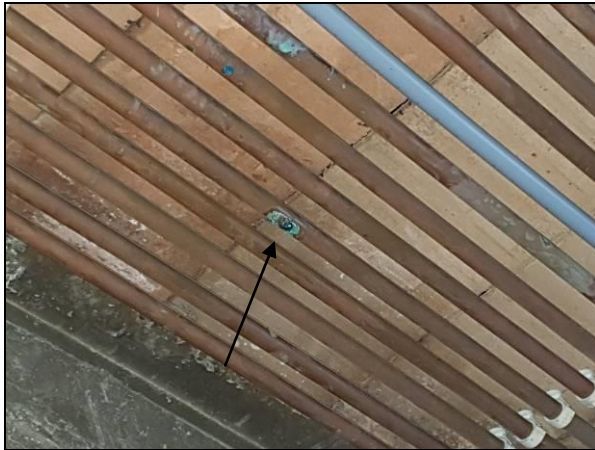


Plumbing throughout the building in very poor conditions. Copper pipes are starting to deteriorate causing leaks throughout the building.

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D



As above, around shows small hole in pipe with a constant drop leak.

D



Some of the plastic pipes are also in poor condition. It's recommended for all plumbing throughout the building to be addressed accordingly.

D



Faulty light fitting

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D



Faulty fluorescent light fittings

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6.0 Limitations to the Report

- 6.1 The survey has been carried out on a visual basis and no intrusive or destructive testing has been carried out. Inspection have not been carried out in those parts of the building which built-in, covered up or made otherwise inaccessible in the normal course of construction.
- 6.2 Electrical and plumbing survey has been carried out by specialist third parties stated in Section 2.1.5
- 6.3 This survey does not cover Health and Safety Statutory Compliance matters. Anything observed during the site visit will be noted for information purposes only. Should more detailed assessments be required a specialist survey should be commissioned.
- 6.4 Measurements stated within the maintenance schedule and survey report are approximate.
- 6.5 Costs are indicative and should not be considered as actual.
- 6.6 No furniture was removed, fixtures and fittings disturbed, contents removed from storage, floor coverings and floorboards raised to access floors, and suspended ceilings inspected unless otherwise stated.
- 6.7 No formal enquiries were made to the Local Authorities to obtain historical information, town planning, existing user rights, proposed use, road widening, legal interest, fire certificate, party wall agreement/issues, extent of ownership (boundaries, boundary disputes right of light, sun light and daylight etc.), prescriptive rights, easements, servitudes and wayleaves.
- 6.8 Unless stated, it is assumed that no deleterious or hazardous materials or techniques have been used in the construction of the property.
- 6.9 Unless stated, no detailed specialist surveys have been carried out.
- 6.10 No investigation on fire safety, including cladding and compartmentation have been carried out.
- 6.11 No assessment of structural engineering and design have been carried out, nor calculations of load bearing capacity.

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Please note: the above limitations are purely for demonstration purposes and have not been produced following legal advice.

Appendix 1

SLE PIPELINES

Email: slepipelines@gmail.com

Tel: +35054076008

20/10/2020

Barley Hill House – Plumbing Conditional Report

Date of visit: 20/10/2020

Brief: Conduct a conditional report on the plumbing present at Barley Hill House for FR Consulting Ltd.

Areas inspected: Communal areas including the garage, meter cupboard, roof area and risers.

Observations

The mains water supply pipework feeding each individual flat leaving the meter room and within the garage is generally in poor condition. The pipework throughout the garage mainly consists of 22mm copper pipework which is showing major signs of corrosion and a number of repairs have already been undertaken using clamps. From the garage, the pipework then runs vertically up through the building in risers which are accessed through the apartments. Whilst not all the risers were accessible at the time of the survey, viewing two of the riser shafts on the east side indicated that the copper pipework within the risers had been replaced for 15mm polybutylene (acorn). Two further risers (north and west areas of the building) were not accessible at the time but it is presumed that this pipework was also renewed.

It would be advisable to replace all remaining copper within the garage (img2) to avoid any further problems although this would be the responsibility of each individual owner within most standard underleases. The concrete surrounding the supply pipework (img1) is showing significant damage, most likely caused by defective copper pipes penetrated through the slab.

IMG1



IMG2

Img3 shows some of the visible mains water service pipework which has been replaced throughout the riser and img4 shows the general condition of the meter cupboard.

IMG3



IMG4



There is also a few small leaks on the salt mains in the garage area which is in PVC pipework. This pipework would have to be cut out and replaced (img5).

Within the garage, the foul and drainage pipework is generally in good condition although one cracked collar was discovered (img6)

IMG5



IMG6



Generally the guttering and downpipes are in good condition (img7&8) and showing no obvious signs of damage. Internal surface drainage channels and pipework looks to have been changed fairly recently and are clear of blockages.

IMG7



IMG8



I believe the salt tank in the roof area (img9) contains asbestos. This would need confirming by an specialist, however, if it is confirmed then this should be replaced with a polyethylene tank or similar. The connecting pipework and fill valve look relatively new and are of good quality. The tank capacity is around 550litres.

IMG9



Appendix 2

ELECTRICAL INSTALLATION CONDITION REPORT

(Requirements for Electrical Installations – BS 7671 IEE Wiring Regulations)

DETAILS OF THE CLIENT

Name: Land Lord

Address: Barley Hill House, Gibraltar

PURPOSE FOR WHICH THIS REPORT IS REQUIRED

This report must be used only for reporting on the condition of an existing installation.

