

Building Services Condition Report

34 Tarling Road, The Old Barn,
N2 8LG
November 2014



Quality Management

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1. Brief

1.1 Scope of Survey

James Clarkson (Capita) attended 34 Tarling Road, The Old Barn, N2 8LG on the 1st November 2014 to undertake an unobtrusive mechanical and electrical building services condition survey.

This condition survey was limited to the mechanical and electrical services which includes all circulation areas and accommodation where accessible

1.2 Introduction

The building is of 2 storey construction and is currently unoccupied.

The building appears to have previously been used as a community centre and/or youth training centre.

2. Executive Summary

2.1 Mechanical

2.1.1 Heating Source

Tarling road is equipped with 2 number boilers. The primary boiler appears to be sized to serve both the LTHW and DHWS heating within the building, with a second boiler sized to provide DHWS heating outside the heating season.

At the time of the survey neither boiler was in service, nor were service records available.

Due to the age and outward condition of the boilers it is recommended these boilers are changed.

LTHW heating is provided by panel radiators. These appeared mechanically sound, however a number had been removed by others and the pipework capped. The reason for this removal is not known nor is the effect on the rest of the system.

If this system is to be retained, the system should be either rebalanced, or the removed radiators reinstated.

2.1.2 Domestic Water Services

Located within the first floor plant rooms are 2 plastic non-section cold water storage tanks.

These tanks were in service at the time of the survey, however as part of any renovation/redevelopment strong consideration should be made to convert the building to Mains Cold Water to reduce any legionella risk.

There is also a domestic hot water calorifier in the plant room. This is heated by the LTHW circuit, although it did have capacity to be electrically heated.

2.1.3 Gas distribution

The main gas supply enters the building in the ground floor boiler room.

The gas main is currently 28mm and serves the boilers only. All other equipment, including the kitchen equipment, is not serviced by gas.

2.1.4 Air Conditioning

There was no air conditioning on site.

2.1.5 Ventilation

Ventilation was limited to small local extracts in the toilets, and an extract canopy in the ground floor kitchen.

At the time of the survey none of the local toilet extracts appeared to be working.

However the kitchen canopy appeared to be in reasonable order.

2.1.6 Sanitary Services

Tarling road is currently heavy on sanitary services.

In its current condition and as part of any renovation/redevelopment the amount of toilet services and sinks should be carefully considered as at the moment it should be considered a high legionella risk.

In terms of the sanitary services themselves, they are in reasonable condition, with no signs of mechanical failure.

2.2 Electrical

2.2.1 Power

The main electrical supply for the building enters within the ground floor boiler room, with the main meter located on the external wall.

The electricity meter is within an enclosure which is screwed shut and painted over, with only a small window to allow the meter to be read.

The main incomer is rated at 100A however there was no way to confirm at the time of the survey if this corresponded to the metered supply.

2.2.2 Distribution

Within the building the electrical distribution is in reasonable order for its age. However it was not possible to confirm this as no test and inspection records were available at the time of the survey.

The distribution boards appeared to have had a valid test and inspection carried out, however the plant room distribution board in the plant room had not been tested at the same time.

2.2.3 Lighting

There are a number of different light fitting types within the building.

Typically all were tired but generally serviceable with only minor maintenance issues. However the lighting installation would require replacement as part of any renovation/refurbishment.

Additionally some of the lighting appears to have been installed by the previous tenants, with no evidence of supplementary testing.

2.2.4 *Fire Alarms*

Although not tested as part of the survey, there was no faults evident on the panel.

It could not be confirmed as part of the survey the intended category of the fire panel. Manual call points appeared sufficient throughout the building, however automatic detection was very sporadic.

2.2.5 *Security Systems*

The Building is equipped with an intruder alarm which was not able to be tested at the time of the survey. No other forms of security protection appeared to be in place.

2.3 Compliance

Prior to the site survey only the asbestos register was made available.

