

CAPITA

Building Surveying

80a Daws Lane, Barnet
Building Condition Report
August 2014



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1. Introduction

1.1 Instruction and background

Capita PLC, Building Surveying Team were commissioned to carry out a condition survey in accordance with the instructions received from Russell Westlake on 8th August 2014. It was agreed that the survey was a visual, non intrusive, condition survey and report to assess the condition and life expectancy of 80a Daws Lane, Barnet.

The survey was carried out by Rebecca Rawcliffe (Building Surveyor, Capita Property & Infrastructure Ltd) and Kyle Davies (Building Services Engineer, Capita Property & Infrastructure Ltd) on Wednesday 27th August 2014. The weather was fine and sunny at the time of the survey.

The building is predominately two storeys with an observation tower to the first floor and a single storey to approximately 20% of the GF GIFA, all with flat roofs. The building is occupied by two separate tenants: Ad Hoc Property Management Units to the ground floor and the local community Sea Cadets to the first floor. There are 4 Nr. Units to the ground floor occupied by Guardians.

Access was arranged prior to the survey with Tony Perry from Ad Hoc Property Management who stated that he would be able to provide us access to the entire building, ground and first floor however, when arriving to site we could access approximately 80% of the GIFA (Gross Internal Floor Area). The area we were unable to access was a unit to the ground floor, occupied by a Guardian who was not present at the time of the survey.

The survey was limited to accessible parts of the building and those parts that were visible from ground level. No destructive investigations were carried out and inaccessible areas such as ceiling, wall and floor voids were not inspected. It cannot be guaranteed that areas not inspected are free from defects. A photographic schedule is included within the report; however it should not be assumed that building defects are limited to those identified by the said photographs. Photographs were not taken to the one unit we could not gain access to.

1.2 Location Plans

Plans were provided by Suzanna Lewis (Property Services, Barnet Estates), which were used during the survey and are referenced accordingly where necessary.

1.3 Location

The property is located within Greenbelt land to the London Borough of Barnet, and situated off Daws Lane, Mill Hill.

1.4 Orientation

The site is enveloped by Mil Hill Park to the south and the Daws Lane car park to the west.

Directly opposite the site are residential properties within Daws Lane.

The front elevation to the building on Daws Lane faces north and for the purpose of the report is considered to be the front elevation and all references to orientation will be based on this point.

2. Executive Summary of Condition

Main Building



A substantial 1940s, two storey brick built building, with an observation tower, bituminous felt roofs to concrete roof decks, reinforced concrete slab and timber suspended floors, a mixture of the original single glazing steel-framed Crittal type windows (95%), and double glazed aluminium windows (5%), and timber (99%), and aluminium (1%) external doors. The crittal type windows to the south facing elevation all have metal security grilles fitted over the window openings. To the front elevation there are two metal framed external canopies with corrugated Perspex roof coverings with upvc gutters and downpipe.

The building layout comprises of: four number units to the ground floor. The ground floor has been remodelled from its former use as an infant school to provide separation for the guardians who occupy the units which are generally the layout of the previous classrooms, offices and toilet facilities (WCs).

The first floor is occupied by the Communities Sea Cadets and the floor layout comprises of; a main hall, two classrooms, three offices, a wardroom, boiler room, kitchen facility and two concrete staircases serving either side of the first floor. Unfortunately, due to limited key access at the time of survey, we were unable to access in: the wardroom and observation tower.

The building layout is generally an "L shape", assuming that the building was originally built as two separate blocks and an adjoining link was added at a later date, and still exists to date. The link building comprises of a single storey metal curtain wall with a timber suspended floor and a bituminous felted flat roof.

The envelope of the building appears to be structurally sound. The shell of the building is relatively weather tight with exception to flat roof areas where the bituminous felt roof has been patched to stem roof leaks, historic leaks/stains exist to the first floor ceilings.

Recommendations

Overall we recommend that this building be refurbished / repaired as necessary.

Remedial works are required to rectify any water ingress from the assumed bituminous felt and asphalt flat roofs.

All external steel Crittal type windows, timber doors and ironmongery are recommended to be replaced. Replacing the Perspex glazing will improve the thermal performance of the building and new ironmongery will add extra security to the openings, as the majority of ironmongery is damaged and / or obsolete.

