

## **Appendix 3**

### **Estate Background Information**

#### **Building Condition**

The college's assessment of the condition of their buildings was documented in their 2019 Interim Accommodation Report. The condition categories were in line with the RICS definitions as historically reported by colleges in their eMandate returns.

In 2019 the DfE commissioned a survey, the Condition Data Collection (CDC) survey, of all colleges in the FE estate. The results were provided to the college and provided condition categories at an elemental level for all buildings and external areas. The categorisation system was not the same as that traditionally used by the FE sector.

The college's assessment of condition and a summary of the DfE survey results are shown below along with the relevant definitions.

BUILDING CONDITION										
			Condition - College Assessment				DfE Assessment			
Site / Building	GIA (m <sup>2</sup> )	Built	A	B	C	D	A	B	C	D
KINGS ROAD										
Main Building	3,196	1960s		24%	76%		Majority	10-50% of external envelope and internal doors	15-25% of external cladding, timber windows, 100% of electric heating	
Tower Block	6,061	1970s			100%		Majority	100% of decoration of external windows, 5-40% of external fabric and internal elements/decoration	10-15% of timber doors, ceiling decoration.	
STEM Building	5,406	2,017	100%				100%			
Engineering Building	3,484	1970s		100%			Majority	30% of windows & doors, 10% of decoration	10% of decoration	
Construction Building	4,435	1970s		60%	40%		Majority	10% of rooflights, fascia, floor finishes, ceilings, doors, sanitary ware; 20-40% of metal windows and doors, curtain walling, external decoration and changing rooms	5% of glazing/cladding, 10% of external decoration	
Hospitality Building	2,845	1980s			100%		Majority	10-25% of rooflights, fascia, floor finishes, cladding, metal windows and doors, sanitaryware, decoration and fixed furniture; 30-60% of roof, ceilings and toilets; 100% of internal doors	15% of vinyl floors	
Innovation Centre	2,632	2,001		100%			Majority	10-20% of windows and doors, emergency lighting, decoration and toilets; 40% of roof; 100% of external decoration	10-20% of external doors and internal decoration	
Brick Shed	625	1980s		100%			Majority	30% of metal sheet cladding & metal windows and doors; 80% of timber windows & doors; 10-20% of internal doors; 10% of sanitaryware; 50% of decorations to external windows & doors; 15-40% of fixtures & fittings	10% of metal windows and doors; 20% of timber windows and doors	
Monterey House	122	2013		100%			100%			
Nursery	306	1970s			100%		Majority	10-15% of roof/canopies; 10% of internal walls; 35% of sanitaryware; 100% of heat emitters; 40% of external decs; 10% of internal decs; 30% of toilet fittings		

Site / Building	GIA (m <sup>2</sup> )	Built	Condition - College Assessment				DfE Assessment			
			A	B	C	D	A	B	C	D
BOATHOUSES 9 & 10	69				100%		No info.			
PICQUET BARRACKS	1,706				100%		Majority	10% to 20% of external windows, door, internal walls, finishes; 30% to 55% of external envelope mainly metal doors and windows, fixed fittings; 80% of rainwater goods	5% to 20% of timber windows and doors	
16-17 UNION STREET	569				100%		Majority	10% to 20% of rooflights, external & internal glazing, finishes; 30% to 40% of metal windows & doors, sanitary fittings; 100% of heat source	10% to 20% of rooflights & windows	
NORWICH UNION	1,529				100%		Not surveyed			
LLOYDS BUILDING	792			100%			Not surveyed			
<b>TOTALS</b>	<b>33,777</b>		<b>5,406</b>	<b>11,085</b>	<b>17,286</b>	<b>0</b>				
Percentage			16%	33%	51%	0%				

Definitions	SFA eMandate
A - As new	typically built within the last 5 years or may have undergone a major refurbishment
B - Sound	operationally safe and exhibiting only minor deterioration
C - Operational	major repair or replacement needed in the short to medium term (3-5 years)
D - Inoperable	at serious risk of major failure or breakdown
Definitions	DfE Condition Data Collection (CDC)
A - Good	performing as intended - more than 5 years before remedial action required
B - Satisfactory	performing as intended, but exhibiting minor deterioration - remedial action required within 3-5 years
C - Poor	exhibiting major defects and/or not operating as intended - remedial action required within 1-2 years
D - Bad	life expired and/or serious risk of imminent failure - immediate remedial action or replacement required
X	Supplementary grading assigned to B and C to indicate where repair is impossible, replacement required

## Summary of Condition & Functionality Issues

Items have generally been taken from the 2019 Accommodation Report and discussion with the Premises Manager. Items noted as DfE are additional items noted on the 2019 DfE condition survey as requiring remedial works.