As part of the survey no mechanical or electrical records or certification was made available. It was evident that some servicing was taking place the level and detail of this servicing could not be confirmed.

2.4 Key Risks

Below is a list of the key risks identified as part of the survey. This list is not exhaustive and in correcting these risks additional items may be identified.

- Potential fire hazards caused by untested electrical circuits.
- Potential Legionella risk caused by the arrangement/lack of use of the domestic water system.
- Inadequate fire detection coverage.
- General lack of compliance documentation or evidence of risk management such as water temperature monitoring or emergency light tests.

Appendix A Condition Survey

Element	Material	Location	Comments on defect	Remedial work	Condition Rating (A-D)	Priority Rating (1-4)	Cost	Photo
Sanitary – fittings	Kitchenette	Staff Room	Sink tap within the staff room is continually running and needs immediate attention	Repair Tap	B	1	£ 500.00	016
Sanitary – fittings	Toilets	Toilet Areas	Some of the toilet areas appear to have been used for storage. As such the units should be considered infrequently used and pose a legionella risk	Locally isolate and drain or put a legionella management process in place to prevent the legionella risk	D	1	£ 4,000.00	022
Sanitary – fittings	WC/basin/urinals	Various	All appeared mechanically sound with only evidence of historic leaking	None	B	4		
Sanitary – fittings	Kitchen	Kitchen	All appeared mechanically sound with only evidence of historic leaking	None	B	4		
HTG/CLG Source & Plant	F&E Tank	1 st Floor Plant Room	F&E Tank servicing the LTHW system. Appears mechanically sound, no means of internal inspection	None	A	4		010
HTG/CLG Source & Plant	Pumps	Ground Floor Plant Room	Grundfos Circulating Pump, appears in good condition, however not running at the time of the survey	None	B	1		

Element	Material	Location	Comments on defect	Remedial work	Condition Rating (A-D)	Priority Rating (1-4)	Cost	Photo
HTG/CLG Source & Plant	Primary Boiler	Ground Floor Plant Room	Boiler was not in service at time of survey, and no service documentation was available.	Immediate boiler service and safety inspection, however due to age and condition anticipate replacement required.	C	1	£ 42,000.00	019
HTG/CLG Source & Plant	Emitters and distribution	Throughout	Distribution pipework appears mechanically sound. Emitters are panel radiators with TRVs. Some radiators have been removed by persons and for reasons unknown.	Reinstate/Replace missing radiators	B	2	£ 4,000.00	020 021
HTG/CLG Source & Plant	Secondary Boiler (DHWS)	Ground Floor Plant Room	Boiler was not in service at time of survey, and no service documentation was available.	Immediate boiler service and safety inspection, however due to age and condition anticipate some remedial works.	B	3	£ 8,000.00	
Hot & Cold water	DHWS Heating	1 st Floor Plant Room	Tubular calorifier primarily heated by LTHW but with option for electrical immersion heaters. Immersion heaters appear to have been disconnected. No service or maintenance records for the calorifier.	Due to age and condition his will require replacement.	C	3	£ 22,000.00	003 004

Element	Material	Location	Comments on defect	Remedial work	Condition Rating (A-D)	Priority Rating (1-4)	Cost	Photo
Hot & Cold water	DHWS Circulating Pump	1 st Floor Plant Room	Grundfos Circulating Pump, appears in good condition, however not running at the time of the survey	None	B	3		007
Hot & Cold water	Generally	Throughout	All appeared mechanically sound with only evidence of historic leaking	None	B	4		
Gas distribution	Generally	Ground Floor Plant Room	The main gas meter is located within the ground floor plant room and serves the boilers only via a 28mm copper main. There did not appear to be any other gas appliances within the building	None	A	3		012
Ventilation	Kitchen Extract	Kitchen	A large extract canopy is located in the ground floor kitchen. At the time of the survey there was evidence of periodic filter cleaning and there was no undue noise or vibration when the fan was run	None	A	3		015
Ventilation	Toilet Extract	Toilet Areas	Toilets are generally fitted with local extracts. At time of survey none appeared to be working	Renew all extract units	D	1	£ 4,500.00	