The first floor is generally tired and in need of major refurbishment, works of a lesser extent are required to the ground floor however, it is recommended that the entire building is improved in all aspects including lighting, décor, fire compartmentation and repairs to timber flooring to the first floor and to the damaged internal timber ramp to a ground floor unit, etc.

Internal glazing to partitions of the first floor rooms and internal doors etc have never been upgraded to meet current health and safety legislation with regards to safety glazing and this should now be a priority.

Many doors and frames around the building are ill fitting and should be fire rated, internal folding partitions between units and partition walls between first floor classrooms located off the main hall should also be fire rated to protect the escape routes in the event of a fire.

Most areas of the building need improvement, however almost all improvements are likely to be cosmetic unless there is an operational need to remodel areas.

External macadam areas, block paving, precast concrete flags and soft landscape require remedial works to eliminate vegetation growth, debris, trips and hazards from loose macadam wearing courses. New wearing courses will give the opportunity to create adequate levels and falls for surface water runoff.

Consideration should be made at this stage to remodel the existing surfaces to the principal approach; pre cast concrete flagged ramp and steps to the access to the site from the west to the Sea Cadet's entrance.

There are a number of metal lockable storage containers to the site which were not included within the scope of the survey, due to no access. Possible remedial works will be required to the macadam and grass surfaces around the areas of the containers.

The boundary chain link fencing is damaged in a number of areas to the perimeter of the site and the positioning of the barbed wire fencing may cause harm to members of the public or visitors to the site.

We recommend that the metal chain link fencing and barbed wire is removed and replaced with new anti climb type security fence.

3. Fire Compartmentation

Generally the fire compartmentation and detection to the building is poor. We would recommend that a monitored, L1 fully addressable fire alarm system is installed to all areas of the buildings, allowing notification both to building users and the local fire and rescue authority should a fire break out.

The compartmentation in all buildings is compromised by poor making good around service penetrations, poor construction materials to the first floor offices, classrooms and partitions to the ground floor units, ill fitting doors and inappropriate internal glazing to the entire building.

Many doors and frames throughout the buildings are not fire rated and few have smoke seals and intumescent strips.

4. Schedule of Condition

4.1 Headings and references

A External

- A-1 Roof, roof structure, including rain water goods
- A-2 External walls and cladding
- A-3 External joinery
- A-4 Decorations
- A-5 Grounds and curtilage

B Internal

- B-1 Ceilings
- B-2 Walls partitions and internal structures
- B-3 Floors
- B-4 Internal joinery
- B-5 Internal decorations
- B-6 Sanitary wear

C Miscellaneous

- C-1 Mechanical and Electrical
- C-2 Fixtures and fittings
- C-3 General matters

D Photographic Schedule

E Appendix A

References plans – provided by Capita Barnet, Property Services.

Schedule of Condition –80a Daws Lane, Mill Hill, Barnet- Constructed circa 1940s					
Item	Location/ Element	Description	Condition (Building sound structurally, in need of some refurbishment)	Photograph	Estimated Costs
Main Block					
A – External					
A-1	Roof, Roof Structure, including rain water goods	<p>Generally, physical access was not gained onto the flat roofs for safety reasons. Non accessible roof areas were viewed where possible from ground level.</p> <p>The main building is generally L shaped in plan. The roofs to the building are assumed to be a mixture of flat felt and asphalt roof system on a concrete structural deck.</p> <p>To the first floor there is an observation tower which protrudes above the head line of the first floor by approximately a couple of metres.</p> <p>The felt roof is lapped and seamed around the concrete soffits, in locations there are aluminium trims.</p> <p>The wardrobe to the first floor occupies the flat roofed tower; unfortunately, there was no access at the time of the survey.</p> <p>The rainwater gutters consist of outlets to the flat roof which are then connected to a mixture of metal or plastic downpipes.</p> <p>The rainwater down pipes are round type, fitted to outlets, and to link connection there is a gutter spitters and shoes to the bottoms, discharging generally into drainage gulleys at ground level and onto flat roofs within the L</p>	<p>The roof to the building is generally in fair condition. There are areas of the roof where there is vegetation build up and felt is weathered in areas, particular to the returns. Flashings appear to be in fair condition, with some exceptions. We recommend that the flat roofed areas are repaired and the weathering coverings replaced, including all lead flashings however, it is recommended that a cherry picker or platform is taken to site to view all areas of the flat roofs.</p> <p>The ceilings to the first floor have been affected by continued rain water ingress. The roof leaks have resulted in deterioration of the ceilings and decor. We would recommend that once the roof is repaired and made waterproof, remedial treatment of the any affected areas shall be undertaken in order to prevent further deterioration.</p> <p>The aluminium trims and felt dressed fascias are generally in fair condition; however there are areas where the fascias show evidence of decay and needing replacement.</p> <p>The rainwater gutters are generally in fair condition, the outlets are blocked by debris and vegetation and this needs cleaning out. The joints to the gutters are leaking in most locations and we would recommend remaking</p>		<p>20,000.00</p> <p>6,000.00</p> <p>10,000.00</p>

