



# Condition Report

Fleet Air Arm Museum, RNAS Yeovilton, Ilchester BA22 8HT

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## **Appendices:**

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## 1.0 Background Details

<b>Client Name</b>	The National Museum of the Royal Navy (NMRV)
<b>Client Address</b>	HMS Naval Base (PP66), Portsmouth, PO1 3NH
<b>Property Address</b>	Fleet Air Arm Museum, RNAS Yeovilton, Ilchester BA22 8HT
<b>Date of Inspection</b>	09 March and 23 March 2021
<b>Surveyor Involved</b>	Claire Ramsay MRICS, Associate Director, Gleeds
<b>Other Consultants Involved</b>	Amanda McLoughlin – Promode Building Services Consultants Limited Graham Crisp – Promode Building Services Consultants Limited
<b>Weather Conditions</b>	Weather conditions at the time of survey were clear and dry.
<b>Brief and Scope</b>	<p>This Planned Maintenance Programme was prepared under instruction from NMRN. The report is intended to provide an assessment of the condition of the various components of the property / properties and an indication of the likely works required in the future.</p> <p>Budget costs are provided to assist with future cost planning. These costs are provided as budget costs only and are not subject to detailed design or open market tendering.</p> <p>Building services installations have been inspected by Promode Building Services Consultants Limited and their findings are incorporated within the Planned Maintenance Programme.</p> <p>Domestic cleaning and items of day to day maintenance are not included within the programme.</p> <p>The planned maintenance report has been prepared in accordance with our fee proposal and our general terms and conditions of business and specific terms and conditions of business relating to building surveys.</p> <p>This report is a working document which should be reviewed annually. We recommend that detailed inspections are undertaken at least every five years and the planned maintenance report is updated accordingly.</p>
<b>Inaccessible Areas</b>	<p>We were unable to inspect parts of the property and grounds which are covered, inaccessible or not exposed. We cannot therefore report that they are free of any defect which may subsequently become apparent.</p> <p>The below ground drainage systems were not inspected, and no CCTV drainage surveys were undertaken. No inspection was made on the service roads, car parks and buildings other than those listed in the Appendix 1A of the ITT.</p> <p>At the time of our inspection the properties whilst not open to the public were occupied and parts were obscured by stored items, exhibitions and general contents and fittings. The Schedule does reflect deterioration or damage to the property after the date of inspection. It was not possible to inspect woodwork or any of parts of the structure which were covered,</p>

unexposed or inaccessible. It is not, therefore, possible to determine any liability in respect of defects which may subsequently become apparent including, but not limited to, timber defects of any nature, beetle infestation, vermin, insects, defects in constituents of concrete, the positioning of reinforcement, the extent of bearings, ties or fixings, or any defects of a similar nature. In the preparation of this Schedule no tests have been carried out on any services installations.

#### Brief Description of Site

Fleet Air Arm Museum is situated within RNAS Yeovilton, and active Royal Navy base in Somerset.

The main museum building is formed by a number of hangers nucleating from the original unit which dates to the 1970's. This provides a majority of open plan display areas with cellular displays at mezzanine level. Further buildings comprise the Dolphin Centre, a more modern café/restaurant and meeting spaces, and a number of ancillary buildings including brick structures and a Nissen Hut. Separate from the main site, Cobham Hall is a 1990's warehouse unit used for archiving. This provides a main open plan space and further cellular space used for temperature and humidity-controlled storage.

Elevations to the main terrace of hangar units generally comprises a mix of profile sheet, and rain screen cladding, with sections of tinted curtain wall glazing to the front elevation. Roofs are multiple -pitched fibre cement sheets and metal profiled sheets incorporating valley and box perimeter guttering, rainwater goods are painted metal or PVC. Part of the roof has recently been overclad.

The restaurant and conference centre comprises a steel framed detached single storey unit split into two sections. The front section provides restaurant and kitchen accommodation and has curtain wall single glazing to the front elevations and box profile sheet to the sides, all beneath a fibre cement sheet roof. The rear section comprises an open plan conference centre and this has box section profile sheet cladding to elevations beneath a pitched profile sheet roof.

The facilities workshop comprises a Nissen Hut, being a prefabricated, half-cylindrical, painted metal, profile sheet clad/roofed unit with brick elevations to the front and rear.





#### Properties Inspected









Property	Areas Inspected
Main Museum Buildings	Internal and external building fabric elements.
Restaurant and Conference Centre	Internal and external building fabric elements.
Facilities Workshop	Internal and external building fabric elements.
Cobham Barn	Internal and external building fabric elements.










<b>Repairing Obligation</b>	We understand that the original hangar building is held under a long lease leased on full repairing and insuring terms with the tenant being responsible for the maintenance, repair, renewal and decorations of their own demised areas including their mechanical and electrical services. We understand that the remaining buildings have been subsequently built by NMRN and these are not subject to repairing or maintaining covenants, these may however, be subject to reinstatement clauses and you should check your liabilities in this respect.
<b>Documents Viewed</b>	The following documents were viewed as part of our inspection: - <ul style="list-style-type: none"><li>• Asbestos Register for Fleet Air Arm museum.</li></ul>

## 2.0 Recommendations

The full Programme of Works is included within Section 5 of this report. The key items contained in the Programme are summarised below.

-  Urgent/immediate repairs or replacement is necessary
-  Defects identified which should be dealt within the short to medium term.
-  Only general maintenance and redecorations, etc, required.
-  Item to note only, no action required

		Priority
<b>1.</b>	<b>Structure and Fabric</b>	
<b>1.1.</b>	<b>Main Building</b>	
1.1.1.	The main building comprises a series of hangar units which have been extended and added to over the years. As with the wider site these have suffered from a lack of regular maintenance over the years. The main item is the roof, apart from a section which has been recently overclad this is in bad condition and has reached the end of its economic life. Ideally this requires re-roofing as the roof is in such poor condition that any roofing works will result in further damage due to workman foot traffic.	
1.1.2.	The coating to the profile sheet cladding to the rear of the main building has failed and requires recoating.	
1.1.3.	The car park surface is in very poor condition and will continue to deteriorate rapidly unless replacement works are undertaken. This presents trip hazards as it is open to the public and will require resurfacing.	
1.1.4.	External decorations are in mixed condition and commensurate with the age and type of the building. Other than general repairs, ongoing maintenance and redecorations we did not note any major items.	
1.1.5.	Internally the buildings are in fair-poor condition. There are multiple items of redecoration associated with roof and gutter leaks and this included the steel structure which will require recoating to prevent corrosion. The remaining items are general and comprise repairs, ongoing maintenance and redecorations associated with a wider lack of these more historically.	
<b>1.2.</b>	<b>Restaurant and Conference Centre</b>	
1.2.1.	The restaurant and conference centre are in a mixed state of repair and condition. The fibre cement roof covering is in poor condition though we would not anticipate replacement to be required within the 5 year maintenance period but we anticipate adhoc repairs including lining gutters, overlaying cracked sheets and renewing joints to cladding capping.	
1.2.2.	The profile sheet roof coverings are in very poor condition, and the coating has failed. There are several roof leaks evident internally. This section of roof will require recoating and edge/joint sealing to prevent further deterioration. If this is not undertaken the roof covering will require replacement which cost substantially more than the repair works.	
1.2.3.	Generally, this area only has general needs of repairs, maintenance and redecorations. However, the vinyl floor covering has bubbled in places due to a combination of no DPM and roof leaks and this will require replacement and installation of a new DPM.	

		Priority
<b>1.3. Facilities Workshop</b>		
1.3.1.	This building comprises a Nissen Hut used as a facilities workshop. This is in a dated and aged condition however it is commensurate with its current use and requirement. We would not anticipate substantial repair over the five year planned maintenance time frame.	
1.3.2.	Internally, while in poor condition we would not anticipate substantial repairs given the building use. We did note a number of slipped ceiling/walling panels which present possible health and safety hazards. These should be replaced as soon as possible.	
<b>1.4. Cobham Barn</b>		
1.4.1.	Cobham barn is in fair condition considering the age of the property. This being said, the factory finish coating to the cladding panels and roof has reached the end of its life and requires recoating. The gutters have also reached the end of their effective life and require either replacement of lining with a plygene membrane.	
1.4.2.	Internally Cobham is in satisfactory condition and we would not anticipate substantial repair over the five year planned maintenance time frame.	
<b>2. Building Services</b>		
<b>2.1. Brief Summary of Significant Items</b>		
2.1.1.	The air handling equipment in the main museum is reaching the end of its economic life cycle. It has had various upgrades and replacement parts over the years but should be considered for replacement with a modern more efficient heating method.	
2.1.2.	There is a significant number of DX spilt AC systems installed. These types of systems generally have an anticipated life span of 10 – 15 years depending on the run hours. A budget should be set aside to replace these on a phased basis as they fail.	
2.1.3.	Some elements of the main electrical distribution equipment within the main museum building are reaching the end of their functional lifespan and will require replacement.	
2.1.4.	Two of the MCB boards within the Swordfish building require remedial works. The fire alarm panel within the Swordfish building has sustained impact damage and should be investigated.	
2.1.5.	The lighting installations within the Swordfish building and FM workshop are reaching the end of their functional lifespan and consideration should be given to replacement.	
<b>3. Legal and Regulatory</b>		
<b>3.1. General Commentary</b>		
3.1.1.	We have not carried out an Access Audit as part of our survey.	
3.1.2.	Since the introduction of the Disability Discrimination Act 1995 as amended and now under the Equality Act 2010 (DDA), Service Providers and Employers must take steps to ensure that they do not discriminate against disabled people. It is therefore incumbent upon you, in respect of common parts, to take reasonable steps to remove, alter or provide reasonable means of avoiding physical features that make it impossible or unreasonably difficult for disabled people to use the buildings' services and facilities.	
3.1.3.	Please provide a copy of any Access Audits so we can provide commentary.	

## Priority

## 3.2. Asbestos Containing Materials

- 3.2.1. We have had sight of Asbestos register for the Main Museum hangar buildings. This notes asbestos containing materials in:
- High level cladding to hall 1 & 4 dividing wall.
  - Hall 1 & 2 dividing wall overcovered with plaster board and MDF.
  - Surrounds to structural steels.
  - Internal cladding strips and pillar boxing outside hall 1 offices.
  - Asbestos cement roof panels to hall 1, 2, 4 and building 221 (brick storage building).
  - Asbestos cement panels to hall 1, 2 & 4 soffits.
  - Switchgear within the sub mains has been identified to contain ACM materials as flash guards.
  - Gap filler to main entrance bridge.
  - Floor tiles in areas which have been overlain with vinyl, all floor coverings assumed to be ACM.
- 3.2.2. No asbestos is identified with the building fabric of Cobham Hall, however a number of exhibits and collections have been confirmed, or are expected, to contain asbestos.
- 3.2.3. We have not carried out an Asbestos Survey, however, during our inspection we did note the following potential asbestos containing materials:
4. Items noted above.
5. These materials must be managed in accordance with current Asbestos Regulations, and Health and Safety Executive guidance.
- 5.1.1. There may be other asbestos containing materials that have not been identified, particularly in concealed areas. Our inspection is visual only and we cannot comment on those parts of the building not inspected.

## 6. Additional Considerations

## 6.1. General Commentary

- 6.1.1. We have not carried out an Access Audit as part of our survey.
- 6.1.2. Since the introduction of the Disability Discrimination Act 1995 as amended and now under the Equality Act 2010 (DDA), Service Providers and Employers must take steps to ensure that they do not discriminate against disabled people. In the context of your lease, you would be considered a Service Provider and an Employer and it would be incumbent upon you, in respect of common parts, to take reasonable steps to remove, alter or provide reasonable means of avoiding physical features that make it impossible or unreasonably difficult for disabled people to use the buildings' services and facilities.