Potential treatment of buildings under consideration in the development of the Estate Strategy:

	Retain long term
	To be decided if retained / refurbished
	Demolish as part of major capital investment

Building	Condition issues	Functionality Issues	Potential short-term projects (Condition improvement & T level Funding etc)
<b>Kings Road Campus</b>			
External Areas	<ul style="list-style-type: none"> <li>• Some resurfacing required (DfE)</li> <li>• Replacement of some external furniture (DfE)</li> <li>• Remedial works to some external walls and fencing (DfE)</li> <li>• External lighting coverage lacking and uncoordinated controls mechanisms.</li> <li>• CCTV poor quality system.</li> </ul>	<ul style="list-style-type: none"> <li>• Poor site planning and segregation of vehicles and pedestrians, especially at site entrance.</li> <li>• Lacking social space for learners.</li> <li>• Inefficient external spaces for construction.</li> <li>• Inadequate parking necessitates leased parking at Stonehouse Creek (but only approx. 25 spaces used there).</li> <li>• Drop off and pick up zone needed.</li> </ul>	<ul style="list-style-type: none"> <li>• Appropriate upgrades based on final masterplan.</li> </ul>
General (all buildings)	<ul style="list-style-type: none"> <li>• See below</li> </ul>	<ul style="list-style-type: none"> <li>• See below</li> </ul>	<ul style="list-style-type: none"> <li>• Undertake full building condition survey and costed maintenance plan. Include structural assessment of Tower.</li> <li>• Upgrades to BMS system.</li> <li>• Upgrades to lighting to LED (approx 50% of lighting).</li> </ul>

Building	Condition issues	Functionality Issues	Potential short-term projects (Condition improvement & T level Funding etc)
			<ul style="list-style-type: none"> <li>• Redecoration and suspended ceiling repairs.</li> <li>• Upgrades to WCs condition and layout.</li> <li>• Card swipe access system. Rationalising and suiting door locks.</li> <li>• Creation of drop off area / relocation of recycling area.</li> <li>• Replacement of aged furniture.</li> </ul>
Main building	<ul style="list-style-type: none"> <li>• Some internal areas have not been refurbished for many years.</li> <li>• Roof over LRC / Maths Centre of Excellence needs replacement, has been leaking.</li> <li>• Old single glazed windows. Rusting frames noted in library.</li> <li>• Some cladding remedial works (DfE).</li> </ul>	<ul style="list-style-type: none"> <li>• Sports Hall is compromised for sports use with low roof beams. Used for some alternative group uses but not effective use of space.</li> <li>• Extensive use of ramps to link to levels in adjoining buildings.</li> <li>• Form of block not conducive to rational site layout and user circulation.</li> </ul>	<ul style="list-style-type: none"> <li>• Minimum decorative updates.</li> </ul>
Tower Block	<ul style="list-style-type: none"> <li>• Condition of concrete frame unknown.</li> <li>• Most windows replaced in last few years, but some older units still remain. (DfE)</li> <li>• Some internal areas have not been refurbished for many years. Internal doors poor quality.</li> <li>• Corridors need new flooring.</li> <li>• Lifts functioning adequately but may need some upgrades.</li> <li>• Rewiring of the electrical / network infrastructure needed.</li> <li>• Phased replacement of the heating system needed.</li> </ul>	<ul style="list-style-type: none"> <li>• Tower issues TBC – reliance on lift use, overheating, room sizes etc.</li> <li>• Lecture theatres on 1<sup>st</sup> floor poorly utilised. One converted to classrooms in Summer 2020.</li> <li>• HE area not to appropriate standard</li> </ul>	<ul style="list-style-type: none"> <li>• Minimum decorative updates.</li> </ul>