		<p>shaped footprint of the building.</p> <p>The chimney stack to the main roof is built in clay engineering brick and assumed to be capped off by a concrete slab.</p>	<p>all joints to the gutters and replacing any that are showing signs of heavy corrosion to the gutter backs or cracking caused by extreme weathering.</p> <p>The rainwater fall pipes are generally in poor condition, there are areas of obsolete downpipes (one location: above the Sea Cadets entrance), there is corrosion and vandalism evidence causing cracking and holing in other areas. Consequence to obsolete or damaged downpipes is rainwater saturating external brick walls and causing efflorescence. We would recommend that all rainwater fall pipes are replaced in aluminium.</p> <p>All drainage gullies need to be cleared and jetted to remove silt and debris.</p> <p>The brickwork to the chimney stack is in reasonable condition. However, there is some erosion to the cement joints to the brickwork. We recommend that the chimney stack is repointed to any necessary brickwork when the roof repairs are carried out.</p>	<p>15,000.00</p> <p>2,500.00</p> <p>6,000.00</p>
<p>A2</p>	<p>External Walls and cladding</p>	<p>The external walls are solid clay walls with English bond brick courses. Smooth faced air bricks are situated to the solid walls to allow for through flow ventilation.</p> <p>The window and door heads are formed in concrete with steel lintels.</p> <p>The sills to the windows are rounded brickwork designed to provide an overhang to allow for drip detail to ensure the durability of brickwork.</p>	<p>Above Ground: The brickwork to the external walls was in fair condition generally; however there are areas where the brickwork is weathered. Although previous works have been carried out to repoint the brickwork, mainly to the rear of the building, there still remain areas of brickwork requiring remedial works. There are occurrences of efflorescence to areas of the brickwork; in particular at locations of downpipes, many are damaged or missing, allowing rainwater to dispense off the roof</p>	<p>27,500.00</p>

A3	External Joinery / window and door frames etc.	<p>The majority of doors and frames are timber (approx 99%), and a small minority of aluminium (1%) door and frame to G012 – G014 (refer to plan located in Appendix). The doors to the building are flush faced finish with exception of some with single glazed fan lights and vision panels. The timber door to access the sea cadets' centre, has a metal plate bolted to the face of the door, presume for added security.</p> <p>All windows to the building are crittal windows with Perspex glazing, with exception to the windows to G012 – G014 which are aluminium framed with double glazing.</p> <p>All windows adjoining the play area are fitted with metal security grilles.</p>	<p>directly to the surface face of the brickwork. There are vertical expansion cracks to the rear of the building, assuming due to natural heave. There has been damage during services being removed and patched repaired. There are also other areas where there is impact and frost damage. All of the damaged areas need to be repaired by replacing the damaged bricks. We would also recommend repointing all of the brickwork to refresh and prolong the life of the building.</p> <p>Below Ground: The brickwork below ground level appears to be in fair condition, no repairs visually required.</p>		
			<p>Generally the aluminium door and frame is in satisfactory condition. The timber external doors are in fair condition however, they are generally progressively becoming worn to the base of the door leaf and there is a mixture of ironmongery. We would recommend replacing all of the external doors and frames within the next two years.</p> <p>The aluminium windows and frames to G012 – G014 are relatively new and in good repair. We recommend that the aluminium windows are checked and any minor repairs / adjustments are carried out.</p> <p>The Crittal windows and ironmongery are in very poor condition and require replacement. The Crittal frames are corroding with paint flaking and the ironmongery is broken and missing to the majority of windows.</p>	4,900.00	£45,000.00

