



**Gaskell**  
CONSTRUCTION CONSULTANTS

Ten Year PPM Report

For

Royal Standard House  
Standard Hill  
Nottingham

July 2017

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## **1.00 Instructions and General Description**

### **1.01 Instructions**

Instructions were received from FHP of Nottingham to carry out a PPM survey to enable to compilation of a Ten Year Maintenance Plan of Royal Standard House development on Standard Hill in Nottingham.

The development comprises a block of 30 apartments within a converted former nurses home built in 1921.

### **1.02 Limitation / Extent of Survey**

This report shall be for the private and confidential use of the parties involved in the above named property.

We have not inspected any parts of the property which were covered, unexposed or inaccessible.

The survey was limited to external areas only, and roof areas were assessed from ground level only and from limited access from upper level apartments. Rather than a detailed condition survey, this report represents a more general overview of likely maintenance issues over a ten year period. Budget costings are given for guidance purposes only.

Services and drains were not tested. The survey was carried out over various dates during February 2017. The weather was generally dry.

**1.03** Survey Sequence

The survey and photographic schedule should be referenced in conjunction. Photographs are included for general information only.

References left and right are when viewing the front of the premises from the front when standing at the front car park.

## **2.00 Description and Overview**

This block is finished in facing brickwork with limestone features and the roof is finished in slate. The property is Grade II listed.

Condition is currently good, the building being well constructed and well maintained. However, various localised minor areas of deterioration are now recorded and works of repair will be required to prevent more serious works of repair in the medium term

### **3.00 Summary**

Generally the development is in good condition. Original construction was carried out to a high standard and subsequent maintenance has been to a similar high standard.

Recommended annual checks / maintenance should include the following:

- Balconies
- Hopper heads
- Rainwater goods
- Rainwater gullies
- Roof coverings

## 4.00 Ten Year Maintenance Plan

### 4.1 Existing Condition Grading

The condition of each element has been assessed using the following recommended grades:

- |                |   |   |
|----------------|---|---|
| <b>Grade A</b> | - | Good; performing as intended and operating efficiently                  |
| <b>Grade B</b> | - | Satisfactory; performing as intended but exhibiting minor deterioration |
| <b>Grade C</b> | - | Poor; exhibiting major defects and/or not operating as intended         |
| <b>Grade D</b> | - | Bad; life expired and/or serious risk of imminent failure               |

The following priority grades are recommended in the context of a ten year planning period:

- |                   |   |  |
|-------------------|---|--|
| <b>Priority 1</b> | - | Urgent work that will prevent immediate closure of premises and/or address an immediate high risk to the health and safety of occupants and/or remedy a serious breach of legislation  |
| <b>Priority 2</b> | - | Essential work required within two years that will prevent serious deterioration of the fabric or services and/or address a medium risk to the health and safety of occupants and/or remedy a less serious breach of legislation |
| <b>Priority 3</b> | - | Desirable work required within three to five years that will prevent deterioration of the fabric or services and/or address a medium risk to the health and safety of occupants and/or remedy a minor breach of legislation      |
| <b>Priority 4</b> | - | Long term work required outside the five year planning period, but typically likely at or around expiration of ten years, that will prevent deterioration of the fabric or services  |