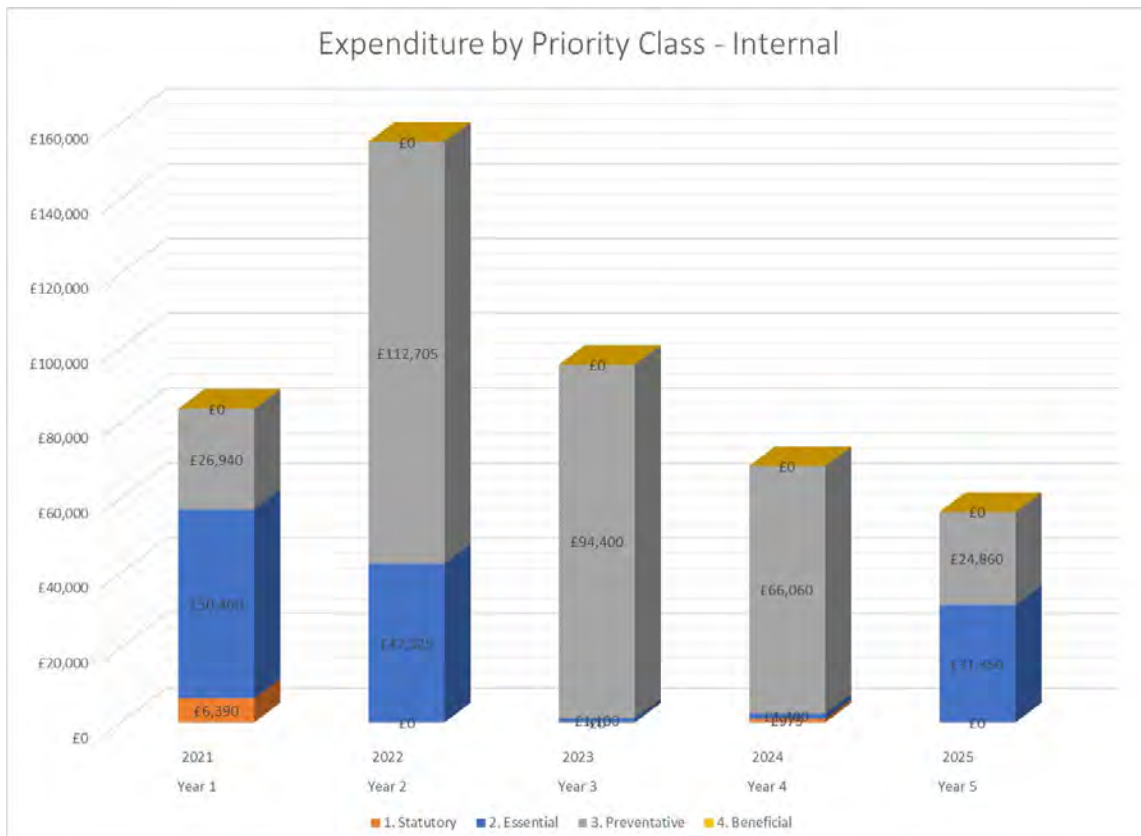
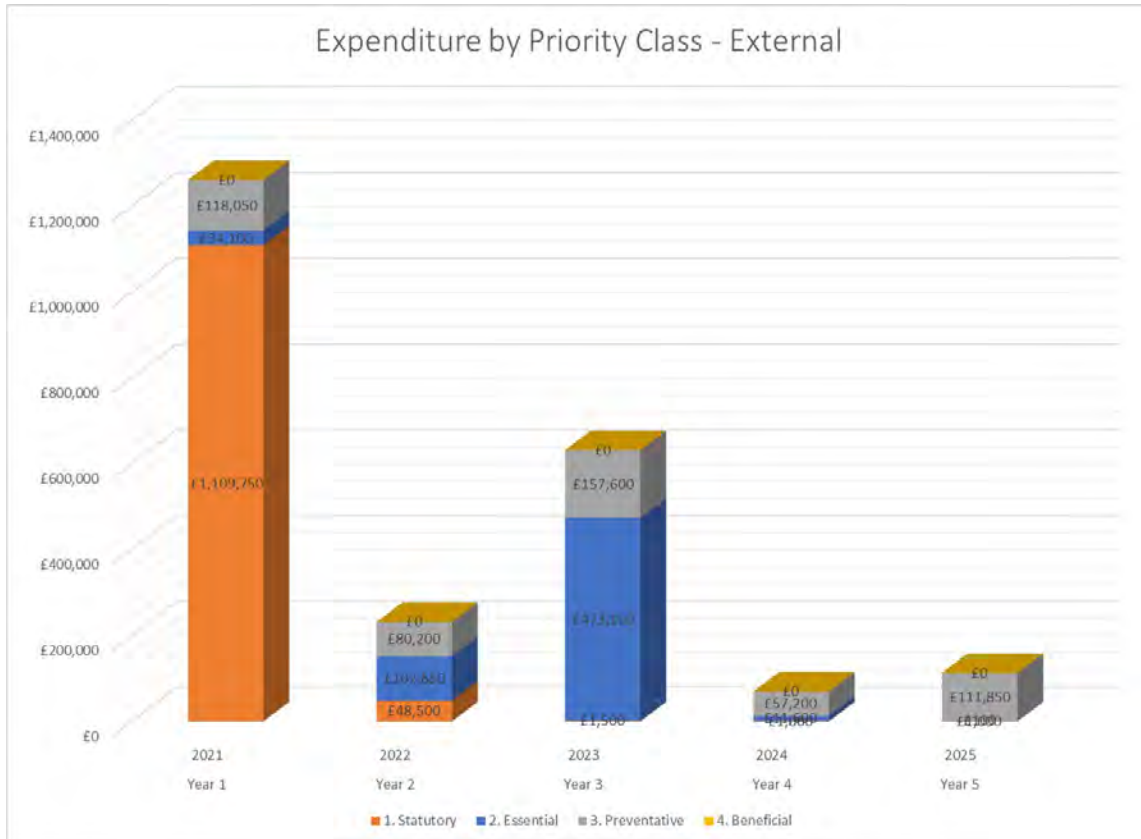
### 3.0 Summaries of Expenditure

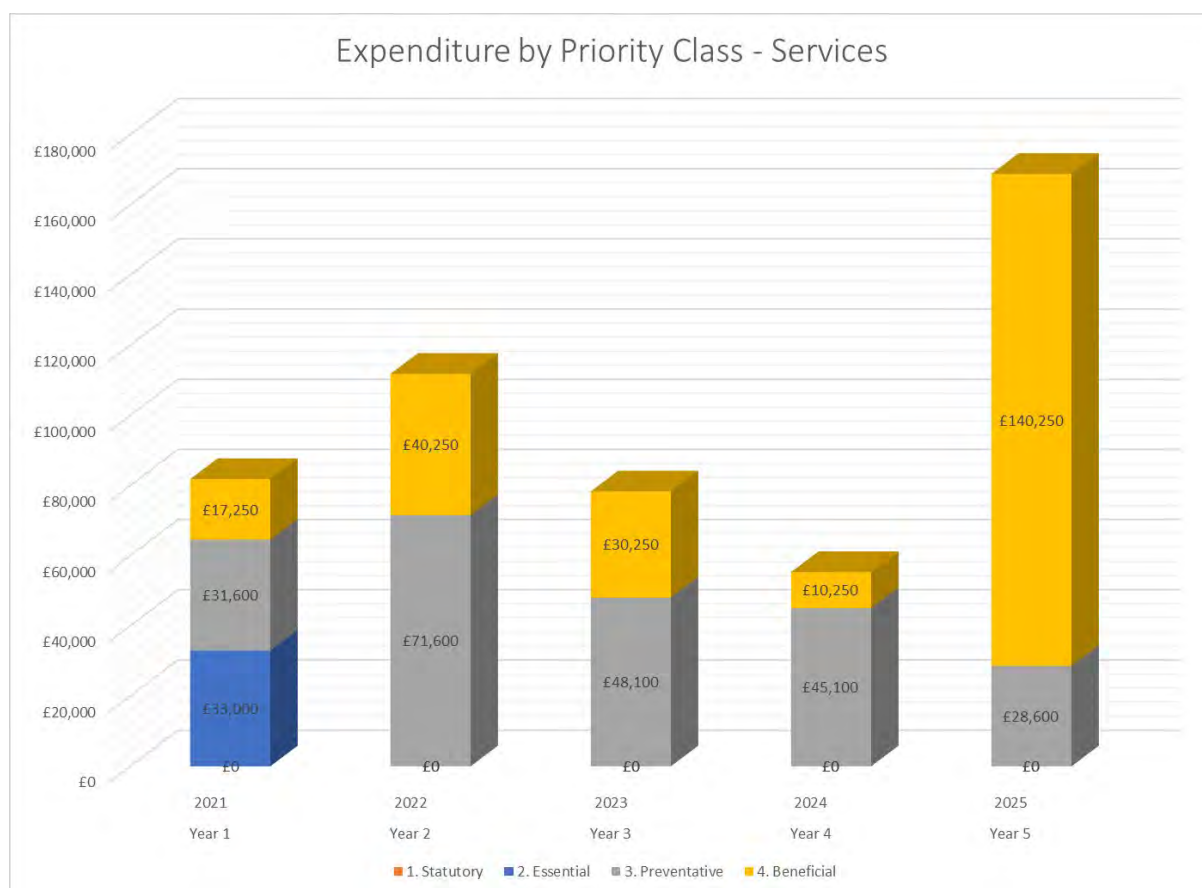
Summaries of Expenditure are provided on the following two pages, sorted by priority class.

	Year and Cost				
	Year 1	Year 2	Year 3	Year 4	Year 5
	2021	2022	2023	2024	2025
<b>Priority</b>					
<b>External</b>					
1. Statutory	£1,109,750	£48,500	£1,500	£1,000	£1,000
2. Essential	£34,100	£102,850	£473,100	£11,600	£100
3. Preventative	£118,050	£80,200	£157,600	£57,200	£111,850
4. Beneficial	£0	£0	£0	£0	£0
<b>Internal</b>					
1. Statutory	£6,390	£0	£0	£975	£0
2. Essential	£50,400	£42,325	£1,100	£1,400	£31,350
3. Preventative	£26,940	£112,705	£94,400	£66,060	£24,860
4. Beneficial	£0	£0	£0	£0	£0
<b>Services</b>					
1. Statutory	£0	£0	£0	£0	£0
2. Essential	£33,000	£0	£0	£0	£0
3. Preventative	£31,600	£71,600	£48,100	£45,100	£28,600
4. Beneficial	£17,250	£40,250	£30,250	£10,250	£140,250
<b>Total</b>	<b>£1,427,480</b>	<b>£498,430</b>	<b>£806,050</b>	<b>£193,585</b>	<b>£338,010</b>
VAT (at 20%)	£21,490	£30,300	£24,495	£16,365	£35,245
<b>Grand Total</b>	<b>£1,448,970</b>	<b>£528,730</b>	<b>£830,545</b>	<b>£209,950</b>	<b>£373,255</b>
<b>Overall (exc. VAT)</b>	<b>£3,263,555</b>				
<b>Overall (inc. VAT)</b>	<b>£3,391,450</b>				

## 4.0 Expenditure Graph

A graph showing Expenditure against Priority Class is provided on the following page.





## 5.0 Programme of Works

The full programme of works is provided on the following pages.

Explanatory notes on the categories and headings used can be found in the section entitled 'Understanding the Planned Maintenance Report'.

## Programme of Works - Fabric

Location	Building	Description	Condition	Defects	Remedial Works	Priority	External / Internal	Maintenance Type	Cyclical Maintenance Y / N	Cycle Length / Exp Life Span (Years)	Next Due Date	2021	2022	2023	2024	2025
External Areas																
Fleet Air Arm	External Areas	Painted cast iron gates	Poor	The decorative coatings have failed and there is corrosion evident.	Fully rub down, prepare surfaces and re-coat with a suitable paint system.	2	External	Repairs and Maintenance	Y	5	2021	£1,000				
Fleet Air Arm	External Areas	Galvanised gates and fencing	Fair	Generally the galvanised steel fencing and gates are in reasonable condition, however, some bolts and fixings are corroding.	Replace all corroding fixings as necessary to prevent damage to fencing.	3	External	Repairs and Maintenance	Y	5	2022		£500			
Fleet Air Arm	External Areas	Tarmacadam surface car park	Bad	The car park surface is heavily weathered with multiple pot holes, particularly around previous patch repairs and this is creating numerous trip hazards resulting in a health and safety issue.	Re-surface the entirety of the car park including levelling and replacing drainage covers where required. On completion allow to re-paint white car park lines with an thermoplastic paint.	1	External	Health, Safety and Environmental Management	Y	15	2021	£1,100,000				
Fleet Air Arm	External Areas	Chain-link perimeter fencing	Fair	Generally the chain-link fencing is in a fair condition for its use. The barbed wire sections are corroding and there is weathering evident to the chain-link parts. The concrete posts are also weathered.	Assume this is outside of the demise, no cost allowed.											
Fleet Air Arm	External Areas	Car park sleeper kerbs	Poor	The railway sleepers to edge the car parks are heavily weathered and broken in places. The connecting steels are heavily corroding.	As part of the repairs to the car park surface, remove all railway sleepers and install concrete kerbing. Inc in car park cost.											
Fleet Air Arm	External Areas	Concrete pathway to main entrance	Fair	Joints and concrete sections are unlevel and patch repair work presents trip hazards.	As part of the wider car park re-surfacing, allow to re-cover with a tarmacadam coating and to remove trip hazards. Inc in car park cost.											

**Priority**

- 1 = Statutory / Health & Safety
- 2 = Essential
- 3 = Preventative
- 4 = Beneficial

**Possible Outcome of Deferment**

Failure to meet legal responsibilities. Danger to property users and/or public.

Property or significant element will become unfit for purpose. Future replacement, maintenance and running costs will become disproportionate.

Further deterioration and damage. Repair costs and running costs will increase with period of deferment.

May result in lower standards and decrease of asset value. Includes work that would provide future savings/payback or to meet current good practice.

Location	Building	Description	Condition	Defects	Remedial Works	Priority	External / Internal	Maintenance Type	Cyclical Maintenance Y / N	Cycle Length / Exp Life Span (Years)	Next Due Date	2021	2022	2023	2024	2025
Fleet Air Arm	External Areas	Hardstanding/Paving to the front of the Swordfish Centre	Poor	Whilst generally even there are a number of cracked and broken slabs which may present trip hazards with continual use. Additionally the concrete pointing between slabs was degraded and poor in places which again may cause trip hazards and has allowed vegetation to grow through in places.	Remove all loose pointing and broken slabs. Replace broken slabs as needed re-point.	3	External	Repairs and Maintenance	N	10	2021	£500	£500	£500	£500	£500
Fleet Air Arm	External Areas	Concrete hardstanding to each side of the Swordfish Restaurant	Fair	Generally this area of hardstanding is in good condition and free from cracking or level issues. We did note several corroding disused fixings.	Allow to cover or seal these fixings to prevent corrosion.	3	External	Repairs and Maintenance	N	10	2022		£250			
Fleet Air Arm	External Areas	External low level walls with paving sills	Poor	Cracking and severe frost and impact damage particularly to corners.	Allow to patch repair render finishes and leave ready to redecorate with a suitable paint system.	2	External	Repairs and Maintenance	Y	5	2022		£3,500			
Roofs																
Fleet Air Arm	Conference Centre	Coated profiled metal sheet roof	Bad	Roof covering is in a poor and aged condition. The original coating to the roof sheets has totally failed and the substrate is visible for the majority of the roof covering. Cut edge corrosion is evident as well as spot corrosion generally. This will worsen unless the roof is coated with a proprietary system in the short term, if this work is not undertaken then the roof will need to be fully replaced due to corrosion affecting the integrity of the sheets.	Allow to employ a specialist roof company to prepare and recoat roof with Delcote architectural coating system incorporating Seamsil to the edge / lap ends or similar. The cost for re-coating / treating cut edge corrosion will be substantially less than a new roof covering.	2	External	Refurbishments	N		2022		£60,000			
Fleet Air Arm	Restaurant	Fibre Cement roof covering	Fair	Fibre cement roof is in poor and aged condition with water ingress evident internally.	The roof covering is nearing the end of its economic life span, presume that roof renal works will not be undertaken within the 5 year term. Allow for adhoc repairs including lining gutters and overlaying cracked sheets and renewing joints to cladding capping. Provisional sums allowed.	2	External	Refurbishments	N		2022		£3,500		£4,000	

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Further deterioration and damage. Repair costs and running costs will increase with period of deferment.