Schedule of Condition

A4	Decorations	<p>Factory finished powder coating to aluminium door and frame.</p> <p>Exterior paint finishes to Crittal windows and security grilles.</p> <p>Gloss paint system paint finish to external joinery, rainwater gutters and fall pipes.</p>	<p>The Perspex glazing is worn and stained, also, does not provide an adequate thermal performance. The metal grilles to the external windows are corroding and the paint finish is flaking off.</p> <p>External finishes are generally unmaintained and in a very poor condition.</p>	<p>£4,000.00</p> <p>£12,000.00</p>
A5	Grounds and Curtilage	<p>The building is surrounded by macadam; block paving and pre cast concrete paving.</p> <p>The macadam surface is located to the redundant playground to the rear of the building and to the principal approach of the building.</p> <p>The macadam surface as line markings to the principal approach indicating an accessible car parking bay. To the play ground there are worn line markings.</p> <p>Block paving is located in areas to the rear of the buildings perimeter.</p> <p>Precast concrete paving is located to the external ramp located to the front of the building.</p> <p>Two ramps to the rear of the building, one located to G012-G014 and to the west facing elevation are constructed from in situ concrete.</p>	<p>The macadam areas around the site are in poor condition. In places there are differences in levels and some loss of level surfaces due to inadequate base, in other areas the macadam is deteriorating and in need of replacement. The paving blocks are in fair condition and require power washing to remove vegetation. The precast concrete paving flags to ramp to the principal approach are loose, broken and vegetation growing is damaging and causing potential trip hazards. General Maintenance required.</p> <p>There are three external ramps to the site, one located to the principal entrance, a second to access G013 and a third to access the unit to the west of the building. All ramps are in fair condition however, they are not fully compliant with BS83000. The timber and powder coated metal handrails do not extend 300mm beyond the ramp, nor are they continuous.</p> <p>We recommend that the areas are levelled up</p>	<p>£49,500.00</p> <p>8,000.00</p>

		<p>The boundary fencing is constructed from chain link fencing with concrete posts. Other fences to the grounds consist of timber panels.</p> <p>General maintenance to the external grounds is required to remove litter, vegetation and other debris.</p>	<p>to remove trips and falls hazards and the base replaced where loss of level has taken place. The whole playground areas will need to be replaced, allowing the opportunity to relay the playgrounds and improve the falls and drainage to all areas.</p> <p>Consideration should be made at this stage to remodel the existing surfaces to ramps and steps to the approach to the site from the west to the Sea Cadet's entrance. .</p> <p>The chain link fencing is damaged in a number of areas to the perimeter of the building and the barbed wire fencing may cause harm to any members of the public or visitors to the site. We recommend that the metal chain link fencing and barbed wire is removed and replaced with new security fencing.</p>	<p>10,000.00</p>
B – Internal				
B-1	Ceilings	<p>The ceilings are all plastered and painted. To the ground floor rooms G006, G005 and G009 there are steel USB lintels with decorative columns. We assume to structurally support the span between load bearing walls. To the first floor the main hall as exposed timber beams to the underside of the concrete ceiling. The ceilings are finished in a white eggshell paint system.</p>	<p>The ceilings generally are in fair condition with exception to historic and assume current water damage stains to the first floor. We recommend that the source of the water ingress is rectified and then all ceilings are repaired prior to redecoration.</p>	<p>4, 000.00</p>
B-2	Walls Partitions and internal structures	<p>The internal walls to the ground floor are either painted fair faced brickwork, or finished with painted plaster, plasterboard or sliding/folding partitions.</p> <p>The internal walls to the first floor (Sea</p>	<p>The internal walls are in fair condition but could be improved by cleaning the brickwork and applying new finishes of hardwall plaster and a painted finish.</p> <p>Where there are plasterboard partition walls,</p>	<p>55,000.00</p>