Item	Location / Element	Condition		Photo Ref	Remedial Works Required	Priority	Predicted Maintenance Costs in £									
							Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10
1.	External element – Windows and Doors	Good being recently decorated	B	26,28, 71-74, 76-83	Include for cyclical re-decoration to all previously painted elements.	3	6,100	6,100	6,100	6,100	6,100	6,100	6,100	6,100	6,100	6,100
2.	Painted Woodwork	Fair – minor isolated areas of failing finishes and areas of isolated timber decay to cills and base of frames	C	26,28, 71-74, 76-83	Carry out isolated repair works to affected areas and make good decorations	2			5,000							3,000
3.	Feature glazed canopy to access points	Surfaces engrimed	B	10,12,53	Periodic clean off to all surfaces (as part of window cleaning)	3	Inc	Inc	Inc	Inc	Inc	Inc	Inc	Inc	Inc	Inc
4.	Facing Brickwork and Copings	Good – isolated areas of eroded mortar pointing	B	18, 26, 33, 34, 59, 60	Repoint to affected areas including some at high level and some to stacks	3			3,500						3,000	
5.	Feature Stonework Cills and Copings	Surfaces stained and engrimed locally, lichen and moss build up to some areas	B	3,7,11,20, 35,38,44, 45,51,52, 85, 94,100, 101	Option to be considered for periodic clean off to stonework at mid-way point in 10 year period	3					12,000					
6.	Retaining walls at low level and Boundary Walls	Localising cracks and areas of failing mortar pointing	B	61-67, 107-109, 112, 113	Repair cracks and repoint affected areas	3				4,500						
7.	High Level Eaves detailing and Copper Cladding	Generally good – some areas becoming stained and blackened and some detailing and fixings becoming poor and tired	B	1-3, 5, 13, 23,37-39, 50, 56	Clean off to allow oxidization and greening, and secure fixings and details where tired. Include for some part renewals where material is nearing the end of its useful service life	3				4,000		5,000				
8.	Window and Door Frames Generally	Sealant to reveals failing and shrunken locally	B	73,78,98	Repairs to sealant as part of re-decoration works	3			1,000							1,000



Item	Location / Element	Condition		Photo Ref	Remedial Works Required	Priority	Predicted Maintenance Costs in £									
							Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10
9.	Retaining Walls to Step Areas	Fair, but evidence of dislodged stonework and minor historic movement	B	63,64	Make good areas of cracking and movement, and carry out any reinforcement repairs	3			2,000							
10.	Stonework to Areas of Balustrading and Boundaries	Areas fair but spalling and cracking at fixing points	C	87,106,110,111	Make good around base of fixing to stonework where spalling	2			1,500							
11.	Boundary Walls facing Arena Apartments	Railings locally corroded	C	68-70	Repair isolated areas of heavy corrosion	2	800									
12.	Rear facade at Low Level	Render panel cracking	B	86	Replace 10m2 render	3			1,000							
13.	Previously painted surfaces to internal common areas – all blocks	Good but slightly worn in places	B	-	Becoming due for cyclical redecoration as part of a whittle ten year painting programme	3	3,839	3,839	3,839	3,839	3,839	3,839	3,839	3,839	3,839	3,839
14.	External face of windows – all blocks	Good	A	-	Cyclical window cleaning	1	292	292	292	292	292	292	292	292	292	292
15.	Guttering, downpipes and hopper heads, and yard gullies	Good	B	-	Annual check and clear out to all hopper heads and rainwater goods and high level parapets	2	240	240	240	240	240	240	240	240	240	240
16.	Flat Roofing, Abutments, Balconies and Details	Fair but minor debris build up, lichen and moss growth. Surfaces engrimed	B	9,21,42,54,55,58	Clean off surfaces periodically and check all Sarnafil surfaces and details	3			1,500		2,000					3,000
17.	High Level Flashing Details and Dressing into Upstands	Good but minor areas of lifting flashings and some pointing missing and loose	B	4,18,19,21,25,27	Check and overhaul flashings periodically and carry out minor repairs	2	1,500				1,500					1,500
18.	High Level and Parapet Guttering	Good but outlet cowls locally missing	B	47,48	Replace outlet cowls and check periodically	2	300		200		200		200		200	