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Location	Building	Description	Condition	Defects	Remedial Works	Priority	External / Internal	Maintenance Type	Cyclical Maintenance Y / N	Cycle Length / Exp Life Span (Years)	Next Due Date	2021	2022	2023	2024	2025
Fleet Air Arm	Old Brick Store	Fibre Cement roof covering	Bad	Fibre cement roof covering is nearing end of it's useful life. If this building needs to be watertight then this roof will need to be replaced in the short term, any attempt to repair this roof will worsen its condition as the roof sheets are in a friable / fragile condition.	This roof contains asbestos and will require specialist removal. Assume the roof does not need to be replaced in the 5 year term du building usage, provisional sum allowed for adhoc repairs	3	External	Refurbishments	N				£1,500			£1,500
Fleet Air Arm	Nissen Hut	Corrugated metal structure which has previously been painted.	Poor	Corrugated metal structure which has previously been painted. The structure is basic and we assume the building is fit for purpose at the current time.	Allow to undertake decoration as required, provisional sum allowed	3	External	Repairs and Maintenance	N				£500			£500
Fleet Air Arm	Cobham Hall	Coated profiled metal roof covering with round edges	Poor	The coating to the roof is beginning to fail and substrate is visible, particularly to the rounded roof edges, some corrosion was noted.	We recommend that the roof is re-coated with Delcote architectural coating system incorporating Seamsil to the edge / lap ends within the 5 year term to extend the life of the roof.	2	External	Repairs and Maintenance	N		2023			£430,000		
Fleet Air Arm	Main Buildings	The roofs to the main buildings are a mix of fibre cement and profiled metal with various different gutter constructions and cladding upstands	Bad	Apart from the roofs which have recently been overclad, all of the roofs are at the end of their economic lifespan. Cost for repairs will be disproportionate compared to repair costs.	We have allowed provisional costs for undertake repairs to keep these roofs watertight. However, we recommend that the roofs are fully replaced with modern composite roofs incorporating insulation to ensure the building is watertight and thermal efficiency of the buildings is improved. Further more detailed roofing costs / condition to be provided if required.	3	External	Project Works	N		2021	£100,000	£50,000	£100,000	£50,000	£100,000
Main Building External Elements																
Fleet Air Arm	General External	Concertina loading doors	Poor	Concertina loading doors were in an aged condition with corrosion noted.	Allow to fully serve and repair doors including treating any corrosion/ re-sealing the galvanised finish. Replacing all brush strips and any other defective items. Lubricating doors. Leave in a good and working order. Allow to service on an annual basis	3	External	Repairs and Maintenance	Y	1	2021	£6,000	£3,500	£3,500	£3,500	£3,500

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Further deterioration and damage. Repair costs and running costs will increase with period of deferment.

May result in lower standards and decrease of asset value. Includes work that would provide future savings/payback or to meet current good practice.

Location	Building	Description	Condition	Defects	Remedial Works	Priority	External / Internal	Maintenance Type	Cyclical Maintenance Y / N	Cycle Length / Exp Life Span (Years)	Next Due Date	2021	2022	2023	2024	2025
Fleet Air Arm	General External	Fire exit doors	Fair	Varying condition from fair to bad.	We have allowed for a phased replacement of non-compliant units and for ongoing maintenance and replacement of ironmongery and servicing.	1	External	Repairs and Maintenance	Y	15	2021	£8,500	£33,500	£1,500	£1,000	£1,000
Fleet Air Arm	Rear of Display Area	Timber double glazed windows to viewing area	Poor	The window frames were starting to show signs of rot and were generally in an aged condition.	Allow to prepare and re-stain windows in the short term to inhibit any further rot.	2	External	Repairs and Maintenance	Y	5	2022		£2,000			
Fleet Air Arm	Rear of Display Area	Coated metal cladding	Poor	Coating to cladding is heavily weathered/UV degraded. Fixing caps are missing and fixings are corroded. There is cut edge corrosion to the trims.	Allow to prepare and re-coat the cladding with an approved paint system. Coating over the corroded fixings as part of works.	2	External	Refurbishments	Y	10	2023			£5,000		
Fleet Air Arm	Rear of Display Area	High level cladding panelling	Poor	High level AIB panelling was in a worn and aged condition with corrosion staining from the roof capping above. There was damage to these panels.	Allow to replace and remove asbestos.	1	External	Health, Safety and Environmental Management	N		2021		£15,000			
Fleet Air Arm	Rear of Flight Deck	Profiled metal cladding	Fair	Profiled metal cladding was in a fair but aged condition with some missing fixing caps and corroded fixings. The coated metal gearing system access hatches were coated metal and these were corroding. There are a number of impact damaged cladding panels.	Allow to decorate the corroded metal gearing system hatches in the short term. Allow to redecorate cladding in Year 3.  Replace impact damaged cladding panels particularly where there has been a penetration through the cladding.	3	External	Repairs and Maintenance	Y	10	2023	£500		£6,500		
Fleet Air Arm	Rear of Flight Deck	Loading door	Fair	We understand that this door was installed fairly recently and is in working order.	Allow to maintain and service this door on a regular basis.	3	External	Repairs and Maintenance	Y	1	2021	£500	£500	£500	£500	£500
Fleet Air Arm	Side Elevation to the Flight Deck facing South West	Vertical profiled wall lights	Bad	The vertical wall lights are in a heavily UV degraded condition and are not letting any light into the internal areas.	We understand that light is not needed in this area, therefore we recommend that these are replaced with coated profiled metal cladding to match the surrounding areas.	3	External	Repairs and Maintenance	N	10	2023			£5,000		
Fleet Air Arm	Side Elevation to the Flight Deck facing South West	Painted timber double glazed windows	Poor	The paint coating to the windows is starting to fail and the beginnings of rot were noted as well as some corrosion to the ironmongery.	Allow to redecorate windows. Consideration should be made to replacing these with more thermally efficient items.	3	External	Repairs and Maintenance	Y	5	2021	£2,500				
Fleet Air Arm	Side Elevation to the Flight Deck facing South West	Painted steel structure	Poor	The coating to the steels was in a poor condition and corrosion was noted.	Allow to prepare and redecorate with an suitable paint system.	2	External	Repairs and Maintenance	Y	5	2022		£3,500			

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Property or significant element will become unfit for purpose. Future replacement, maintenance and running costs will become disproportionate.  
Further deterioration and damage. Repair costs and running costs will increase with period of deferment.  
May result in lower standards and decrease of asset value. Includes work that would provide future savings/payback or to meet current good practice.

Location	Building	Description	Condition	Defects	Remedial Works	Priority	External / Internal	Maintenance Type	Cyclical Maintenance Y / N	Cycle Length / Exp Life Span (Years)	Next Due Date	2021	2022	2023	2024	2025
Fleet Air Arm	Side Elevation to the Flight Deck facing South West	Coated metal gutters and downpipes	Fair	Coated metal downpipes and gutters were in varying conditions. Downpipes appeared to be in fair condition with some corroded fixings. The gutters had corrosion to support fixings and the joints were in poor condition.	Allow to fully overhaul gutters including re-lining if required. Replace or re-coat any corroded elements.	2	External	Repairs and Maintenance	Y	10	2022		£5,000			
Fleet Air Arm	Workshop Elevations	Coated metal cladding	Bad	The coating to the cladding has failed and is the substrate is visible in the majority of areas. The substrate is not corroding yet but we anticipate corrosion will start in the near future.	Allow to prepare and re-coat cladding with an suitable paint system. As part of works allow to replace any dented cladding panels. Allow to coat over / replace any corroded fixings. The gutters and downpipes on this elevation would also benefit from being decorated externally at the same time.	2	External	Repairs and Maintenance	Y	10	2021	£6,000				
Fleet Air Arm	Workshop Elevations	Timber doors	Poor	Painted timber doors were generally in an aged condition with signs of rot.	In the short term these doors should be repaired and decorated. However, some of these doors are acting as fire exit doors and they are likely non compliant, therefore they should be replaced with modern compliant fire exit doors.	1	External	Repairs and Maintenance	Y	5	2021	£1,000				
Fleet Air Arm	Workshop Elevations	Plant room timber door and shutters	Poor	The timber door and shutters are in an aged / rotten condition with corroded ironmongery.	Allow to either fully overhaul or replace doors and shutters.	2	External	Repairs and Maintenance	Y	5	2022		£1,500			
Fleet Air Arm	Workshop Elevations	Profiled metal roof to plant room	Bad	Coating to profiled metal roof has failed.	Allow to redecorate at the same time as the cladding.	2	External	Repairs and Maintenance	Y	10	2022		£1,000			
Fleet Air Arm	Workshop Elevations	Galvanised external metal fire exit stairs	Fair	Galvanised metal staircase appeared in a fair and functional condition. The fixings generally were corroded to the balustrade.	Allow to replace or coat over any corrosion to the fixings.		External	Repairs and Maintenance	Y	5	2023			£500		
Fleet Air Arm	Workshop Elevations	Metal gutters and downpipes		Gutters and downpipes were in a fair condition. There was some corrosion noted to the fixing straps and there was water ingress at the joints. The gutters would benefit from being coated with a plygene gutter lining system	Allow to undertake necessary repair works to gutters in good condition.	2	External	Repairs and Maintenance	Y	3	2022		£5,000			

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Fleet Air Arm	Concord Display Elevations	Coated profiled metal cladding	Poor	The cladding was in an aged condition. The coating was generally UV degraded. There were some areas, particularly to the trims where the coating had failed. Cut edge corrosion was noted at the lap ends. Corrosion was noted to the joints to all of the fixings. There was also widespread impact damaged cladding panels.	Depending on the plans for these buildings. If the cladding was replaced with newer composite thermally insulated panels this would improve the thermal efficiency of the building. However, if the lifespan of these cladding panels needs to be retained for longer than short term - if they need to be extended for medium to long term these cladding panels would benefit from being re-coated with an approved paint system. PS for redecoration	2	External	Redecorations	Y	10	2022		£6,000			
Fleet Air Arm	Concord Display Elevations	Coated metal fire escape doors	Satisfactory	Doors were in a fair but aged condition. Unsure whether these doors are compliant?	Allow to ensure doors are compliant and r replace if required. If not, allow to service doors including redecorating and replacing any defective ironmongery.	1	External	Repairs and Maintenance	Y	5	2021	£250				
Fleet Air Arm	Concord Display Elevations	Portacabins		Assume that these are not included within our assessment as we understand these are being removed												
Fleet Air Arm	Concord Display Elevations	Cladding to toilets	Fair	Cladding appears to have been decorated and is in a fair condition, however, it doesn't look like this was with a suitable paint system but appears to be fit for use.	Allow to redecorate in Year 5.	3	External	Repairs and Maintenance	Y	5	2025					£750
Fleet Air Arm	Concord Display Elevations	PVC double glazed windows to toilets	Poor	PVC windows were in a fair but aged condition. The PVC coating was heavily stained. Most of the windows had condensation forming between the glazing units and therefore they have failed.	We recommend that these windows are replaced as there will likely be some water ingress as the units have failed.	2	External	Repairs and Maintenance	Y	10	2023			£2,000		
Fleet Air Arm	Concord Display Elevations	Painted concrete low level plinth where the cladding sits	Fair	Painted concrete was in a fair but worn condition with some hairline cracking noted.	Allow to redecorate and undertake any repairs to the concrete as required.	3	External	Repairs and Maintenance	Y	5	2022		£2,500			

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Fleet Air Arm	Concord Display Elevations	Flat vertical cladding panels	Poor	Cladding panels were in an aged condition. The coating was UV degraded. We understand that there is water ingress behind the elevations in this area. However, this could be caused by damp penetration from the cladding or alternatively it could be coming from the roof.  The cladding panels to the north west elevation were in a better condition as they were not the weather facing elevation.	Allow to investigate damp issues and undertake necessary remedial works to cladding. This could entail replacing the rubberised movement joints between the cladding panels. As the coating to the cladding is failing and the substrate is visible in certain areas, this cladding would benefit from being decorated with a suitable paint system.  Allow to prepare and redecorate cladding with an approved paint system. Allow to undertake all other necessary remedial works including replacing low level sealant which is in a poor condition.  The cladding panels to the north west elevation do not require decoration works in the short term.	2	External	Repairs and Maintenance	Y	10	2021	£2,000			£7,500	
Fleet Air Arm	Concord Display Elevations	High level fascia and soffit cladding panelling	Poor	Coated metal fascia's and soffits at high level were in a fair but aged condition. Soffits contain asbestos.	Allow to redecorate and undertake any repair works required, including replacing fixings and seals. Allow to remove asbestos containing soffit	2	External	Repairs and Maintenance	Y	10	2023			£25,000		
Fleet Air Arm	Concord Display Elevations	Double loading door to the front of the Concord display building	Satisfactory	Door appeared to be in a satisfactory and working condition.	Allow to regularly maintain this door, including serving, replacing any defective parts, lubricate working parts etc	3	External	Repairs and Maintenance	Y	1	2021	£500	£500	£500	£500	£500
Fleet Air Arm	Concord Display Elevations	Aco drain	Poor	The metal grilles to the Aco drain were in a corroded condition.	These should be re-coated and all surface drainage should be cleared out on a regular basis.	2	External	Repairs and Maintenance	Y	1	2021	£350	£100	£100	£100	£100
Fleet Air Arm	Main Elevation	Coated profiled metal cladding	Poor	Coated metal cladding was in an aged condition. The coating was failing in areas. There was salt build up and corroded fixings.	Allow to prepare and redecorate cladding with an approved paint system. Overcoat all corroded fixings as part of works.	2	External	Redecorations	N		2023			£5,000		