		<p>Cadets), comprise of painted fair faced brickwork, plasterboard, timber glazed partitions and timber wall cladding. Timber wall cladding is located to the kitchen and office area.</p> <p>To the ground floor kitchen, ladies and male toilet/washroom facilities, have 150 x 150 Prismatic tile splash backs.</p> <p>There are two staircases to the building constructed from solid masonry walls with concrete staircases and paint finishes. The staircases are fitted with timber handrails which are wall mounted.</p>	<p>there are a number of holes and general damaged areas from the building users, in particular to the first floor.</p> <p>The toilets and kitchen / wet areas could be improved by cleaning brickwork, rectifying worn timber cladding, in particular to the first floor kitchen and installing ceramic tiles, to allow adequate splash backs and easy cleaning.</p> <p>There are a number of vertical cracks to the brick walls to the staircases; we assume this is due to the natural movement of the building shell. As the building was constructed prior to the requirements of expansion joints, we recommend that these cracks are monitored.</p>	<p>10,000.00</p> <p>7, 500.00</p>
<p>B-3 Floors</p>	<p>Solid reinforced concrete floors and timber suspended floor to the ground floor which are finished in carpet or none slip vinyl sheet flooring.</p> <p>First floor areas are mainly suspended timber floors and finished in carpet tiles or exposed timber flooring with various paint and varnish finishes.</p> <p>To the first floor main hall is a suspended timber stage which appears to be in reasonable condition.</p> <p>The two number staircases to the building are constructed in concrete with a paint finish.</p>	<p>Timber floors are showing signs of wear and are loose, with a number of holes to locations. However, the timber flooring is hard wearing and attractive and we would recommend taking-up any damaged planks and checking the moisture content in areas where the floor is taken up.</p> <p>The carpet coverings are in reasonable condition, with the exception to the first floor, where the carpet tiles are heavily soiled, worn and loose. We would recommend replacing all carpet and adhesives to the first floor.</p> <p>Vinyl floor coverings in all other areas are in fair to poor condition depending on location. We recommend that 25% of the vinyl floor coverings be replaced.</p>		<p>54,000.00</p> <p>8,500.00</p> <p>2,000.00</p>

B-4	Internal Joinery	<p>Timber framed flushed doors comprising of a mixture of glazed vision panels, glazed fan lights and the majority of timber doors are finished in a gloss paint system with the exception of a small amount of veneer finished doors to the first floor.</p> <p>Painted softwood timber skirting's to all circulation, office and classroom areas.</p> <p>There are glazed panels along the corridors in the main block with opening vents which open direct into the fire escape routes.</p> <p>There is an internal timber ramp located to a ground floor unit.</p>	<p>Many of the doors in the building should be fire rated and fitted with auto self closing devices and smoke seals etc.</p> <p>The internal doors to the building are generally ill fitting, lacking smoke seals and auto closing equipment etc.</p> <p>We recommend that all internal doors and frames to the first floor and those of fire escapes to the ground floor are replaced in compliance with current fire regulations and requirements. All doors should be fitted with high and low level vision panels in fire rated clear glazing with exception to toilet room doors which should be fitted with obscure fire rated glazing.</p>	32,000.00
B-5	Internal Decorations	<p>Painted finish to plastered walls and fair faced brick walls.</p> <p>Painted finishes to timber doors, frames, skirting's and architraves.</p>	<p>The glazed panels to the offices of the first floor should be removed and replaced with either fire rated glazed panels or fire rated partitions / masonry in order to protect the fire escape routes.</p> <p>Skirting boards had minor damage in places and require repairs.</p> <p>The timber ramp is in poor condition and requires remedial works to rectify the collapsing timber deck due to damage by the service user, located at the landing to the base of the ramp.</p>	13,000.00
			<p>Skirting boards had minor damage in places and require repairs.</p>	1,000.00
			<p>The timber ramp is in poor condition and requires remedial works to rectify the collapsing timber deck due to damage by the service user, located at the landing to the base of the ramp.</p>	5,000.00
			<p>Paint finishes are generally in a fair to poor condition, however should replastering / rewiring etc, take place, all rooms will need to be fully redecorated.</p>	25,000.00