Item	Location / Element	Condition		Photo Ref	Remedial Works Required	Priority	Predicted Maintenance Costs in £									
							Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10
19.	Electrical fitments generally	Good	A		PAT testing + 5 year fixed wiring	2	60	60	60	60	60	60	60	60	60	60
20.	Internal circulation common areas – floor finishes	Good	B		Periodic replacement, starting with Central Block	3		15,000			10,000					10,000
21.	External and internal circulation light fittings	Good	A		Periodic clean and overhaul – annual spot check handled internally	2										
22.	Lift maintenance	Good	A		Annual service - £4,812 / year	2	4,812	4,812	4,812	4,812	4,812	4,812	4,812	4,812	4,812	4,812
23.	Stone slabs on access steps to Walkway areas	Good	A		Annual clean off and treatment with suitable Biocide product or similar to prevent build-up of residue to surface	2	Done In House	Done In House	Done In House	Done In House	Done In House	Done In House	Done In House	Done In House	Done In House	Done In House
24.	Basement/ Undercroft Area	Fair, but areas of damp damaged surfaces and areas of spalling plaster	B		Hack off and allow substrate to breathe. Consider option of introduction of additional Mechanical Extract Ventilation.	3		2,000								
<b>NB: ALL FIGURES EXCLUDE VAT AND FEES Total</b>							<b>£17,943</b>	<b>£30,543</b>	<b>£31,043</b>	<b>£23,843</b>	<b>£39,043</b>	<b>£22,343</b>	<b>£15,543</b>	<b>£15,343</b>	<b>£18,543</b>	<b>£33,843</b>

**APPENDIX A**

**PHOTOGRAPHIC SCHEDULE**



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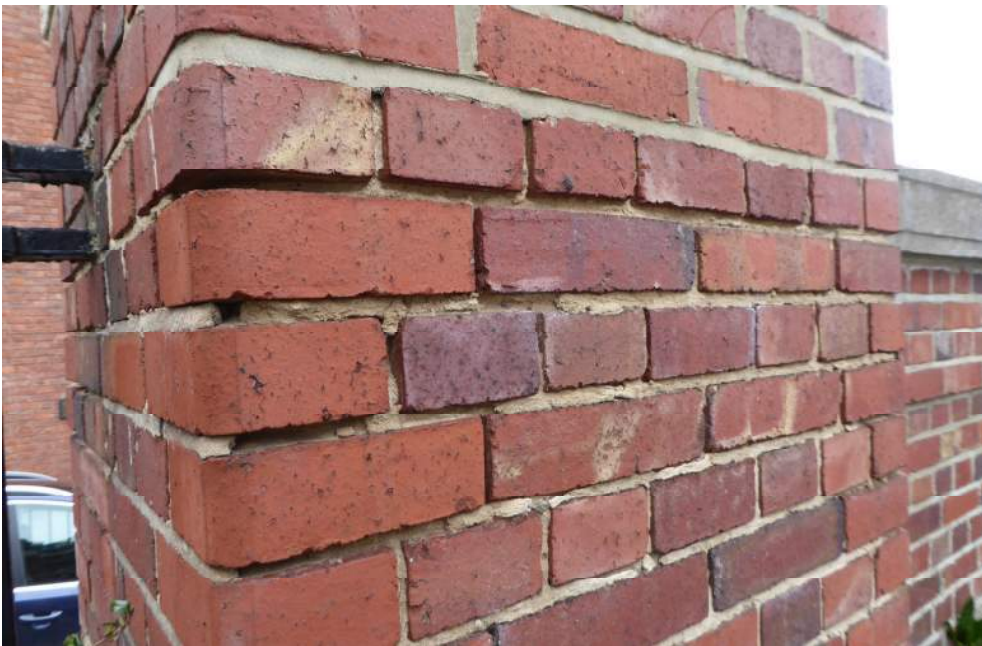
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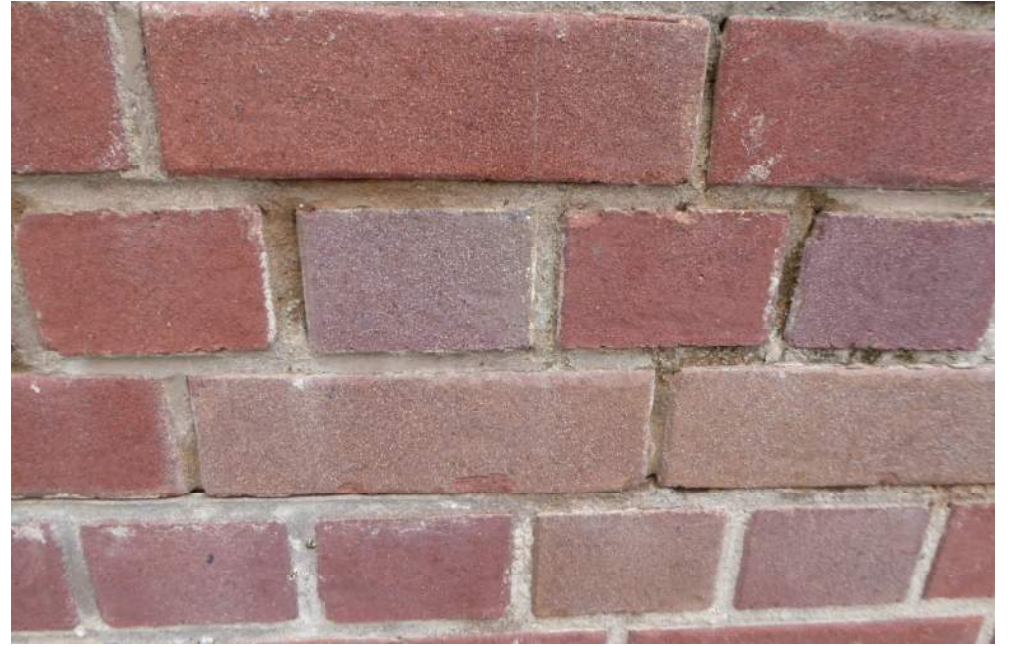
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## **APPENDIX B**