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Fleet Air Arm	Main Elevation	Glazed curtain walling	Poor	The curtain walling to the main entrance and other curtain walling to the display area elevation - we were unable to fully view it as it has got stickers and signage fixed to it. The coated metal frame was in an aged condition and the coating was falling with corroded fixings. This large area of glazing would be very thermally inefficient.	Assume that the curtain walling will be retained for the term PS for remedial repairs.	3	External	Repairs and Maintenance	N		2021	£750	£750	£750	£750	£750
Fleet Air Arm	Main Elevation	Coated metal walkway leading to main entrance	Fair	The painted metal structure was in a fair/slightly worn condition.	Allow to decorate with an approved paint system.	3	External	Repairs and Maintenance	Y		2023			£10,000		
Fleet Air Arm	Main Elevation	Single glazed painted metal crittall windows to the office areas	Poor	The single framed, painted metal crittall windows were in a dated and aged condition and will also be very thermally inefficient due to being single glazed.	These will need to be decorated and serviced, however, we recommend that these windows are replaced with more modern thermally efficient units.	3	External	Repairs and Maintenance	Y	5	2022		£5,000			
Fleet Air Arm	Main Elevation	PVC windows	Poor	PVC windows were in a fair but dated condition. There appeared to be condensation forming between the panes, therefore the units have failed	Allow to replace windows with new.	2	External	Repairs and Maintenance	N		2023			£6,000		
Fleet Air Arm	Hall 1 Display Area Elevation	PVC downpipes	Fair	The PVC downpipes in this display area elevation appear to be in fair condition.	Allow to undertake ad hoc maintenance and repairs as required.	3	External	Repairs and Maintenance	Y	1	2022	£500	£250	£250	£250	£250
Fleet Air Arm	Hall 1 Display Area Elevation	Coated metal fascia and soffit cladding panelling	Poor	The coating is heavily stained and worn. Corrosion was noted to some lap ends and fixings.	Allow to re-coat with a suitable paint system.	3	External	Repairs and Maintenance	Y		2023			£3,500		
Fleet Air Arm	Display Area North East Elevation	Painted metal crittall windows to the toilet staff room workshop area	Bad	Windows were in heavily aged condition. It doesn't appear that any maintenance or decoration works have been undertaken for some time. Putties were missing to the window surrounds.	If these windows are to remain for the short to medium term then they need to be fully overhauled, including replacing all defective putties, redecorating, easing and adjusting etc.	2	External	Repairs and Maintenance	Y		2021	£5,000				
Main Building Internal Elements																

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Fleet Air Arm	Hall No. 1	Floor	Satisfactory	Concrete floor has been painted recently and is generally in a satisfactory condition although there were some areas of bubbling to the finish with water ingress issues below roof leaks.	Allow to redecorate floor with a suitable paint system in year 5.		3 Internal	Redecorations	Y	5	2025					£3,375
Fleet Air Arm	Hall No. 1	Portal Frame.	Poor	The coating to the steel portal frame was in a worn condition and surface corrosion was evident.	Following roofing works, allow to employ a specialist paint contractor to decorate steels with a suitable paint system such as SteelSeal.		2 Internal	Redecorations	Y	10	2022		£16,200			
Fleet Air Arm	Hall No. 1	Lining panels.	Fair	The plastisol coated lining panels to the underside of the roof were generally in fair condition, there were a number of missing lining panels and some stained panels due to roof leaks.	Allow to replace damaged and missing lining panels with new to match original. Provisional allowance for replacing lining panels each year.		3 Internal	Repairs and Maintenance	N		2022		£500	£500	£500	£500
Fleet Air Arm	Hall No. 1	Lining panels.	Fair	Lining panels were generally in satisfactory condition.	Allow to clean lining panels in year 4.		3 Internal	Repairs and Maintenance	Y	5	2024				£8,000	
Fleet Air Arm	Hall No. 1	Plasterboard wall to the external wall adjacent to the main entrance.	Poor	Water ingress has resulted in damp staining and damage to plaster board.	Following roofing works allow to make good/replace plasterboard as required.		3 Internal	Repairs and Maintenance	N		2022		£500			
Fleet Air Arm	Hall No. 1	Metal sliding door leading from Hall 1 into Hall 2.	Fair	Door was old but appeared to be functional, there was corrosion evident to the door and opening mechanism.	Allow to fully service door including decorating and treating corrosion, lubricating moving parts etc. Leave in good and working order.		3 Internal	Repairs and Maintenance	Y	1	2021	£500	£200	£200	£200	£500
Fleet Air Arm	Hall No. 1	Internal decorations.	Fair	Internal decorations were generally in a fair condition.	Allow to decorate previously painted elements including painted walls, painted joinery, painted doors and frames, painted wall lining panels, painted partitions, painted metalwork etc. Areas where there is heavy traffic we have made an allowance yearly for touching up these areas. Allow to refinish/ revarnish any varnished timber as part of works.		3 Internal	Redecorations	Y	3	2022	£250	£10,000	£250	£250	£250

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Fleet Air Arm	Hall No. 1	Rubberised vinyl non-slip to walkway leading to mezzanine areas.	Fair	Vinyl floor finish was in a fair condition, however, there were a few areas of cracking/lifting causing a slight trip hazard. These were around a leading gutter/downpipe.	Following roofing works allow to undertake patch repairs to the area of lifting vinyl. Allow to replace vinyl in year 3.	3	Internal	Refurbishments	Y	5	2023			£2,950		
Fleet Air Arm	First Floor Mezzanine Areas in Hall 1	Vinyl floor tiles.	Fair	The red floor tiles to the display area / walkways were in a dated and worn condition with areas of holed tiles and uneven areas of floor.	Allow to take up, relevel floor with a self levelling latex as required and lay a new vinyl floor covering. Note please ensure these tiles and adhesive are tested for asbestos prior to any works being undertaken.	3	Internal	Refurbishments	Y	7	2022		£16,000			
Fleet Air Arm	First Floor Mezzanine Areas in Hall 1	Non-slip vinyl to the mezzanine display and shop areas.	Fair	The rubberised vinyl was generally in fair condition, there were areas of staining and wear.	Allow to replace as required.	3	Internal	Refurbishments	Y	7	2023			£10,000		
Fleet Air Arm	First Floor Mezzanine Areas in Hall 1	Floorboard effect vinyl to the shop.	Satisfactory	Vinyl floor finish was in a satisfactory condition with a few very minor areas of wear.	Allow to replace floor finish as required.	3	Internal	Refurbishments	Y	10	2024				£7,000	
Fleet Air Arm	First Floor Mezzanine Areas in Hall 1	Internal doors.	Fair	Doors were generally in fair condition. The doors leading to the Leander Suite were dated with Georgian wired glass.	Allow to service doors on an annual basis, replace any defective ironmongery, ease and adjust etc. Allow to replace double doors to Leander Suite in year 2.	2	Internal	Repairs and Maintenance	Y	1		£500	£1,000	£500	£500	£500
Fleet Air Arm	First Floor Mezzanine Areas in Hall 1	Metal sliding door leading through to hall 2 mezzanine area.	Fair	Door was in a fair but dated condition.	Allow to fully service and decorate door including treating any corrosion, decorating, lubricating any moving parts. Leave in good and working order.	3	Internal	Repairs and Maintenance	Y	1	2022		£500	£100	£100	£100
Fleet Air Arm	Restaurant	Vinyl floor finish.	Fair	Vinyl floor finish was in a fair but slightly worn condition.	Allow to replace as required.	3	Internal	Refurbishments	Y	7	2023			£10,200		
Fleet Air Arm	Display Area Adjacent to the Restaurant	Vinyl floor finish.	Fair	Vinyl floor finish was in a fair condition with areas of marking and wear as well as areas that were uneven.	Allow to remove vinyl floor finish, apply a self-levelling screed as required and renew vinyl.	3	Internal	Refurbishments	Y	7	2022		£4,500			
Fleet Air Arm	Kitchen and Circulation Areas to Hall 1	Vinyl floor finish.	Fair	Vinyl floor finish was in a fair but worn condition particularly to the lobby / room adjacent to the kitchen.	Allow to replace the vinyl floor finish to smaller room first and then main kitchen at a later date.	3	Internal	Refurbishments	Y	7	2022		£350	£850		

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Fleet Air Arm	Kitchen and Circulation Areas to Hall 1	Suspended ceiling.	Satisfactory	Suspended ceiling was generally in a fair / satisfactory condition. The grid was in good order, however, there were some stained and scuffed ceiling tiles.	Allow to replace damaged ceiling on an ad-hoc basis.	3	Internal	Repairs and Maintenance	Y	1	2021	£50	£50	£50	£50	£50
Fleet Air Arm	Kitchen and Circulation Areas to Hall 1	Internal doors.	Poor	There were 3No single doors 1No double doors in these areas of painted timber construction. They were in varying conditions from satisfactory to poor.	Allow to service doors on a regular basis. Allow to replace dated door leading into kitchen area in the year 2.	2	Internal	Repairs and Maintenance	Y	1	500	£100	£100	£100	£100	£100
Fleet Air Arm	Conference Room	Carpet floor finish.	Fair	Carpet floor finish was in a fair condition with areas of staining and wear.	Allow to replace carpet floor finish.	3	Internal	Refurbishments	Y	5	2022		£4,500			
Fleet Air Arm	Conference Room	Wall panelling.	Satisfactory	Wall panelling was in a satisfactory condition.	No remedial work envisaged within the five year term.	3	Internal									
Fleet Air Arm	Conference Room	Suspended ceiling.	Satisfactory	Suspended ceiling was in a good/satisfactory condition.	Allow to replace ceiling tiles on an ad-hoc basis.	3	Internal	Repairs and Maintenance	Y	1	2022		£100	£100	£100	£100
Fleet Air Arm	Conference Room	Doors	Fair	There were 4No double doors leading into the conference room, these were generally in fair condition.	Allow to service doors including easing and adjusting replacing any defective ironmongery, decorations allowed for elsewhere.	3	Internal	Repairs and Maintenance	Y	3	2022		£150		£150	
Fleet Air Arm	Stock Room Hall 1	Vinyl floor finish.	Fair	Vinyl floor finish was in a fair condition.	Allow to replace vinyl as required.	3	Internal	Refurbishments	Y	10	2024				£1,750	
Fleet Air Arm	Stock Room Hall 1	Suspended ceiling.	Satisfactory	Suspended ceiling was in a satisfactory condition.	Allow to replace ceiling tiles on an ad-hoc as needed basis.	3	Internal	Repairs and Maintenance	Y	1	2022		£50	£50	£50	£50
Fleet Air Arm	Stock Room Hall 1	Feature wallpaper.	Satisfactory	The brick effect wallpaper was in a satisfactory condition.	Allow to replace as required.	3	Internal	Repairs and Maintenance	N		2024				£500	
Fleet Air Arm	Stock Room Hall 1	Painted concrete floor	Poor	Painted concrete floor to Anderson Shelter was in a worn condition.	Allow to redecorate floor.	2	Internal	Redecorations	Y	5	2021	£250				£250
Fleet Air Arm	Information Room and Adjacent Offices	Carpet floor finish.	Poor	Carpet floor finish to these areas were in varying conditions from fair but worn to poor.	Allow to replace carpet floor finishes. We have based this for the worst floor first and then floor in slightly better condition second.	2	Internal	Refurbishments	Y	10	2021	£1,500	£1,500			
Fleet Air Arm	Information Room and Adjacent Offices	Suspended ceiling.	Poor	Suspended ceiling to these areas generally in a dated and poor condition.	Allow to replace the suspended ceilings.	3	Internal	Refurbishments	N		2023			£5,000		

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Fleet Air Arm	Information Room and Adjacent Offices	Painted timber doors.	Fair	Doors were in fair but dated condition generally and some of these appear to be more residential doors rather than suitable for commercial premises.	Allow to replace dated doors on a phased basis. Allow to generally service doors on an annual basis.	2	Internal	Repairs and Maintenance	Y	1	2021	£500	£500	£500	£500	£500
Fleet Air Arm	Information Room and Adjacent Offices	Textured ceiling.	Fair	Textured/artexed ceiling to middle office area was in a fair but dated condition.	Consideration should be given to removing the artex and either installing a suspended ceiling if the roof height allows or if not just re-skimming.	3	Internal	Repairs and Maintenance	N		2022		£500			
Fleet Air Arm	Information Room and Adjacent Offices	Wall panelling.	Satisfactory	The walls in these areas were generally lined with plastisol type panelling or a plasterboard and generally in satisfactory condition.	No remedial works envisioned within the five years, allow for some ad-hoc maintenance works.	3	Internal	Repairs and Maintenance	N		2022		£100		£100	
Fleet Air Arm	Information Room and Adjacent Offices	Walls and ceiling.	Poor	The internal plasterboard walls to these rooms are generally in a dated condition with holes and damage	Allow to repair/overhaul.	2	Internal	Repairs and Maintenance	N		2022		£500			
Fleet Air Arm	Main Workshop	Portal frame.	Fair	Painted portal frame and general steel structure was in fair condition, decorations were in fair condition	Allow to redecorate as required.	3	Internal	Redecorations	Y	10	2023		£5,000			
Fleet Air Arm	Main Workshop	Painted concrete floor.	Fair	Painted concrete floor in this area was in a very basic/aged condition, however, this area is used as a workshop so it is fit for purpose	Allow to prepare and redecorate concrete floor as required.	3	Internal	Redecorations	Y	10	2022		£7,500			
Fleet Air Arm	Main Workshop	Internal decorations.	Fair	The internal walls, doors, etc were in a fair condition.	Allow to redecorate as required. Allow to redecorate doors in year 1.	3	Internal	Redecorations	Y	5	2023	£500				
Fleet Air Arm	Main Workshop	Internal doors.	Fair	Painted timber doors were in a worn condition.	Allow to service doors including replacing all defective ironmongery, easing and adjusting etc leave in good and working order.	2	Internal	Repairs and Maintenance	Y	3	2021	£150			£150	
Fleet Air Arm	Hall 2	Floor	Fair	Concrete floor in worn condition were some areas of bubbling to the finish.	Allow to redecorate floor with a suitable paint system in year 2.	3	Internal	Redecorations	Y	5	2022		£5,250			
Fleet Air Arm	Hall 2	Portal Frame.	Fair	The coating to the steel portal frame was in fair condition though there are areas of with some surface corrosion evident.	Following roofing works, allow to employ a specialist paint contractor to decorate steels with a suitable paint system such as SteelSeal. Undertake as part of general decorations, price included in below item.	3	Internal	Redecorations								