Building	Condition issues	Functionality Issues	Potential short-term projects (Condition improvement & T level Funding etc)
STEM	<ul style="list-style-type: none"> <li>No known issues.</li> </ul>	<ul style="list-style-type: none"> <li>Some room sizes too small for larger groups of up to 24. Extent</li> </ul>	
Engineering Building	<ul style="list-style-type: none"> <li>External elevations require some improvement where facades and cills etc have deteriorated.</li> <li>Many windows and doors are original with single glazing.</li> <li>Estates to confirm that all roof finishes and rooflights have been replaced.</li> <li>Building services generally good other than drainage and ventilation to WCs</li> </ul>	<ul style="list-style-type: none"> <li>Staff rooms overcrowded and poor quality.</li> <li>Lack of potential expansion space for marine</li> </ul>	<ul style="list-style-type: none"> <li>Replace windows and external doors.</li> <li>Remedials to facades.</li> <li>WCs upgrades</li> <li>Consider re-planning options to address functional issues.</li> </ul>
Construction Building	<ul style="list-style-type: none"> <li>The West and central roof sections are due for replacement (Estates to confirm, approx 40% of roof). Roof lights need replacement.</li> <li>Centralised hot water system being replaced with point of use water heaters.</li> <li>Extensive internal areas need decorative upgrades</li> <li>WCs in poor condition and require upgrade</li> </ul>	<ul style="list-style-type: none"> <li>Staff rooms overcrowded and poor quality.</li> <li>Motorcycle Engineering is located in Construction building.</li> </ul>	<ul style="list-style-type: none"> <li>WC upgrades.</li> <li>Consider re-planning options to address functional issues.</li> </ul>
Brick workshop	<ul style="list-style-type: none"> <li>Some remedials needed to external windows, roof and external cladding, external lighting (DfE).</li> <li>Some upgrades to internal fit out needed (DfE).</li> </ul>	<ul style="list-style-type: none"> <li>Lacks support / welfare facilities.</li> </ul>	<ul style="list-style-type: none"> <li>Consider re-planning options to address functional issues.</li> </ul>
Hospitality Building	<ul style="list-style-type: none"> <li>The external fabric of the building is not in good condition. Single glazed windows.</li> <li>Roof condition to be assessed.</li> </ul>	<ul style="list-style-type: none"> <li>May be overprovided with specialist catering space. One kitchen converted to 'chalk &amp; talk' room Summer 2020.</li> <li>Training restaurant area is basic.</li> </ul>	<ul style="list-style-type: none"> <li>Short term decorative upgrades.</li> <li>Review use of building and consider full external and internal refurb including building services upgrades.</li> </ul>

Building	Condition issues	Functionality Issues	Potential short-term projects (Condition improvement & T level Funding etc)
	<ul style="list-style-type: none"> <li>Investment needed in the heating and ventilation systems.</li> <li>Replacement of electrical switchgear will quickly become a maintenance priority.</li> <li>Internal decorative upgrades needed.</li> </ul>	<ul style="list-style-type: none"> <li>Mezzanine area accessed by separate platform lift.</li> </ul>	
Innovation Centre	<ul style="list-style-type: none"> <li>Roof is experiencing leaks.</li> <li>Some remedials needed to timber windows</li> <li>Hot water system needs upgrades.</li> <li>internal decorative work needed</li> </ul>	<ul style="list-style-type: none"> <li>Maintenance costs of wind turbines may exceed energy savings.</li> <li>Building and rooms are generally to a basic decorative standard.</li> <li>Refectory area not inviting.</li> </ul>	<ul style="list-style-type: none"> <li>Minimum decorative upgrades.</li> <li>Roof remedial works.</li> </ul>
Monterey House	<ul style="list-style-type: none"> <li>Some external redecoration required.</li> </ul>		
Nursey	<ul style="list-style-type: none"> <li>Estates to confirm if building structurally sound</li> <li>Some remedials needed to roof, windows and doors, building services and internal decoration.</li> </ul>		<ul style="list-style-type: none"> <li>Consider options as masterplan develops.</li> </ul>
Other Sites			
16-17 Union Street (PACE)	<ul style="list-style-type: none"> <li>Flood risk from carpark</li> <li>Backlog of maintenance required including repairs to lift and heating system.</li> <li>Some remedial works needed to windows.</li> <li>Roof and facades to be inspected.</li> </ul>	<ul style="list-style-type: none"> <li>Poorly utilised.</li> </ul>	<ul style="list-style-type: none"> <li>Consider future use options.</li> <li>Heating system needs upgrades.</li> </ul>