### **GASKELL ASSOCIATES CONDITIONS OF ENGAGEMENT**

#### **SURVEYS**

PROPERTY: Royal Standard House, Standard Hill, Nottingham

DATE OF INSTRUCTION: February 2017

INSTRUCTED BY: FHP

INSTRUCTED TO: Gaskell Associates

1. A visual inspection only will be undertaken of the property with the aid of binoculars. The exterior of the building shall be inspected from ground level. The inspection shall exclude parts of the building that are covered, unexposed or inaccessible. Therefore, no advice will be given as to nor responsibility accepted for the condition of such areas. It should not be assumed that covered, unexposed or inaccessible areas are free from defects.
2. The survey is a basic level overview of the five properties with a view to formulation of a budget maintenance plan. The survey is limited to external areas only.
3. The report will exclude comments upon minor defects associated with normal wear and tear of the building, or defects in finishings except where such matters have a bearing upon the general condition of the property. Routine testing for purposes of compliance with current legislation will also be excluded. Specialist inspections and testing of engineering services are excluded and their condition will be assessed visually and with regard to available maintenance documentation.
4. All references to size, height and areas are approximate and will be based either on visual assessment or sale particulars provided by the vendor.
5. Unless Gaskell Associates are specifically instructed and the building owner's consent obtained, Gaskell Associates will not remove any furniture or disturb fixtures, fittings, trade articles or goods, remove items from retail or storage shelving, cupboards or like areas, remove any floor coverings, floorboards raised access floors, wall linings, fixed or suspended ceilings. If, in Gaskell Associate's opinion, further investigations are necessary we will advise accordingly as noted above.