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Fleet Air Arm	Hall 2	Fibre cement panels to underside of roof.	Fair	We noted some minor staining to the underside of the roof panels otherwise in fair condition	No works envisaged in the five year maintenance period.											
Fleet Air Arm	Hall 2	Internal decorations	Fair	Overall decorations are in acceptable condition for the type and use of the property.	Allow to redecorate all previously decorated items including: internal partition walls, underside of concrete mezzanine floor, painted block and brickwork, all painted metalwork including banisters and safety railings and painted metal stairs	3	Internal	Redecorations	Y	3	2022		£31,500			
Fleet Air Arm	Hall 2	Internal concertina loading doors to workshop	Fair	Galvanised concertina loading doors.	Allow to service loading doors including lubricating all moving parts, easing and adjusting and replacement of brushes as needed.	3	Internal	Repairs and Maintenance	Y	5						
Fleet Air Arm	Hall 2 Mezzanine	Mezzanine bridge metal plate flooring	Poor	The painted non-slip metal plating is in worn condition with a number of impact marks and blisters from water ingress.	Allow to redecorate the painted non-slip metal sheets with suitable paint system.	3	Internal	Repairs and Maintenance	Y	5	2021	£550				
Fleet Air Arm	Hall 2 Mezzanine	Internal decorations	Poor	Decorations to walls and partitions are damaged from a combination of water ingress, impact damage and display changes. The decorations are failing particularly at the edges of panel boarding.	Allow to replace water damaged boarding and redecorate all previously decorated items including: painted metal railings, stairs, partition walling etc. with suitable paint systems. Costs phased to allow northern mezzanine displays to be decorated in year 1, south/east mezzanine displays in year 4.	3	Internal	Redecorations	Y	5	2021	£11,700				£3,500
Fleet Air Arm	Hall 2 Mezzanine	Vinyl floor covering	Fair	This is generally in fair condition with general wear as expected for use. Some areas however were cracked and damaged.	Allow to replace damaged tiles in Year 1 and replace entire floor in Year 4-5.	3	Internal	Repairs and Maintenance	Y	5	2023	£120			£15,160	
Fleet Air Arm	Hall 2 WCs	Carpet matting	Poor	Heavily worn and stained with stepped level change to bottom of access ramp creating trip hazard.	Replace carpet.	1	Internal	Health, Safety and Environmental Management	Y	5		£1,200				
Fleet Air Arm	Hall 2 WCs	6No wood veneer doors	Poor	Door in worn condition, 2No without automatic closers	Allow to ease and adjust and replace all defective ironmongery and missing door closers.	1	Internal	Repairs and Maintenance	N		2021	£450				

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Fleet Air Arm	Hall 2 WCs	Vinyl floor coverings	Poor	The vinyl coverings to the WCs are in varied condition. The older staff toilets and accessible/parent child room in poor condition.	Allow to replace poor condition vinyl in Year 1 and the remainder in year 4.	1	Internal	Refurbishments	N		2021	£650			£975	
Fleet Air Arm	Hall 2 WCs	Sanitaryware	Fair	Sanitaryware in varied age and condition.	Allow to replace as required.	3	Internal	Refurbishments	N		2022		£6,500		£5,000	
Fleet Air Arm	Hall 2 WCs	Internal decorations	Fair	Decorations to WCs generally in fair condition with some marks to walls and ceilings.	Allow to clean down vinyl wall panelling and re-seal edging and allow to redecorate.	3	Internal	Redecorations	Y	3	2023			£500		
Fleet Air Arm	Hall 2 Workshop	Workshop and ancillary areas, decorations	Poor	Decorative finishes to the workshop area were generally in poor condition.	Allow to redecorate all previously decorated surfaces including the painted plastered ceiling, painted plaster partition wall, painted concrete floor and door surrounds.	3	Internal	Redecorations	Y	3	2023		£3,630			
Fleet Air Arm	Hall 2 Workshop	Fire exit door to workshop (Hall 2)	Bad	Fire exit door is in poor condition and non-compliant.	Allow to replace with modern compliant units.	1	Internal	Health, Safety and Environmental Management	N	15	2021	£890				
Fleet Air Arm	Library Offices	Carpet tiled floor coverings	Poor	Heavily worn and stained. Wiring with inadequate trip guards and areas of recessed flooring which create potential trip hazards.	Allow to replace floor coverings	3	Internal	Refurbishments	N	7	2023	£8,300				
Fleet Air Arm	Library Offices	Internal decorations	Poor	The decorative items are generally in poor condition.	Allow to redecorate all previously decorated items including painted plaster walls, joinery and internal doors.	3	Internal	Redecorations	Y	3	2023			£3,450		
Fleet Air Arm	Library Offices	Suspended ceiling	Bad	The suspended ceiling is dated and worn and extensively water damaged in areas.	Allow to replace ceiling tiles as needed.	3	Internal	Repairs and Maintenance	N	5	2021	£120				£50
Fleet Air Arm	Library	Vinyl floor covering	Fair	Floor covering is in fair/poor condition for its use as an archive/library although scuffed in places with slight rolling.	Allow to replace vinyl floor coverings in Year 3.	3	Internal	Refurbishments	Y	5	2023			£8,100		
Fleet Air Arm	Library	Internal decorations	Poor	The decorations are generally in poor condition.	Allow to redecorate all previously decorated items including painted plaster ceilings, painted plaster walls, joinery and internal doors.	3	Internal	Repairs and Maintenance	Y	3	2023			£3,550		
Fleet Air Arm	Carrier/Hall 3	Steel portal frame and steel roof trusses	Poor	The decorations have failed in multiple locations to the roof trusses and the wider steel structure and the substrate is visible.	Following all roofing works, allow for specialist re-treating of all steels with a suitable paint system such as Steelseal.	2	Internal	Repairs and Maintenance	Y	10	2021	£30,900				

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Fleet Air Arm	Carrier/Hall 3	Profiled sheet panelling to underside of roof	Fair	The majority of the panelled sections to the underside of the roof are in satisfactory condition. There are two sections of painted roof light panels which are deteriorating and these should be replaced.	Following all roofing works, allow for redecoration of deteriorating panels.	3	Internal	Redecorations	N	5	2022	£450				
Fleet Air Arm	Carrier/Hall 3	Internal decorations	Fair	This area has bespoke fit-out and decorations to form the deck of an aircraft carrier and overall this was in satisfactory condition for its intended purpose.	We understand that this area is to be refurbished as part of works to the aircraft carrier and flight deck and have not included budget costs. We would recommend that these works include: redecoration of all previously decorated items including steelwork, partitioning and underside of mezzanine floors, doors, painted metal stairs, painted metal banisters etc.	3	Internal	Redecorations	Y	3						
Fleet Air Arm	Carrier/Hall 3	Painted concrete floor	Fair	Number of cracks which could form trip hazards. The decorations to the floor are also in varied condition.	Allow to patch repair minor cracks to remove trip hazards, hi-vis tape around runway lights and following this redecorate with a suitable paint system. We understand this area is to be comprehensively refurbished and recommend these works are	1	Internal	Health, Safety and Environmental Management	Y	5						
Fleet Air Arm	Carrier Display Area	Mezzanine stairs.	Fair	Metal mezzanine stairs leading up to aircraft hangar were in a fair condition.	We understand that this area is to be refurbished as part of works to the aircraft carrier and flight deck and have not included budget costs. We would recommend that these works include an allowance to redecorate and install nosings to meet DDA requirements.	3	Internal	Redecorations	Y	3						
Fleet Air Arm	Carrier	Internal decorations.	Fair	Painted metal wall linings, painted metal underside of stairs, painted metal doors, painted timber doors and frames etc.	As above, this area is to be refurbished and we recommend this includes redecoration of all previously decorated elements.	3	Internal	Redecorations	Y	3						
Fleet Air Arm	Carrier	Vinyl floor finish at the top of the mezzanine area and aircraft hangar areas.	Poor	Vinyl was in a heavily worn condition.	As above, this area is to be refurbished and we recommend that floor coverings are replaced as part of these works.	2	Internal	Refurbishments	Y	7						

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Fleet Air Arm	Hall 4	Concrete floors	Poor	The floors are part painted, part bare concrete and generally in stained and marked condition with various level changes.	Allow to fill any cracks and prepare surface including levelling. Allow to paint previously decorated flooring.	3	Internal	Redecorations	Y	5	2021		£7,850			
Fleet Air Arm	Hall 4	Steel portal frame	Fair	The structural steel frame is in generally satisfactory condition with only minor areas of damage to the decorative finish however there were sections which are suffering with water ingress/condensation and the steel frame in this area is in worse condition.	Following remedial works to roof and elevations, allow to prepare and recoat the steels to the north elevations and in Years 5 allow for a specialist company to undertake a recoating of structural frame with a suitable paint system such as Steelseal.	2	Internal	Repairs and Maintenance	Y	10	2023	£8,500				£30,000
Fleet Air Arm	Hall 4	Perimeter gantry and stairs	Fair	The steel gantry and stairs were in fair condition. The metal floor plates are in a more worn condition. The galvanised banisters and handrails have been affected by water ingress and begun to corrode.	Allow for specialist treatment and resealing of all galvanised metal to prevent damage. Allow to recoat floor plates with suitable paint system and to install fluorescent nosings to stairs.	2	Internal	Repairs and Maintenance	N	2021		£7,500				
Fleet Air Arm	Hall 4	Lining panels to external elevations	Poor	These have been damaged/marked by condensation and water ingress leading to heavy staining.	Following roof works, allow to clean down with suitable detergent system and re-seal.	3	External	Redecorations	N		2021		£5,000			
Fleet Air Arm	Hall 4	Lining panels to underside of the roof	Fair	We noted a number of slipped/missing boarding.	Allow to replace these and repair the boards on an ad hoc basis going forward.	3	Internal	Redecorations	Y	1	2021	£750	£250	£500	£500	£500
Fleet Air Arm	Hall 4	Internal decorations	Poor	The decorations to walls, partitions and joinery were generally in poor condition with multiple scuff marks and impact damage to the corners of edging.	Allow to make good minor areas of impact damage and redecorate all previously decorated areas including but not limited to painted blockwork walls, painted partitioning, painted boarding to external elevations etc.	2	Internal	Redecorations	Y	3						
Fleet Air Arm	Hall 4	Metal stairs	Fair	Metal stairs leading up to gantries were in a fair condition.	Allow to redecorate and install nosings to meet DDA requirements.	3	Internal	Redecorations	Y	3	2021	£350				
Fleet Air Arm	Falklands/RN display area	Painted concrete floor	Poor	Heavy wear and multiple chips to the painted floor covering.	Prepare and recoat with suitable paint system.	3	Internal	Redecorations	Y	5	2022					£910

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Fleet Air Arm	Falklands/RN display area	Internal decorations	Fair	Internal decorations are generally in fair condition for the ongoing use.	Allow to redecorate all previously decorated items as required including but not limited to painted plaster walls, partitions and painted plaster ceilings, joinery including door frames and doors and painted ironmongery.	3	Internal	Redecorations	Y	3	2023			£5,750		
Fleet Air Arm	Falklands/RN display area	Feature display walls	Fair	The picture display walls are in varied condition, generally fair although there are chips, tears and rips to some sections.	Allow to replace these as required.	3	Internal	Redecorations	Y	1	2021	£500	£500	£500	£500	£500
Fleet Air Arm	Falklands display/Flight Deck WCs	Vinyl floor to WC lobby	Poor	Edges are lifting and peeling and the vinyl is heavily marked and stained. While not a trip hazard this will deteriorate.	Allow to replace	2	Internal	Repairs and Maintenance	Y	5	2022		£1,375			
Fleet Air Arm	Falklands display/Flight Deck WCs	Doors to WC lobby	Poor	Single doors are in fair condition though require redecoration. Double door and surround and are heavily chipped particularly to the edges.	Redecorate the single doors and allow to ease and adjust. Replaced Double doors.	2	Internal	Repairs and Maintenance	N		2021		£1,950			
Fleet Air Arm	Falklands display/Flight Deck WCs	Disabled WC	Poor	Disabled WC is in dated condition and will require refurbishment in the next 5 years.	Allow to replace tiled floor coverings with vinyl and replace vinyl wall coverings with plasterboard along with the ceiling. Allow to replace sanitaryware with new Doc M pack. Allow for new surface mounted bulkhead light fitting.	3	Internal	Refurbishments	N		2023			£5,500		
Fleet Air Arm	Falklands display/Flight Deck WCs	Female WC	Poor	Female WC is in a dated condition and will require refurbishment within the 5 year planned maintenance period.	Allow for refurbishment including the following: replace tiled floor coverings with vinyl, replace vinyl wall coverings and ceiling with plasterboard. Allow for 3No cubicles and sink units and replace 2No single doors including ironmongery and automatic closer systems.	3	Internal	Refurbishments	N		2023			£12,000		