B-6	Sanitary Wear	The sanitary ware in the toilets is all in white clay, including, toilet pots, cisterns and wash hand basins.	The toilet accommodation was generally in fair condition; most fittings are relatively new and need only minor repairs, including new toilet seats, alterations to water pipes to ensure correct operation of TMVs and legionella prevention.	10,000.00
C Miscellaneous				
C-1	Mechanical and Electrical	<p>The heating system is split between the two floors and has elements of both a gas fired wet heating system and an electric heating system; both systems suffer from significant inefficiencies. In areas the heating system was a fire risk due to direct contact between emitters and easily combustible materials. Dado trunking positioned too close to emitters showed clear signs of heat damage. The wet system heating system was not tested as part of the survey. All appeared to be in working order, however the controls were very primitive.</p> <p>The mechanical ventilation did not serve the entire building and where present it did not appear functional. Mechanical ventilation would have to be replaced and added to throughout the building to ensure compliance with current regulations.</p> <p>The cold water distribution throughout the building is supplied by copper pipework. The incoming main is presumed lead pipework. If so</p>	<p>The electric heating system was functional yet extremely inefficient and the wet system was unsafe in areas and also not up to current standards. The current plant room housing the existing gas boiler would be insufficient for a new system to serve the entire building and therefore another location would have to be determined. A new gas fired wet system would be recommended to serve the entire building with condensing heat recovery, zone control and some BMS compatibility.</p> <p>Many penetrations through walls could be reused for new extract fans. Ducted heat recovery systems could potentially be fitted to tenanted areas should space allow. Windows would have to be replaced to first floor to ensure openings are sufficient for fresh air. Dedicated toilet and kitchen extract would have to be provided to all relevant areas.</p> <p>The cold water system appears functional and sufficient for further operation. Legionella testing and checks for dead legs will have to be conducted.</p>	100,000.00 30,000.00 7,500.00

Schedule of Condition

	<p>this must be stripped out entirely and the water checked for contamination.</p> <p>The hot water supply throughout the building appeared to be served locally throughout the building via point of use water heaters. These heaters were not tested yet were clearly dated. No TMV's were identified during the survey.</p> <p>The above ground drainage within the building from washbasins and sinks seemed to be all plastic and appeared to be mechanically sound.</p> <p>The electrical distribution and power within the building has undergone significant extension and modification and is no longer a safe system. Much of the internal distribution is clearly showing age and has no further capacity. Extension leads were identified with significant load attached. Much of the cable installation was completely exposed both internally and externally, with bunches of up to 10 cables spanning over 5 metres without any protection other than PVC sheathing.</p> <p>The lighting system to the building is extremely dated and uses mostly the now superseded and inefficient T12 and T8 fluorescent lamps. Lighting in some areas had been modified dangerously to such an extent where testing</p>	<p>These water heaters must be serviced as a minimum to ensure safety and compliance. The recommended solution would be a new centralised 2 pipe hot water system could be fitted throughout the building, fed from an indirect calorifier served by the new boiler/boilers as part of the heating system's replacement.</p> <p>The above ground drainage internally would only need to be modified if other works affected it. Externally pungent odours indicated the drainage/sewers may be damaged/insufficient.</p> <p>The entire electrical system is requires replacement and modernisation with new switchgear, distribution wiring and boards throughout the building. Care must be taken with all electrical boards due to the risk of asbestos present in flash guards.</p> <p>Some lighting units were tested during the survey and were found to be functional, as a minimum all modified lighting would have to be stripped out and replaced with new. It is recommended the entire system is stripped out and replaced with new due to the efficiencies and potential risks due to known modifications.</p> <p>External luminaires appear to be rarely used, if deemed unsafe these are to be removed and replaced with new luminaires.</p>	<p>40,000.00</p> <p>1,000.00</p> <p>55,000.00</p> <p>70,000.00</p> <p>1,000.000</p>
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Schedule of Condition