6. Gaskell Associates will not consider the premises in detail in relation to apparent contraventions of Building Regulations and other statutory legislation and will report in broad terms of any shortcomings noted in this respect on the basis of a 'fixed point in time' overview. Such overview will cover Building Regulations, Health & Safety, Fire Management and Disability Discrimination Act (DDA) only. Formal audits to assess compliance with statutory legislation and matters to be addressed are excluded and should audits be required then Gaskell Associates can make such arrangements which will be subject to an additional instruction, for which an additional fee will be chargeable.
7. No formal enquiries will be made to the Local Authority to obtain historical information, existing user rights, proposed use, town planning, road widening, legal interest, fire certificate, effluent agreement, party wall agreements/issues, extent of ownership (boundaries, boundary disputes rights of light, sunlight and daylight etc), prescriptive rights, easements, servitudes and wayleaves and will rely on the client's solicitor to undertake these enquiries and searches.
8. The proximity of the site to neighbouring uses that might be prejudicial to the normal use of the subject building will be not be reported on. It will be assumed that the potential purchaser / interested party has considered location of airports (flight paths), power stations, nuclear facilities, train stations, railways, motorways (noise) and made judgement of such matters with regard to the purchase.
9. Where the property is leasehold and demised form part of a larger building or estate, Gaskell Associates will make a limited inspection of accessible common parts of the building or estate for the purposes of assessing their general condition only and will not comment on service charge issues relating to common parts.
10. In the case of leasehold premises, Gaskell Associates are to be provided with details of repairing covenants contained within the relevant lease to enable general advice to be given as to the obligations and liabilities in relation to the building under consideration.
11. Reference to construction description, materials and products and engineering services etc. will be based on visual assessment. Gaskell Associates will endeavour to obtain relevant as built information including structural, architectural and M&E drawings, O&M manuals and Health & Safety files etc. with a view to reviewing the same within the available timescale in order to assess their impact in relation to the survey instruction.
12. Unless otherwise instructed, testing of components of the structure or taking of samples and materials for analysis to establish their make-up and consideration as to whether they may prove prejudicial to the use or value of the building will not be undertaken. Recommendation will however be made where further investigational testing may be required.
13. Gaskell Associates will not be required to determine the use of deleterious or excluded materials in the construction including the following:

- High alumina cement concrete (HACC) in structural elements.
- Wood wool slabs in permanent formwork or in structural elements.
- Calcium chloride additives for use in reinforced concrete.
- Asbestos or asbestos containing products as defined in the Asbestos Regulations 1987 or any statutory modifications or re-enactment thereof.
- Aggregates used in reinforced concrete which do not comply with British Standard 822 1992 and aggregates for use in concrete which do not comply with the provisions of British Standard 8110:1985: Unwashed sea aggregates.
- Lead, lead paint or any materials containing lead which may be ingested, inhaled or absorbed, except where a copper alloy fittings containing lead are specifically required in drinking water pipework by any relevant statutory authority and lead or lead based flashings.
- Urea Formaldehyde foam or other materials which may release vapour in quantities which may be hazardous with reference to the limits set from time to time by the Health & Safety Executive.
- Calcium chloride or calcium silicate bricks or tiles.
- Vermiculite unless it is established as being fibre free.
- Any other products containing Cadmium as referred to in the Environmental Protection (Control of Injurious Substances (No. 2) Regulations 1993. Any timber treated with pentachlorophenols or lindene.
- Insulation materials where chloro fluoro carbons (CFC's) or hydro fluoro carbons (HFC's) are used in their manufacturer or application which have ozone depletion potential greater than zero.
- Hardwoods unless taken from sources, which are, regulated and managed in a sustainable way.
- Radio-active materials.
- Particle boards not compliant with BS 5669.
- MDF not compliant to BS 1142.
- Polychlorinated biphenyl.
- Materials which are generally composed of mineral fibres, either man made or naturally occurring, which have a diameter of 3 microns or less and length of 200 microns or less or which contain any fibres not sealed or otherwise stabilised to ensure that fibre migration is prevented.
- Any other substances which are know to be deleterious at the time of use.

14. Advice regarding condition will be given on the assumption that such materials are not present, however, where it is believed deleterious materials may be present we will advise of our suspicion and a course of action which could be taken to verify their presence.