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Fleet Air Arm	Falklands display/Flight Deck WCs	Male WCs	Poor	Male WC is in a dated condition and will require refurbishment within the 5 year planned maintenance period.	Allow for refurbishment including the following: replace tiled floor coverings with vinyl, replace vinyl wall coverings and ceiling with plasterboard. Allow for 3No cubicles and sink units and replace 1No single door including ironmongery and automatic closer systems.	3	Internal	Refurbishments	N		2023			£9,500		
Museum Café and Conference Hall External Elements																
Fleet Air Arm	Museum Café and Conference Hall	Coated aluminium curtain walling to the perimeter of the café area.	Poor	It appears that the curtain walling has previously been decorated and not undertaken with a suitable paint system? The paint is starting to fail and the substrate is becoming visible below. The glazing is single glazed and is therefore thermally inefficient.	We assume that there will be no plans to replace this curtain walling in the short to medium term, therefore we recommend that it is redecorated with a suitable paint system and any required repair and maintenance works are undertaken including replacing any defectives etc.	2	External	Repairs and Maintenance	Y	10	2022		£10,000			
Fleet Air Arm	Museum Café and Conference Hall	Coated metal cladding.	Fair	The coated metal cladding was in a fair condition, there was some staining and soiling to the cladding but generally it was in a satisfactory condition.	Allow to clean down remove soiling to extend the life of the cladding, replace any impact damaged panels as required. Allow to redecorate cladding at same time as curtain wall glazing. Cost included above	3	External	Repairs and Maintenance								
Fleet Air Arm	Museum Café and Conference Hall	Painted concrete base.	Fair	Painted finish to concrete was in a fair but worn condition.	Allow to redecorate at same time as curtain wall framing, cost included above.	3	External	Repairs and Maintenance								
Fleet Air Arm	Museum Café and Conference Hall	Various coated metal doors.	Fair	Doors were generally in a fair condition. Coating was starting to bubble and fail in some areas.	Allow to service doors and undertake any necessary repair and decoration works.	3	External	Repairs and Maintenance	Y	5	2022		£250			
Fleet Air Arm	Museum Café and Conference Hall	Fascia and soffit boarding.	Poor	The fascia and soffit boarding was in an aged condition, there were a number of panels which were in a very poor condition with the coating missing and rot starting to show, there are also corroded fixings.	Allow to prepare, redecorate and replace any corroded fixings to any panels that is heavily damaged and rotten, these will need to be replaced.	3	External	Repairs and Maintenance	Y			£650				
Fleet Air Arm	Museum Café and Conference Hall	Painted metal railings and downpipes and other painted metal items to this area.	Poor	Coated paint finish to the railings and downpipes were in a worn condition with the coat finish failing in areas.	Allow to redecorate.	2	External	Repairs and Maintenance	Y	5	2021	£250				

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Fleet Air Arm	Museum Café and Conference Hall	Painted timber doors.	Poor	Doors were in a fair but aged condition.	Allow to service and decorate doors to leave in good and working order.	3	External	Repairs and Maintenance	Y	5	2021	£250				
Fleet Air Arm	Museum Café and Conference Hall	Timber fascia.	Fair	The timber fascia which the gutters are fixed to was in a fair condition, however, the timber was unfinished and we are not sure whether this is treated for external use.	Allow to monitor timber and allow to apply protective finishes as required.	3	External	Repairs and Maintenance	Y	5	2023			£500		£500
Fleet Air Arm	Museum Café and Conference Hall	PVC gutters and downpipes.	Fair	The PVC gutters and downpipes to the right facing elevation appeared to be in a fair condition.	Allow to clean out gutters on a regular basis, undertake any repair works to joints as required. No replacement works envisaged within the 5 years.	3	External	Repairs and Maintenance	Y	1	2021	£100	£100	£250	£100	£100
Fleet Air Arm	Museum Café and Conference Hall	Profiled roof sheeting to bin store.	Poor	The fibre glass profiled roof sheeting was in a poor UV degraded condition.	Allow to replace with new.	2	External	Repairs and Maintenance	N		2022		£1,750			
Fleet Air Arm	Museum Café and Conference Hall	Painted timber fascia to bin store.	Poor	The paint finish to the fascia was in a worn condition and the timber below was starting to show signs of rot.	Allow to prepare and redecorate and replace any corroded fixings.	2	External	Repairs and Maintenance	Y	10	2021	£750				
Fleet Air Arm	Museum Café and Conference Hall	PVC gutter and painted metal downpipes to bin store.	Fair	Gutter appeared in a fair condition. The painted metal was in a fair condition.	Allow to clean out gutters regularly and undertake any necessary repair works to the joints. Allow to decorate at the same time as the steel frame. Cost included above.	3	External	Repairs and Maintenance	Y	10	2021	£100	£100	£100	£100	£1,500
Fleet Air Arm	Museum Café and Conference Hall	Timber fence panels to bin store.	Poor	Timber fence panels enclosing the bin store were in a worn/warped condition.	Allow to overhaul or replace.	3	External	Repairs and Maintenance	Y	10	2022	£1,200				
Museum Café and Conference Internal Elements																
Fleet Air Arm	Museum Café and Conference Hall	Café/restaurant internal decorations.	Fair	Internal decoration is in fair condition.	Allow to redecorate all previously decorated areas, including but not limited to painted plastered walls, painted plastered ceilings, joinery, internal doors, feature boxing to ceiling lighting etc.	3	Internal	Redecorations	Y	3	2022		£3,750			
Fleet Air Arm	Museum Café and Conference Hall	Vinyl flooring.	Fair	All the floor coverings are in fair condition with some areas of high wear noted.	Allow to fully replace vinyl floor coverings in Year 4.	3	Internal	Repairs and Maintenance	Y	7	2025					£11,500

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Fleet Air Arm	Museum Café and Conference Hall	Internal doors.	Fair	2No wood veneer doors with glazed sections and low level kick plates and 2No commercial kitchen doors with full steel lining and porthole glazing were in generally fair condition with minor scuffs and markings.	Allow to ease and adjust doors and replace defective ironmongery and allow to clean and polish down stainless steel sections.	2	Internal	Repairs and Maintenance	Y	3	2021	£500			£150	
Fleet Air Arm	Museum Café and Conference Hall	Commercial kitchen suspended ceiling.	Poor	The suspended ceiling tile and grid were heavily stained with grease.	Allow to replace tiles and fully clean down grid in Year 1. Alternatively allow to replace grid and tiles although given use as a commercial kitchen this may not be required.	3	Internal	Repairs and Maintenance	Y	5	2021	£1,250				
Fleet Air Arm	Museum Café and Conference Hall	Commercial kitchen vinyl floor covering.	Fair	Overall the commercial kitchen area's floor covering is in fair condition with isolated areas of higher wear.	Allow provisional sum to replace in Year 4.	3	Internal	Repairs and Maintenance	Y	10	2024				£17,000	
Fleet Air Arm	Museum Café and Conference Hall	Commercial kitchen internal decorations.	Fair	Generally the decorations are in fair condition in consideration of the ongoing use as a commercial kitchen.	Allow to redecorate all previously decorated items.	3	Internal	Redecorations	Y	3	2022				£4,000	
Fleet Air Arm	Museum Café and Conference Hall	Commercial kitchen internal doors.	Fair	2No painted timber doors with wired glass panels. Timber doors are in fair condition albeit 1No glazed panel is broken and requires replacement.	Allow to replace glazing as required and redecorate in Year 3.	3	Internal	Repairs and Maintenance	Y	3	2022	£150		£250		
Fleet Air Arm	Museum Café and Conference Hall	Conference Hall vinyl flooring.	Poor	The vinyl floor covering is generally in fair condition although there are a number of areas where the floor covering is bubbling due to not adhering properly to the floor screed. Likely this is due to water ingress or moisture trapped beneath the vinyl floor.	Following roof works, allow to remove existing vinyl and investigate to ensure there is no water ingress. Allow to install DPM and lay sheet vinyl	2	Internal	Refurbishments	Y	10	2022		£19,200			
Fleet Air Arm	Museum Café and Conference Hall	Conference Hall internal decorations.	Poor	Decorations are in an aged condition.	Allow to redecorate all previously decorated items including interior walls, door surrounds, doors, partitioning etc.	3	Internal	Redecorations	Y	3	2022			£6,400		
Fleet Air Arm	Museum Café and Conference Hall	Conference Hall suspended ceiling.	Fair	Generally the suspended ceiling is in fair condition. We did note some misplaced tiles however the grid appears to be in good condition.	Following roofing repairs and works, allow to replace damaged tiles on an ad hoc basis.	3	Internal	Repairs and Maintenance	Y	1	2021	£150	£150	£150	£150	£150

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Fleet Air Arm	Museum Café and Conference Hall	Circulation areas suspended ceiling.	Fair	The suspended ceiling to circulation areas was in overall fair condition although there were a number of misplaced tiles and the grid had dropped in places.	Allow to adjust grid and replace tiles on an ad hoc basis.	3	Internal	Repairs and Maintenance	Y	1	2021		£75			£75
Fleet Air Arm	Museum Café and Conference Hall	WCs.	Satisfactory	Overall the WCs are all in satisfactory condition with only general cleaning required.	No remedial works are envisaged in the five year maintenance time frame.											
Fleet Air Arm	Museum Café and Conference Hall	Main entrance barrier matting.	Poor	The internal and external barrier matting is in worn condition, the internal particularly is folding and rolling directly in front of the entrance creating a trip hazard.	The barrier matting should be replaced externally and the internal carpeting should be replaced with a more hardwearing and appropriate matting system.	1	Internal	Health, Safety and Environmental Management	N		2021	£1,700				
Facilities Workshop External Elements																
Fleet Air Arm	Facilities Workshop	Cladding.	Poor	The painted metal cladding which acts as elevation and roof was in a poor and dated condition.	Allow to redecorate.	3	External	Repairs and Maintenance	Y	5	2021	£1,750				
Fleet Air Arm	Facilities Workshop	Painted metal single glazed windows and dormer panelling.	Poor	The timber particularly to the side panels is in poor / rotting condition.	Allow to replace heavily rotten sections of timber, allow to redecorate other elements.	3	External	Repairs and Maintenance	Y	5	2021	£2,500				
Fleet Air Arm	Facilities Workshop	Fairfaced brickwork gable ends.	Poor	The condition of the brickwork is commensurate with the age and construction of the building, however, there were a number of redundant fixings in the brickwork as well as some holed areas and numerous blown bricks.	Allow to replace all damaged bricks as required.	3	External	Repairs and Maintenance	N		2021	£500				
Facilities Workshop Internal Elements																
Fleet Air Arm	Facilities Workshop	Painted concrete floor.	Poor	The painted finish to the concrete floor is very worn and there are damaged sections of screed.	While this is in poor condition, it is overall commensurate with the use as a facilities workshop. Allow for ad hoc repairs to the floor as needed.	3	Internal	Repairs and Maintenance	N		2022		£1,250			
Fleet Air Arm	Facilities Workshop	Lining panels.	Poor	The lining panels to the roof/elevations are in poor condition having been damaged by water ingress. A number of these appear close to falling out and should be removed.	Allow to remove most severely damaged panels which may fall from the ceiling and to patch repair these spaces with replacement panels.	1	Internal	Health, Safety and Environmental Management	N		2021	£1,500				

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Fleet Air Arm	Facilities Workshop	Facilities workshop office/staff area	Poor	This area is generally in a dated and aged condition however it is commensurate with its current use and we would not anticipate substantial repair over the five year planned maintenance time frame.	Allow for ad hoc redecorations as needed including but not limited to redecorations of the painted blockwork walls and timber doors and surrounds etc.	3	Internal	Redecorations	Y	5	2023			£3,500		
Old Brick Store External Elements																
Fleet Air Arm	Old Brick Store	Elevations	Fair	Fairfaced brickwork walls and concrete columns but dated condition, appears satisfactory for ongoing use.	Allow to repoint sections as needed on an adhoc basis.	3	External	Repairs and Maintenance	N		2021	£250			£250	
Fleet Air Arm	Old Brick Store	Timber duos	Poor	Timber doors were in an aged condition with missing threshold bar.	Allow to replace missing threshold and to ease and adjust as necessary. Redecorate with suitable paint system.	3	External	Repairs and Maintenance	Y	5	2021	£250				
Fleet Air Arm	Old Brick Store	Fibre cement gutters.	Bad	Fibre cement guttering in poor condition and degrading	Allow to remove and replace with pvc gutters and downpipes.	2	External	Repairs and Maintenance	N		2021	£1,050				
Fleet Air Arm	Old Brick Store	Metal crittall windows	Poor	Single glazed painted metal crittall windows were in dated and worn condition.	Allow to redecorate at same time as doors.	3	External	Redecorations	Y	5	2022	£250				
Fleet Air Arm	Old Brick Store	Internal elements		We did not gain access to this area and cannot comment on condition.	We have allowed a provision sum for redecorations internally.	3	Internal	Redecorations	N		2021	£1,250				
Cobham Hall External Elements																
Fleet Air Arm	Cobham Hall	Profiled cladding.	Satisfactory	Cladding was in a satisfactory condition with no major defects noted. There were some impact damaged cladding panels and some vegetation build up around the fixing caps as well as some vegetation staining around downpipes.	Allow to clean down cladding as required. No major works envisaged within the next five years possibly some works to the fixing caps may be required.	3	External	Repairs and Maintenance	Y	1	2021	£500	£250	£250	£250	£250
Fleet Air Arm	Cobham Hall	External canopy over entrance door comprises painted metal steel supports and a profiled metal curved roof fascia and soffit.	Poor	The paint finish to the metal columns was in a very poor condition and decorations had failed. There was heavy vegetation build up on the underside of the roof as well as the curved metal roof with the coating to the cladding having failed in some areas.	Allow to clean down, repair and redecorate steels and underside of roof.	3	External	Repairs and Maintenance	Y	10	2022		£7,500			

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Failure to meet legal responsibilities. Danger to property users and/or public.