		<p>was not safe. There were signs of some lighting being modernised at different stages.</p> <p>The external lighting was not in use or tested during the survey, however it looked to be functional yet inefficient and tired. Due to the lack of use these receive, as long as the lighting is safe and functional it would not require replacement.</p> <p>The fire alarm system appears to use bells only for output and is almost entirely manual input, with only one room identified to have automatic detection installed. The main fire alarm panel, although appeared to be error-free is dated and not suitable for further extension.</p> <p>Emergency lighting was to a reasonable standard on the first floor; however the signage was less satisfactory. The ground floor emergency lighting appeared to be insufficient with only a small few bulkhead fittings being present. As the Sea Cadet's facility will be used by children this consideration must be taken account of.</p> <p>The security system to the building was extremely limited and seemed incomplete. Few detectors were identified and the only interface panel found was an extremely small keypad unit with no addressability, the alarm was not active at the time of survey. One CCTV camera was identified to the front elevation of the building, facing the main entrance. The monitoring equipment for this camera was not found and highly unlikely the camera was in use.</p>	<p>The fire alarm is no longer suitable for purpose in a building such as this and requires replacing. Recommend a fully addressable L2 system to serve both floors of the building.</p> <p>The emergency lighting and escape signage appeared to be inadequate and not complaint with current requirements. We recommend a new emergency lighting and escape signage system be installed to comply with current standards.</p> <p>The intruder alarm system does not cover all areas of the building, and did appear to be in use at all. This system would have to be replaced entirely to cover the whole building. An addressable system with interface unit would be recommended.</p>	<p>15,000.00</p> <p>Included in general lighting</p> <p>30,000.00</p>
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C-2	Fixtures and Fittings	There are kitchen areas to the ground floor and first floor. To the ground floor, furniture, fittings and fixtures are mainly owned by the guardians. To the first floor, table, chairs, desks are used by the Community Sea Cadets.	Kitchen units and worktops to the ground floor are generally in reasonable condition however, the kitchenette to the first floor is worn and out dated.	N/A	8,000.00
C-3	General Matters	Drainage Thermal Insulation Access for disabled people	No inspection of the below ground foul or rainwater drainage was carried out as part of this survey. There appeared to be blocked gullies situated around the building. The thermal performance of the building could be improved dramatically by installing economic windows and doors. Also, investigation into insulation between roof/ceiling voids and the air leakage through air grilles to brickwork within the main hall of the first floor. Access to the building is relatively fair; there are steps and inclines to some entrances that could be removed by remodelling external areas and forming ramps.	N/A	20,000.00 10,000.00 25,000.00

5. Photographic Schedule

Appendix A

Building Plans.