15. With respect to materials that may have a bearing on the potential purchasers / interested party ability to obtain insurance on the building or the potential issue of high insurance premiums. Gaskell Associates will advise in general terms only concerning materials at which the time of survey, may be considered as contentious in terms of risk profile to the insurance industry, on the basis that the information is widely publicised and is within the public domain (e.g. 2002 – composite cladding panels – perceived fire risk).
16. The main elements of structure will be visually assessed for their overall adequacy based on typical experience and will not be subject to a structural design appraisal. Where it is felt appropriate that a detailed structural appraisal be undertaken, Gaskell Associates will seek further instructions, which will be subject to an additional fee. No excavation or exposure of foundations or other load bearing elements will be undertaken.
17. Unless otherwise stated, Gaskell Associates will endeavour to visually inspect below ground drains via inspection chambers where manhole covers can be easily and safely lifted with standard manhole keys. However, heavy-duty covers will not be lifted and no underground (camera) survey will be carried out unless specifically instructed by the client and subject to a separate fee. It will therefore be assumed the drains are in good condition and free from defects, unless there is specific anecdotal evidence to indicate a problem warranting further investigation.
18. Gaskell Associates will not comment on issues regarding the potential effects of electro magnetic forces, compatibility, radiation or other non visible spectrum forces with respect to potential affects on health of occupants due to the proximity of pylons, electrical sub stations and the like, although proximity to the subject property will be noted. Gaskell Associates will not comment on the potential effects of non-visible spectrum forces with respect to sensitivity of equipment contained in the building or the purchasers intended use of the building with regard to equipment generally. If, however, it is evident that the proposed use of the building involves significant electronic/IT type equipment then Gaskell Associates will bring to the purchaser's attention the potential risks, recommending that an EMC (Electro Magnetic Compatibility) survey is undertaken. In this respect EMC surveys can take several weeks to complete and should be considered in the context of the purchase timetable.
19. The assessment of radioactive materials is excluded (see clause 12). This includes assessing of potential harmful affects arising from exposure to RADON, a naturally occurring phenomenon to may parts of the UK. Should the purchaser / interested party require specific advice on RADON then Gaskell Associates may obtain further information from the NRPB (Natural Radiological Protection Body) or other appropriate agency, which will be subject to an additional fee.
20. Contaminated land and environment pollution possibly represent the biggest liability to a potential purchasers, the legislation based around the principle 'the polluter pays'. This in practice, is usually the owner at the time the contamination/pollution is

identified. The risk to a purchaser can therefore be significant whether or not it is subsequently discovered that the site is contaminated or has a pollution issue (both in terms of potential enforcement of remediation by statutory bodies and the effect on value of the property on future sale or redevelopment). Gaskell Associates therefore strongly recommends that a Phase 1 Environmental Audit is commissioned. If the client declines the instruction of an Environmental Audit, then Gaskell Associates accept no liability whatsoever for the consequences of any matters relating to land contamination and associated environmental matters, including the legislative requirements arising from 1990 Environmental Protection Act, 1995 Environmental Act and other relevant legislation.

21. Gaskell Associates will not comment in detail with regard to the risk of the site from flooding. However upon request, general reference to risk will be made either in Gaskell Associate's report or the Environmental Phase 1 report by reference to information readily available on the Environmental Agency website.
22. Gaskell Associate's report is confidential to the party whom it is addressed and it is intended for the use of that party only. No responsibility can be accepted to any other party in respect of the report contents in whole or in part. Before the report or any part of it is reproduced or referred to in any document, circular or statement, Gaskell Associate's written approval as to the form and content must first be obtained. With reference to the Contracts (Rights of Third Parties) Act 1999, for the avoidance of doubt, nothing in these conditions shall confirm or purport to confer on any third party, the benefit or the right to enforce any term of this agreement.
23. Gaskell Associates is entitled to rely upon all information given to them and consider it to be accurate.
24. The fee for carrying out the inspection, preparing reports on any subsequent negotiations and discussions would be subject of separate correspondence.

## SCHEDULE OF SERVICES

PROPERTY ADDRESS: Royal Standard House, Standard Hill, Nottingham

DESCRIPTION: Apartments

### SERVICES PROVIDED

1. Take enquiry establish and agree brief and timescales and fee basis.
2. Provide resources for the survey
3. Undertake inspection of the property.
4. Provide External Maintenance Plan.
5. The basic survey and report will be in accordance with the following:
6. General Approach

Gaskell Associates will provide the following services during the survey:

- Review provided documentation and conduct a visual inspection of the buildings and site
- Provide photographic documentation
- Prepare a written report including summaries of the systems and elements and problems observed

A basic level visual inspection of the property will be performed in order to assess the general condition of the buildings and site. We will attempt to interview on-site maintenance personnel with personal knowledge about the site. If available at the site, we will review documentation related to the maintenance, repair, and replacement of major property components or systems. Gaskell Associates will not access design documents to verify adequacy of the structure, fabric or services of the buildings, nor will we review design calculations.