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Location	Building	Description	Condition	Defects	Remedial Works	Priority	External / Internal	Maintenance Type	Cyclical Maintenance Y / N	Cycle Length / Exp Life Span (Years)	Next Due Date	2021	2022	2023	2024	2025
Fleet Air Arm	Cobham Hall	Coated metal double glazed windows, entrance doors and side panels.	Fair	Doors and windows were generally in a fair but soiled condition.	Allow to clean down and undertake any necessary maintenance works for example replacing any seals. No major work envisaged within the five years.	3	External	Repairs and Maintenance	Y	3	2022		£250			£250
Fleet Air Arm	Cobham Hall	Coated metal cladding.	Fair	The coated metal cladding to the rear elevation was in a worse condition than the other elevations. The coating was heavily faded and there were some areas where the coating had failed and the substrate was exposed.	Allow to prepare and recoat the cladding with a suitable paint system. Assume this will all be undertaken at same time.	3	External	Repairs and Maintenance	N		2023			£25,000		
Fleet Air Arm	Cobham Hall	Loading doors.	Fair	The coating to the roller shutter was in a heavily weathered/faded condition.	Allow to recoat the loading doors at the same time as the cladding. Also loading doors will require maintenance, allow to service on an annual/bi-annual basis including lubricating all working parts etc.	3	External	Repairs and Maintenance	N		2022	£500	£500	£500	£500	£500
Fleet Air Arm	Cobham Hall	Coated metal gutters and downpipes.	Poor	Heavy corrosion was noted at the junction between the gutters and downpipes and leaks were evident. It appears that the coating to the internal gutters has probably failed and there are some issues around the joints in these areas.	We recommend that the gutters are lined with a plygene gutter lining system with a 10-15 year guarantee.	2	External	Repairs and Maintenance	N		2021	£17,700				
<b>Cobham Hall Internal Elements</b>																
Main Warehouse	Cobham Hall	Concrete floor.	Satisfactory	The concrete floor in the warehouse we unfinished and generally in satisfactory condition. There were some areas of marking and staining.	Allow to deep clean the floor / reseal as required. Provisional sum allowed. Renew expansion joints in year 2.	3	Internal	Repairs and Maintenance	Y	5	2023		£1,500			
Main Warehouse	Cobham Hall	Lining panels to underside of roof and walls.	Satisfactory	Lining panels were generally in a satisfactory condition. No major works envisaged in the five year term.	Provisional sum allowed for some cleaning.	3	Internal	Repairs and Maintenance	Y	5	2024				£5,000	
Main Warehouse	Cobham Hall	Fairfaced blockwork walls.	Satisfactory	Fairfaced blockwork walls were in a satisfactory condition, no major defects were noted.	Provisional sum allowed for ad-hoc cleaning and repointing works.	3	Internal	Repairs and Maintenance	N	5	2023			£500		

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Location	Building	Description	Condition	Defects	Remedial Works	Priority	External / Internal	Maintenance Type	Cyclical Maintenance Y / N	Cycle Length / Exp Life Span (Years)	Next Due Date	2021	2022	2023	2024	2025
Main Warehouse	Cobham Hall	Internal decorations and painted metal balustrading to stairs and mezzanine area and painted metal barriers/gates to mezzanine and painted concrete floor to plant room.	Satisfactory	There were very few decorated elements in the warehouse area and these include painted concrete to the undercroft area, painted and timber fire exit doors and personnel doors.	Allow to decorate as required. Costs allowed to decorate doors in year 3. And some remaining decorations to be done in year 5.	3	Internal	Redecorations	Y	5	2023			£2,500		£1,250
Main Warehouse	Cobham Hall	Steel portal frame.	Satisfactory	The factory finished coatings to the steels was in satisfactory condition.	No remedial works envisaged within the five year period. The portal frame will need to be decorated in the medium to long term, this is not included in our assessment.											
Ground Floor Office/Ancillary Areas	Cobham Hall	Carpet floor finish to office areas.	Fair	Floor was generally in fair condition with areas of wear and staining.	Allow to replace carpet floor finish and barrier matting as required.	3	Internal	Refurbishments	Y	7	2022			£1,500		£1,500

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## Programme of Works - Services

												Year 1	Year 2	Year 3	Year 4	Year 5
Location	Building	Description	Condition	Defects	Remedial Works	Priority	External / Internal	Maintenance Type	Cyclical Maintenance Y / N	Cycle Length / Exp Life Span (Years)	Next Due Date	2021	2022	2023	2024	2025
Museum Building																
FAAM Yeovilton	Museum Building	Air handling unit 1,2 3 and 4. Units are circa 50 years old and of an age and condition where their replacement should be considered.	Fair	Old and inefficient. Consideration should be given to a modern efficient and effective form of heating for the hangers.	Ongoing replacement works required due to age. Various works have been done over the years including a controls upgrade.	4	Internal	Plant Replacement			April	£2,000	£2,000	£2,000	£2,000	£2,000
FAAM Yeovilton	Museum Building	8 x Daikin AC units in shop	Fair	No immediate defects noted, ongoing inspection and testing required.	Carry out yearly and half yearly testing and inspecting	3	Internal	M&E Maintenance Contract	Y	0.5	July and Jan	£2,000	£2,000	£2,000	£2,000	£2,000
FAAM Yeovilton	Museum Building	8 x Daikin AC units in shop	Fair	System approaching age where replacement should be considered.	Allowance made to replace a portion of the systems at end of economic life	4	Internal	Plant Replacement	N							£50,000
FAAM Yeovilton	Museum Building	14 x Daikin AC units in classrooms and Warneford	Fair	No immediate defects noted, ongoing inspection and testing required.	Carry out yearly and half yearly testing and inspecting	3	Internal	M&E Maintenance Contract	Y	0.5	July and Jan	£3,500	£3,500	£3,500	£3,500	£3,500
FAAM Yeovilton	Museum Building	14 x Daikin AC units in classrooms and Warneford	Fair	System approaching age where replacement should be considered.	Allowance made to replace a portion of the systems at end of economic life	4	Internal	Plant Replacement	N							£80,000
FAAM Yeovilton	Museum Building	Heaters Casair LPG units	Fair	No immediate defects noted, ongoing inspection and testing required.	Carry out yearly and half yearly testing and inspecting	3	Internal	M&E Maintenance Contract	Y	0.5	Jan & July	£500	£500	£500	£500	£500
FAAM Yeovilton	Museum Building	Hot Water Heater	Fair	No immediate defects noted, ongoing inspection and testing required.	Carry out yearly and half yearly testing and inspecting	3	Internal	M&E Maintenance Contract	Y	0.5	Jan & July	£50	£50	£50	£50	£50
FAAM Yeovilton	Museum Building	Extract fans serving toilet areas	Fair	No immediate defects noted, ongoing inspection and testing required.	Carry out yearly and half yearly testing and inspecting	3	Internal	M&E Maintenance Contract	Y	0.5	Jan & July	£150	£150	£150	£150	£150
FAAM Yeovilton	Museum Building	Toilet facilities tubular with electric heating	Fair	Did not appear operational on day of survey.	Replace units	4	Internal	Plant Replacement	N			£1,500				

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Location	Building	Description	Condition	Defects	Remedial Works	Priority	External / Internal	Maintenance Type	Cyclical Maintenance Y / N	Cycle Length / Exp Life Span (Years)	Next Due Date	Year 1	Year 2	Year 3	Year 4	Year 5
												2021	2022	2023	2024	2025
FAAM Yeovilton	Museum Building	Electric panel heaters in offices and common parts	Poor	Heaters generally in poor condition a number are not operational	Suggest a program of replacement with units that have time clock control	4	Internal	Plant Replacement	N			£2,500	£2,500	£2,500	£2,500	£2,500
FAAM Yeovilton	Museum Building	Kitchen extract	Fair	No immediate defects noted, ongoing inspection and testing required.	Carry out yearly and half yearly testing and inspecting	4	Internal	M&E Maintenance Contract	Y	0.5	Jan & July	£750	£750	£750	£750	£750
FAAM Yeovilton	Museum Building	Main electrical distribution switchgear	Fair	The equipment varies in age and condition with some elements at the end of their functional lifespan	Replace older MCCB and fuse units,	3	Internal	Plant Replacement	N				£10,000			
FAAM Yeovilton	Museum Building	Sub main electrical distribution equipment	Fair	The equipment is generally in an acceptable condition with a small number of MCB boards reaching the end of their functional lifespan	Replace life expired MCB boards	3	Internal	Plant Replacement	N				£8,000			
FAAM Yeovilton	Museum Building	MCB boards in external plant rooms	Poor	Corrosion evident due to exposure to the elements	Replace equipment	2	Internal	M&E Repairs	N			£3,000				
FAAM Yeovilton	Museum Building	Electrical installation general	Fair	No immediate defects noted, ongoing inspection and testing required.	Carry out 5 year fixed wiring test	3	Internal	M&E Maintenance Contract	Y	5	Nov		£6,000			
FAAM Yeovilton	Museum Building	Lighting	Fair	Some sections of the general lighting installation is reaching the end of its functional lifespan	Replace life expired luminaires with new LED fittings.	3	Internal	Plant Replacement	N				£10,000		£15,000	
FAAM Yeovilton	Museum Building	Emergency lighting	Fair	No immediate defects noted, ongoing inspection and testing required.	Carry out yearly and half yearly testing and inspecting	3	Internal	M&E Maintenance Contract	Y	0.5	April + Oct	£2,500	£2,500	£2,500	£2,500	£2,500
FAAM Yeovilton	Museum Building	Fire alarm	Fair	No immediate defects noted, ongoing inspection and testing required.	Carry out yearly and half yearly testing and inspecting	3	Internal	M&E Maintenance Contract	Y	0.5	April + Oct	£3,000	£3,000	£3,000	£3,000	£3,000
FAAM Yeovilton	Museum Building	Generator	Fair	Generator is currently in a functional condition	Carry out periodic testing of set	3	Internal	M&E Maintenance Contract	Y	0.5	April + Oct	£2,000	£2,000	£2,000	£2,000	£2,000
<b>Swordfish Building</b>																
FAAM Yeovilton	Swordfish Building	Extract ventilation	Fair	Grilles noted as being soiled	Clean grilles and sanitise the duct work	3	Internal	M&E Repairs	N		April	£2,500				
FAAM Yeovilton	Swordfish Building	Domestic water services	Satisfactory	No immediate defects noted, ongoing inspection and testing required.	Carry out yearly and half yearly testing and inspecting	3	Internal	M&E Maintenance Contract	Y	0.5	April	£50	£50	£50	£50	£50

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Location	Building	Description	Condition	Defects	Remedial Works	Priority	External / Internal	Maintenance Type	Cyclical Maintenance Y / N	Cycle Length / Exp Life Span (Years)	Next Due Date	Year 1	Year 2	Year 3	Year 4	Year 5
												2021	2022	2023	2024	2025
FAAM Yeovilton	Swordfish Building	Hot water heater	Satisfactory	No immediate defects noted, ongoing inspection and testing required.	Carry out yearly and half yearly testing and inspecting	3	Internal	M&E Maintenance Contract	Y	0.5	April + Oct	£100	£100	£100	£100	£100
FAAM Yeovilton	Swordfish Building	MCB Distribution boards	Fair	MCB Boards DB/E/6 & 7 are in a disordered state. Labelling has not been properly provided and cables are run unsupported from the boards.	Carry out overhaul of the MCB boards replacing labelling and fixing cables back to the cable tray.	2	Internal	M&E Repairs	N							
FAAM Yeovilton	Swordfish Building	Electrical installation general	Fair	No immediate defects noted, ongoing inspection and testing required.	Carry out 5 year fixed wiring test and action remedial works on any equipment with identified faults.	3	Internal	M&E Maintenance Contract	Y	5	Jun		£2,500			
FAAM Yeovilton	Swordfish Building	Lighting and emergency lighting	Poor	The lighting and emergency lighting installations are dated and should be replaced in the medium term	Replace with new LED luminaires and self contained emergency lights.	3	Internal	Plant Replacement	N					£20,000		
FAAM Yeovilton	Swordfish Building	Emergency lighting	Fair	Ongoing inspection and testing required.	Carry out yearly and half yearly testing and inspecting. Replace failed lamps and batteries as part of testing regime.	3	Internal	M&E Maintenance Contract	Y	0.5	April + Oct	£750	£750	£750	£750	£750
FAAM Yeovilton	Swordfish Building	Fire alarm	Fair	The fire alarm panel shows evidence of impact damage and should be investigated to ensure correct function. Ongoing inspection and testing is required.	Carry out yearly and half yearly testing and inspecting. Allowance for spot replacement of devices.	3	Internal	M&E Maintenance Contract	Y	0.5	March + Sept	£2,000	£1,000	£1,000	£1,000	£1,000
<b>Cobham Hall Building</b>																
FAAM Yeovilton	Cobham Hall Building	2 No Quartz packaged chillers	Fair	No immediate defects noted, ongoing inspection and testing required.	Carry out yearly and half yearly testing and inspecting	3	External	M&E Maintenance Contract	Y	0.5	April + Oct					
FAAM Yeovilton	Cobham Hall Building	2 No Quartz packaged chillers	Fair	System 25 + years old	Allow to replace at end of life cycle	4	External	Plant Replacement	N					£20,000		
FAAM Yeovilton	Cobham Hall Building	6 No split AC systems	Fair	System 20+ years old	Allow to replace at end of life cycle	4	External	Plant Replacement	N				£30,000			
FAAM Yeovilton	Cobham Hall Building	Buderus Logano GE315 Boiler 2 No	Satisfactory	No immediate defects noted, ongoing inspection and testing required.	Carry out yearly and half yearly testing and inspecting	3	Internal	M&E Maintenance Contract	Y	0.5	March + Sept	£750	£750	£750	£750	£750
FAAM Yeovilton	Cobham Hall Building	Pressurisation set	Satisfactory	No immediate defects noted, ongoing inspection and testing required.	Carry out yearly and half yearly testing and inspecting	3	Internal	M&E Maintenance Contract	Y	0.5	April + Oct	£250	£250	£250	£250	£250