A.1

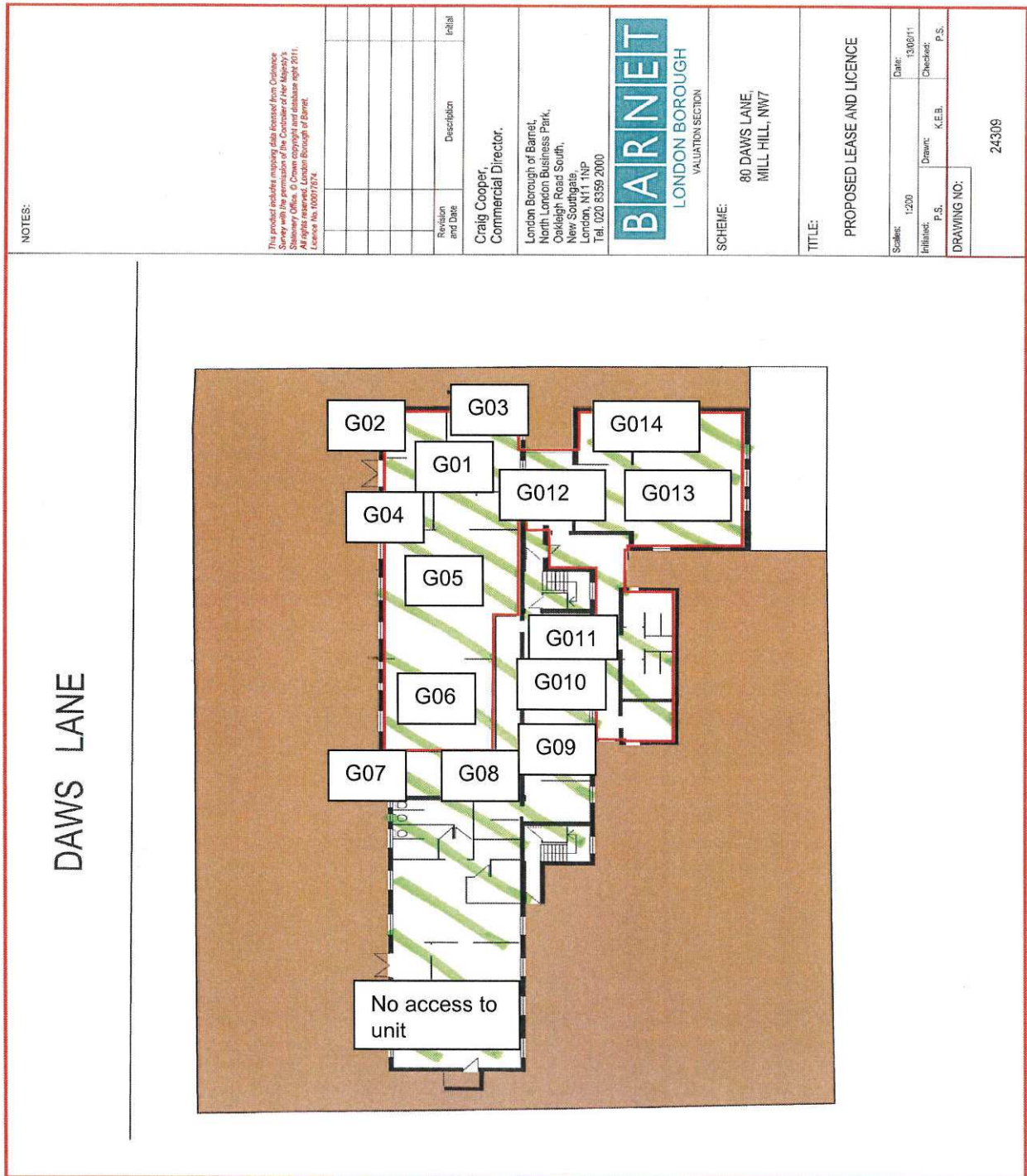


Figure One: Ground Floor Plan Provided by Barnet Property Services.

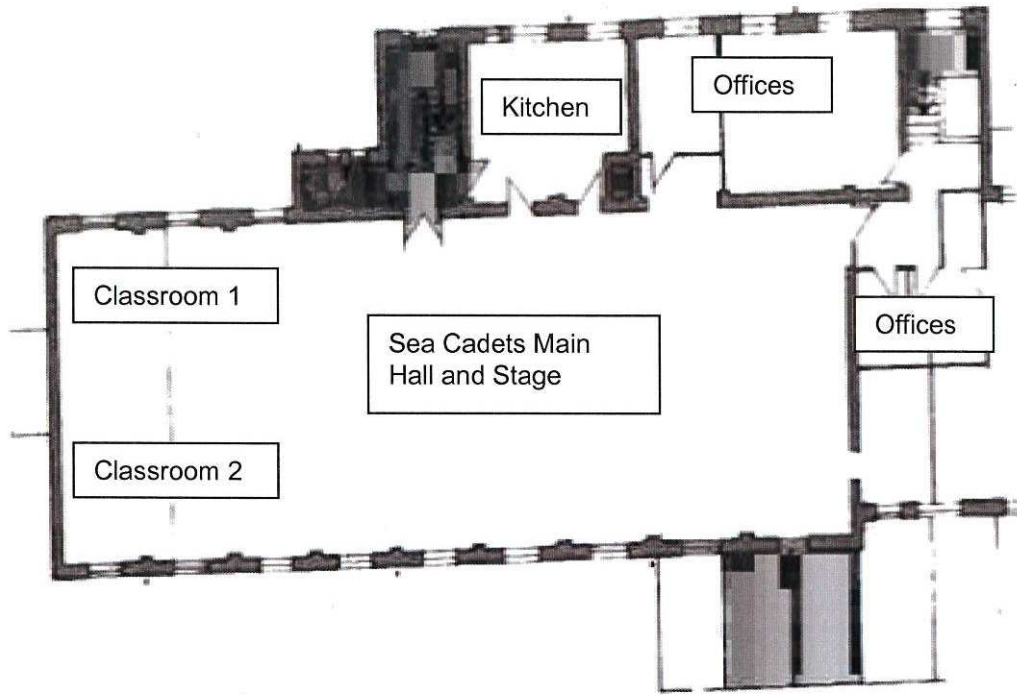


Figure Two: First Floor Plan Provided by Barnet Property Services.

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