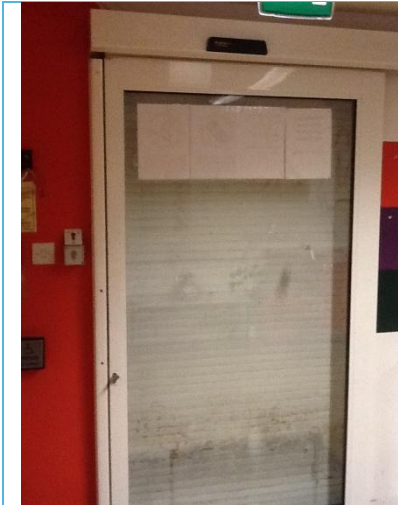
Element	Material	Location	Comments on defect	Remedial work	Condition Rating (A-D)	Priority Rating (1-4)	Cost	Photo
Control Gear	Generally	Ground Floor Plant Room	Controls are tired, offering limited intelligent control	Renew on age and energy saving considerations	B	2	£ 14,000.00	005
Power	Mains Incomer	Ground Floor Plant Room	Mains incomer appears to be rated at 100A, however this could not be confirmed at the time of the survey. Equipment is tired but serviceable. Service sticker indicate system has a current T&I, however this was not available at time of survey.	Renew as part of any refurbishment programme.	B	2	£ 24,000.00	008
Power	Metering	External	Electricity meter is outside the kitchen fire escape. Access to the meters was not possible as access panels are fixed in place presumably due to vandalism in the past.	Remove access panels for proper survey	B	3	£ 190.00	009

Element	Material	Location	Comments on defect	Remedial work	Condition Rating (A-D)	Priority Rating (1-4)	Cost	Photo
Power	Distribution	Throughout	2no submain distribution panels were identified. Both were Merlin Garin. The kitchen board located in the ground floor plant room had been inspected at the same time as the main incomer, however the distribution board in the 1 st floor plant room is overdue a test.	Carry out T&I on Plant Room DB	B	1	£ 900.00	017 018
Power	Fittings	Throughout	All appeared functional	None	B	4		
Lighting	Specialist	Hall	The hall is equipped with SON type lighting. Each lamp is individually switched. The installation has a number of obvious maintenance issues and is unusually noisy in operation.	Renew on age and energy saving considerations	B	1		013
Lighting	Emergency Lighting	Throughout	Non-Maintain Emergency lighting system, appeared serviceable however unable to test at time of survey.	Renew as part of any refurbishment programme.	B	3		
Lighting	Fittings	Throughout	Lighting is typical a mixture of T8 and 2D type fittings. All were tired but serviceable.	Renew as part of any refurbishment programme.	B	2		

Element	Material	Location	Comments on defect	Remedial work	Condition Rating (A-D)	Priority Rating (1-4)	Cost	Photo
Lighting	Feature	Meeting Rooms	The meetings have been equipped with domestic feature lighting. This appears to have been installed by a previous tenant and was not in keeping with the rest of the lighting in the building.	As the installation did not appear to be certified it should be removed as a safety concern.	B	1	£ 500.00	
Fire Protection	Automatic Shutter	Servery	Appears in good order, however unable to test at time of survey and no service records available.	None	A	4		002
Fire Protection	Fire Alarm	Throughout	Panel Appears serviceable, with no faults showing at time of Survey. Smoke/Heat detectors and MCPs are distributed throughout the building however it does not appear to meet the requirements of an L4 system.	Review fire strategy and confirm requirements as part of a new operating strategy.	B	2		011
Security Systems	Automatic Doors	Craft Room	Appears in good order, however unable to test at time of survey and no service records available.	None	A	4		001