Identify existing and future deficiency for the next five years

Date(s): 20-10-20

DETAILS OF THE INSTALLATION

Occupier: Land Lord, (all communal area)

Address: Barley Hill House, Gibraltar

Description of Premises: Domestic Commercial Industrial Other Block of apartments

Estimated age of the Electrical Installation: 33 Years Evidence of Alterations or Additions: yes If "yes" estimated age: 10 Years

Date of previous Inspection: Unknown Electrical Installation Certificate No: or previous Periodic Inspection report No: N/A

Records of installation available. No Records held by: Gibraltar Electrical Authority

EXTENT OF THE INSTALLATION AND LIMITATIONS OF THE INSPECTION AND TESTING

Extent of the Electrical installation covered by this report:

All communal areas of the building

Agreed Limitations (including the reasons), if any, on the inspection and testing

All

Operational limitations including the reasons (see page No.)

This inspection has been carried out in accordance with BS 7671:2008, as amended. Cables concealed within trunking and conduits, or cables and conduits concealed under floors, in roof spaces and generally within the fabric of the building or under ground have not been inspected.

SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation (in terms of electrical safety):

General condition of the installation is satisfactory. Although there are areas that need attention.

If necessary, continue on additional page(s)? No Yes Specify page

Overall assessment of the installation: **SATISFACTORY** (Delete as appropriate)

Name : (CAPITALS)	J A ALDORINO	Name : (CAPITALS)	J A ALDORINO
Position:	ELEC ENGINEER	(Registered Qualified Supervisor for the approved contractor at J)	
Date:	20-10-20	Date:	20-10-20

SCHEDULES AND ADDITIONAL PAGES

Schedule of items inspected Page No. 3	Additional pages, including additional source(s) data sheets:	Page No(s):	
Schedule of Circuit Details for the installation: Page No(s): 1	Schedule of Test Results for the installation:	Page No(s):	1

The pages identified here form an essential part of this report. The report is valid only if accompanied by all the schedules and additional pages identified above.

NEXT INSPECTION

We recommend that this installation is further inspected and tested after an interval of not more than **5 YEARS**

Provided that any items which have been attributed a Recommendation Code C1 and C2 (require urgent attention) are remedied without delay and as soon as possible respectively. Items which have been attributed a Recommendation Code C3 should be actioned as soon as practicable (see F).

DETAILS OF ELECTRICAL CONTRACTOR

Trading Title:	ALELEC	Telephone number:	56762000
Address:	38 City Mill Lane Gibraltar	Fax number:	
Postcode:	GXX11 1AA	Registration number:	N/A
		Branch number:	N/A
		(if applicable)	

PARTICULARS OF INSTALLATION AT THE ORIGIN

Tick boxes and enter details, as appropriate

Means of earthing		Details Installation Earth Electrode (where applicable)					
Distributor's facility	<input checked="" type="checkbox"/>	Type: (eg rod(s), tape etc)	Location:	Maximum Demand:	271 kVA/Amps		
Installation earth electrode		Electrode resistance, RA:	Method of measurement:	Protective measures against electric Shock:			
# Main Switch or Circuit Breaker				Earthing and Protective Bonding Conductors			
Type (BS(EN))	5486	Voltage Rating	240 V	Earthing conductor	Conductor csa	6 mm ²	
No of Poles	2	Rated current I _n	60 A	Conductor material	copper	Continuity check	<input checked="" type="checkbox"/> (✓)
Supply conductors: material	copper	RCD operating current I _{Δn}	mA	Bonding of extraneous-conductive-parts (✓)			
Supply conductors: csa	16 mm ²	RCD operating time (at I _{Δn})	ms	Gas service		Lighting	
				Water service		Structural steel	
				Oil service		Other service(s)	

Appendix 3

Indicative Inclusive Cost by Element, by Year

Element	Year 1 (2020)	Year 2 (2021)	Year 3 (2022)	Year 4 (2023)	Year 5 (2024)	Year 6 (2025)	Year 7 (2026)	Year 8 (2027)	Year 9 (2028)	Year 10 (2029)	Total
Concrete repair to Prince Edward Road entrance								£210			£210
Make good and paint existing main entrance timber doors through Prince Edward Road and Flat Bastion Road						£1,300					£1,300
Supply and Install new 60min fire door from lobby into garage with closing mechanism.	£950										£950
Supply and install new door and frame to bin store with closing mechanism									£550		£550

<p>Make good to bottom of garage door externally and paint door externally.</p>	<p>£1,250</p>									<p>£1,250</p>
<p>Wire brush to remove all rust and paint to staircase balustrade of Flat Bastion Road Entrance, prime and paint as existing.</p>							<p>£6,125</p>			<p>£6,125</p>
<p>Repair water ingress issue to junction between roof and corridor parapet wall to top floor.</p>	<p>£1,600</p>									<p>£1,600</p>

Repair cracks to façade internally and apply STO façade renovation system with mesh including installation of new fascia boards. (Scaffolding Costs Included)			£22,601								£22,601
Repair cracks to façade externally facing Prince Edward Road and apply STO façade renovation system with mesh to the whole façade including new fascia boards. (Scaffolding Costs Included) <u>West Elevation.</u>			£37,089								£37,089

Repair cracks to façade externally facing Flat Bastion Road and apply STO façade renovation system with mesh to the whole façade including new fascia boards. (Scaffolding Costs Included) East and South Elevation					£24,720						£24,720
Repair plumbing throughout building as per report done by SLE Pipelines.		£5,500									£5,500
Repair electrical works throughout communal areas as per report done by AIElec		£475									£475

Total:	£6,600	£9,075	£22,601	£37,089	£24,720	£18,130	£8,064	£6,335	£550	£0	£133,164
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