## Summary Maintenance Expenditure from 2016

High Value Works excluding STEM				
ID	Description	Location	Date	Cost
004704-1	lighting upgrade Tower block salix	Tower block	31/07/2016	£87,074.63
004718-1	New Bauder felt roof system to tower block	Tower block	31/07/2016	£76,620.00
004702-1	replacement heating controls -salix		31/07/2016	£38,770.80
004735-1	Disabled WC conversion tower block	Tower block	31/07/2016	£38,706.60
004767-1	replacement library ceiling 15/16	Main building	31/07/2016	£15,361.32
004758-1	Library lighting - new LED lighting	Main building	31/07/2016	£10,793.20
004766-1	Replacement toilets floor 2 & 4		31/07/2016	£10,482.30
004768-1	replace AHU 15/16		31/07/2016	£9,588.51
004807-1	brickshed & lighting upgrade 16/17	Brick Shed	31/07/2017	£16,557.97
004803-1	Replacement toilets 2 & 4 15/16 final		31/07/2017	£15,007.42
004787-1	Vinyl room KH108	Hospitality	31/07/2017	£11,491.20
004821-1	Extention south pathway	External works	31/07/2017	£8,988.00
004786-1	Soakaway module system const yard	External works	31/07/2017	£7,875.48
004830-1	GC Decant/KR PH 2 Works 16-17 - Tower block Room refurbishments 12 Nr	Tower block	01/08/2017	£62,212.83
004829-1	GCDecant/KR PH1 works 16-17 - Refurb of rooms in Construction block to create Admin hub and Estates office	Construction block	01/08/2017	£23,068.07
004879-1	Hawthorne Theatre Lighting	Theatre	31/07/2018	£89,876.27
004868-1	PH4 Summer Works post STEM - Refurb works to 6 rooms in tower/main block, formation of entrance foyer interview pods, rationalisation of power	Tower block	31/07/2018	£60,556.80
004864-1	PH3 Summer works post stem 2017 - Refurb Estates rooms, Energy centre pods & upgrade works to sports hall - all main building	Main building	31/07/2018	£50,603.91
004855-1	Construct Nursery Canopy	Nursery	31/07/2018	£16,776.00
004870-1	Refurbishment of Innovation Centre lighting	Innovation Centre	31/07/2018	£9,305.71
004849-1	Replace fan and ancillaries STEM	STEM	31/07/2018	£8,231.38
004938-1	5 x Andrews water heater construction block	Construction block	31/07/2018	£7,957.20
004947-1	main counter and fittings deli refurb		31/07/2019	£33,418.98
004940-1	refurb hosp and floor 6 male toilet	Hospitality	31/07/2019	£24,723.92
004970-1	automotive flooring	Engineering	31/07/2019	£21,196.87
005013-1	Main Corridor Refurbishment - new ceiling grid, tiles, lighting and flooring	Main building	31/07/2020	£48,115.10
005005-1	Student Centre Refurbishment		31/07/2020	£28,890.08
005030-1	Theatre Lighting	Theatre	31/07/2020	£27,878.84
005020-1	Creation new art room		31/07/2020	£18,037.40
005034-1	Safeguarding works main reception area	STEM	31/07/2020	£14,557.80
005011-1	Stem floor 1 division teaching spaces	STEM	31/07/2020	£12,861.60
005012-1	Conversion of brick teaching space	Brick Shed	31/07/2020	£11,727.36
004991-1	IOT Room Refurbishment		31/07/2020	£9,931.94
004996-1	IOT KI206 Media Suite		31/07/2020	£8,038.80
	<b>Sub-Total</b>			<b>£935,284.29</b>
	Total of other works less than £8k			£291,463.79
	<b>Total</b>			<b>£1,226,748.08</b>