Element	Material	Location	Comments on defect	Remedial work	Condition Rating (A-D)	Priority Rating (1-4)	Cost	Photo
Security Systems	Intruder Alarms	Throughout	The main intruder alarm panel is located in the ground floor office. At the time of the survey the system did not appear to be in fault, however a test was not possible	None	B	3		014

Appendix B Photographic Survey



Img001: Automatic Door



Img002: Automatic Shutter



Img003: Calorifier



Img004: Disconnected Connections to Calorifier



Img005: Controls



Img006: Water Tanks



Img007: DHWS Circulating Pump



Img008: Incoming Supply



Img009: Electrical Metering



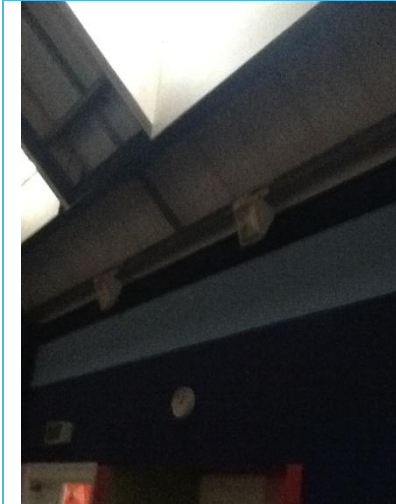
Img010: F&E Tank



Img011: Fire Panel



Img012: Gas Meter



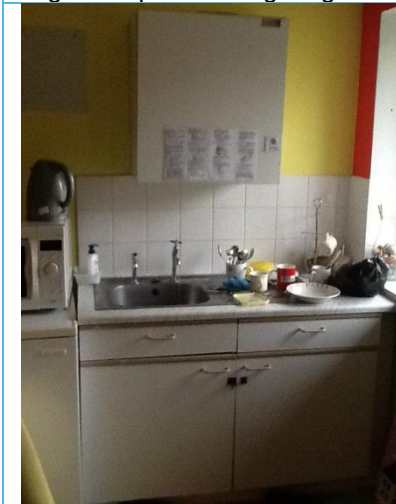
Img013: Specialist Lighting



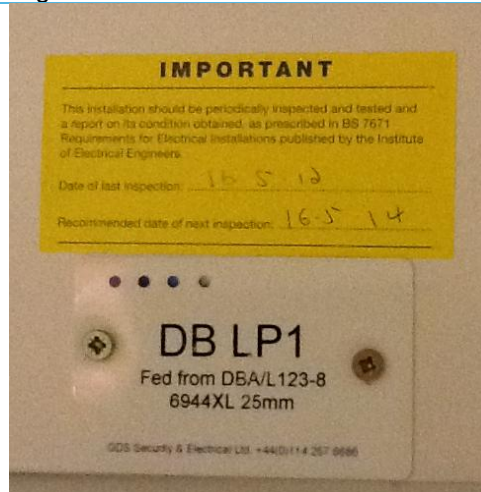
Img014: Intruder Panel



Img015: Kitchen Canopy



Img016: Sink with leaking tap



Img017: Evidence of Electrical T&I



Img018: 1st Floor Plant Room DB



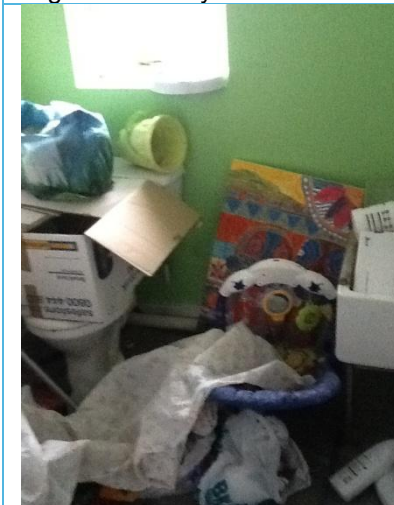
Img019: Primary Boiler



Img020: Typical Radiator



Img021: Removed Radiator



Img022: Toilet area used as store

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