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												2021	2022	2023	2024	2025
FAAM Yeovilton	Cobham Hall Building	Air handling units 6 No	Satisfactory	No immediate defects noted, ongoing inspection and testing required.	Carry out yearly and half yearly testing and inspecting	3	Internal	M&E Maintenance Contract	Y	0.5	March + Sept	£5,000	£5,000	£5,000	£5,000	£5,000
FAAM Yeovilton	Cobham Hall Building	Heating and chilled water pumps	Satisfactory	No immediate defects noted, ongoing inspection and testing required.	Carry out yearly and half yearly testing and inspecting	3	Internal	M&E Maintenance Contract	Y	0.5	March + Sept	£750	£750	£750	£750	£750
FAAM Yeovilton	Cobham Hall Building	Heating and chilled water pumps	Satisfactory	Pumps vary in age and condition	Due to age allow a replacement over time	4	Internal	Plant Replacement	N			£2,500	£5,000	£5,000	£5,000	£5,000
FAAM Yeovilton	Cobham Hall Building	Boulter Boiler	Poor	Boiler in poor condition reports of failure	Replace boiler including local pipe work and associated controls	2	Internal	Plant Replacement	N			£30,000				
FAAM Yeovilton	Cobham Hall Building	Central core AU	Satisfactory	No immediate defects noted, ongoing inspection and testing required.	Carry out yearly and half yearly testing and inspecting	3	Internal	M&E Maintenance Contract	Y	0.5	June + Dec	£200	£200	£200	£200	£200
FAAM Yeovilton	Cobham Hall Building	Extract fan	Satisfactory	No immediate defects noted, ongoing inspection and testing required.	Carry out yearly and half yearly testing and inspecting	3	Internal	M&E Maintenance Contract	Y	0.5	June + Dec	£100	£100	£100	£100	£100
FAAM Yeovilton	Cobham Hall Building	Electrical installation general	Satisfactory	Ongoing testing and inspection required.	Carry out 5 year fixed wiring test and action remedial works on equipment.	3	Internal	Repairs and Maintenance	Y	5	June				£1,500	
FAAM Yeovilton	Cobham Hall Building	Emergency lighting	Satisfactory	Ongoing testing and inspection of emergency lighting required. Due to age and condition some elements will require replacement.	Carry out yearly and half yearly testing and inspecting. Replace failed lamps and batteries as part of testing regime.	3	Internal	Repairs and Maintenance	Y	0.5	April + Oct	£500	£500	£500	£500	£500
FAAM Yeovilton	Cobham Hall Building	Fire alarm	Satisfactory	No immediate defects noted, ongoing inspection and testing required. For both the main alarm system and VESDA systems.	Carry out quarterly	3	Internal	Repairs and Maintenance	Y	0.25	Jan, April, June + Oct	£3,000	£3,000	£3,000	£3,000	£3,000
FM Workshop																
FAAM Yeovilton	FM Workshop	Domestic water services	Satisfactory	No immediate defects noted, ongoing inspection and testing required.	Carry out yearly testing and inspecting	3	Internal	Repairs and Maintenance	Y	1	April	£50	£50	£50	£50	£50
FAAM Yeovilton	FM Workshop	Electric boiler (Newlec)	Satisfactory	No immediate defects noted, ongoing inspection and testing required.	Carry out yearly and half yearly testing and inspecting	3	Internal	Repairs and Maintenance	Y	0.5	April & Oct	£200	£200	£200	£200	£200
FAAM Yeovilton	FM Workshop	Over sink hot water heater	Satisfactory	No immediate defects noted, ongoing inspection and testing required.	Carry out yearly testing and inspecting	3	Internal	Repairs and Maintenance	Y	0.5	April & Oct	£200	£200	£200	£200	£200

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												2021	2022	2023	2024	2025
FAAM Yeovilton	FM Workshop	Portable heating only	Satisfactory	No permanent means of heating	Consider replacing with permanent means of heating	4	Internal	Project Works	N			£8,000				
FAAM Yeovilton	FM Workshop	Lighting installation	Poor	The lighting is reaching the end of its functional lifespan.	Replace lighting with new LED fittings	3	Internal	Refurbishments	N				£6,000			
FAAM Yeovilton	FM Workshop	Electrical installation general	Fair	Ongoing testing and inspection required.	Carry out 5 year fixed wiring test and action remedial works on equipment.	3	Internal	Repairs and Maintenance	Y	5	Jun		£1,000			
FAAM Yeovilton	FM Workshop	Emergency lighting	Fair	Ongoing testing and inspection of emergency lighting required. Some spot replacement will be necessary due to age and condition.	Carry out yearly and half yearly testing and inspecting. Replace failed lamps and batteries as part of testing regime.	3	Internal	Repairs and Maintenance	Y	0.5	April + Oct	£500	£500	£500	£1,000	£1,000
FAAM Yeovilton	FM Workshop	Fire alarm	Fair	No immediate defects noted, ongoing inspection and testing required.	Carry out yearly and half yearly testing and inspecting.	3	Internal	Repairs and Maintenance	Y	0.5	April + Oct	£1,000	£1,000	£1,000	£1,000	£1,000

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## 6.0 Understanding the Planned Maintenance Report

### General

The programme shows expected annual maintenance expenditure over the forthcoming five years.

The priority and appropriate timing to undertake the works is defined by the year in which costs are shown. The flexibility of the timing is defined by the maintenance classification. If planning to defer works you should understand the appropriate timing and repercussions of doing so by speaking with the building surveyor.

This Planned Maintenance Programme comprises:

- A summary of the future costs shown by maintenance type and class (section 3)
- Charts illustrating the profile of expenditure over the term of the programme (section 4)
- A programme of the works required (section 5)

Expenditure is summarised according to the class and the type of work they represent. The entries included within the programme of works are not intended to represent a full specification, merely a brief description of works sufficient for accurate identification and budgeting.

This programme should be updated annually and a new programme prepared after three to five years.

### Condition Codes

In terms of the condition codes, these will be identified as follows: -

- A) Good – No Action Required
- B) Satisfactory – Minor Action Required
- C) Fair – Requires Considerable Action
- D) Poor – Functional but Life Expired
- E) Bad – Failing or Imminent Failure
- F) Critical – H&S / Breach of Legislation

### Maintenance Type

The works are summarised into a number of categories based directly on those contained in the RICS Service Charge Code 2011 and the International Total Occupancy Cost Codes, the standard forms of measuring property and facilities costs for service charges and business property respectively.

A detailed explanation of what is included within each maintenance type is provided in Appendix 1.

The maintenance categories are grouped under three main headings:

- Management
- Hard Services
- Major works

By separating out the major works it is easy to identify, manage and plan for items of large ‘one-off’ expenditure and also benchmark regular ‘hard services’ expenditure against industry information.

### Maintenance Class

To help in deciding whether work can be deferred, if necessary, we have attributed a classification to each item of expenditure. The classifications and an explanation of each are given in the table below.

Ref	Class	Possible Outcome of Deferment
1	Statutory/Health & Safety	Failure to meet legal responsibilities. Possible closure of section of property. Danger to property users and/or public.
2	Essential	Property or significant element will become unfit for purpose. Future replacement, maintenance and running costs will escalate/become disproportionate. Also, lease and warranty obligations.
3	Preventative	Further deterioration and damage. Repair costs and running costs will increase with period of deferment.
4	Beneficial	May result in lower standards and decrease of asset value. This rating also includes work that would provide future savings/payback or to meet current good practice. Items identified as “Sustainability” works should also be included in “beneficial”.

### Pricing Strategy

You should note the following points regarding the costs contained in this report:

- Costs are intended as overall budgets, including, builders work in connection, preliminaries, overheads and profit but excluding VAT.
- Costs are provided as at the date of the report and are on the basis that works are competitively tendered, procured under a single contract and administered in a continuous operation in normal working hours.
- Where out-of-hours working is required, then this is noted in the ‘Maintenance Required’ column
- During annual reviews, costs will be adjusted to take into account tender price fluctuation over the preceding year.
- Professional fees are not included in the report as well as statutory fees, temporary accommodation, temporary access and any contingencies.

## 7.0 Implementing and Amending the Maintenance Plan

### Professional Advice

Many of the items raised in the Programme will require professional advice to complete in a safe and efficient manner. This may include:

- Advising on procurement and choice of contract
- Preparing specification and tender documents
- Tendering and reporting on value for money
- Preparing and administering the contract for works, including programme and quality monitoring on site.
- Controlling cost and certifying payment
- Managing other consultants
- Preparing and submitting applications for statutory approvals

We have not included for professional fees within the costs shown in the programme.

### Reviewing the Programme

This Planned Maintenance Report is a working document, which should be updated at least once a year. We recommend the annual update includes:

- A brief inspection of the building to review the condition of each item.
- Moving any deferred items to the appropriate year.
- Updating costs to reflect quotes received or prices paid for works undertaken.
- Updating the estimated costs in line with BCIS Building Cost Index.
- Updating the programme to maintain a five-year itemised forecast.

The plan should be completely reviewed in Year 5, which would take the form of a full inspection of the building fabric and re-costing of all repairs. It may prove beneficial to undertake these every three years, to maintain sufficient planning of future expenditure.

We would be pleased to assist with any of these reviews and we have included budget costs for future reviews in the programme.

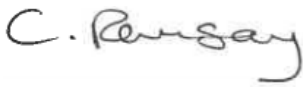
### Deferment

We have programmed each item carefully. If you are planning to defer works you should consider the classification and the effect on the item itself and the rest of the building. We will be happy to discuss likely repercussions with you.

## 8.0 Quality Assurance

<b>Project name</b>	NMRN Condition Surveys	<b>Project number</b>	SOBS0001
<b>Date of Issue</b>	31 March 2021	<b>Version number</b>	Draft 1
<b>Reason for issue</b>			

<b>Document author</b>	Claire Ramsey	<b>Grade</b>	Associate Director
<b>Signature</b>			

<b>Contributors</b>	Amanda McLoughlin – Promode Building Services Consultants Limited Graham Crisp – Promode Building Services Consultants Limited		
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<b>Approved by</b>	<b>Grade</b>		
<b>Signature</b>			

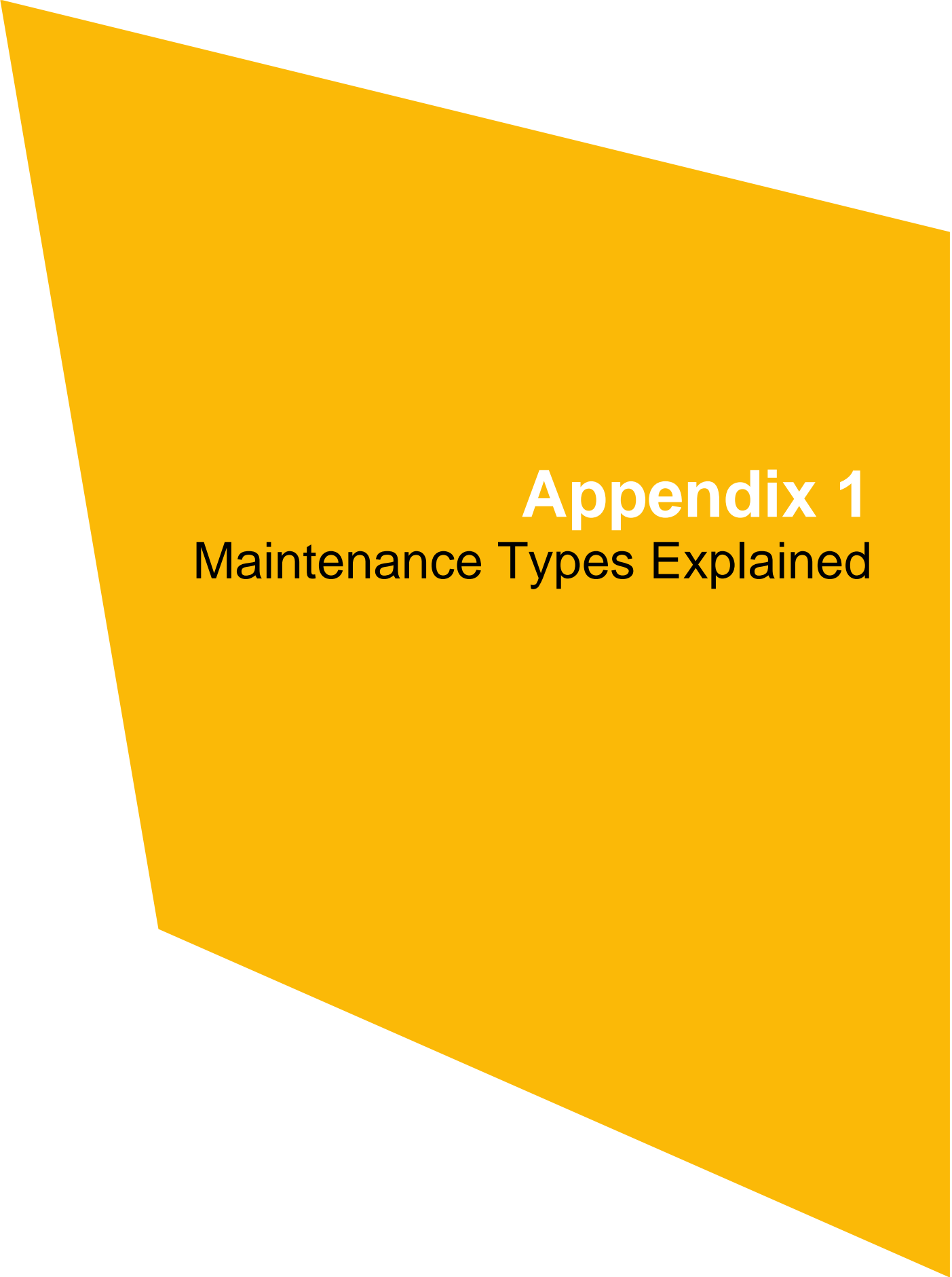
<b>Security classification</b>	N/A		
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<b>Distribution to</b>			
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<b>Related project documents</b>	NMRN Condition Surveys		
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# **Appendix 1**

## **Maintenance Types Explained**

## EXTRACT FROM RICS SERVICE CHARGE CODE: Appendix E1 – Industry standard cost headings

**MANAGEMENT****Health, safety and environmental management**

Landlord's risk assessments, audits and reviews.

Consultancy fees and other costs associated with provision and review of owner's health and safety (H&amp;S) management systems

**HARD SERVICES****Mechanical and electrical services (M&E)**

M&amp;E maintenance contract

Planned maintenance to the owner's M&amp;E services, including contractor's H&amp;S compliance.

M&amp;E repairs

Repair works to the owner's M&amp;E services.

M&amp;E inspections and consultancy

Auditing quality of maintenance works, condition of M&amp;E plant and H&amp;S compliance.

**Fabric repairs and maintenance**

Repairs and External

Repair and maintenance of internal building fabric, common part and retained areas. Repair and maintenance of external building fabric, structure, external common part and retained areas. Includes external decorations for maintenance purposes.

Redecorations

Redecoration and decorative repairs.

**MAJOR ONE-OFF EXPENDITURE****Major Works**

Project Works

Exceptional and one-off project works, over and above routine operational costs. Likely to involve a multi-disciplinary team

Refurbishments

Significant works to bring a part of the building up to the expectations of modern standards

Plant replacement

Services works too large to be undertaken as an extra to the term maintenance contract

Major repairs

Significant works undertaken as an independent project. Likely to require specialist advice

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# **Appendix 2**

## **General Photographs**



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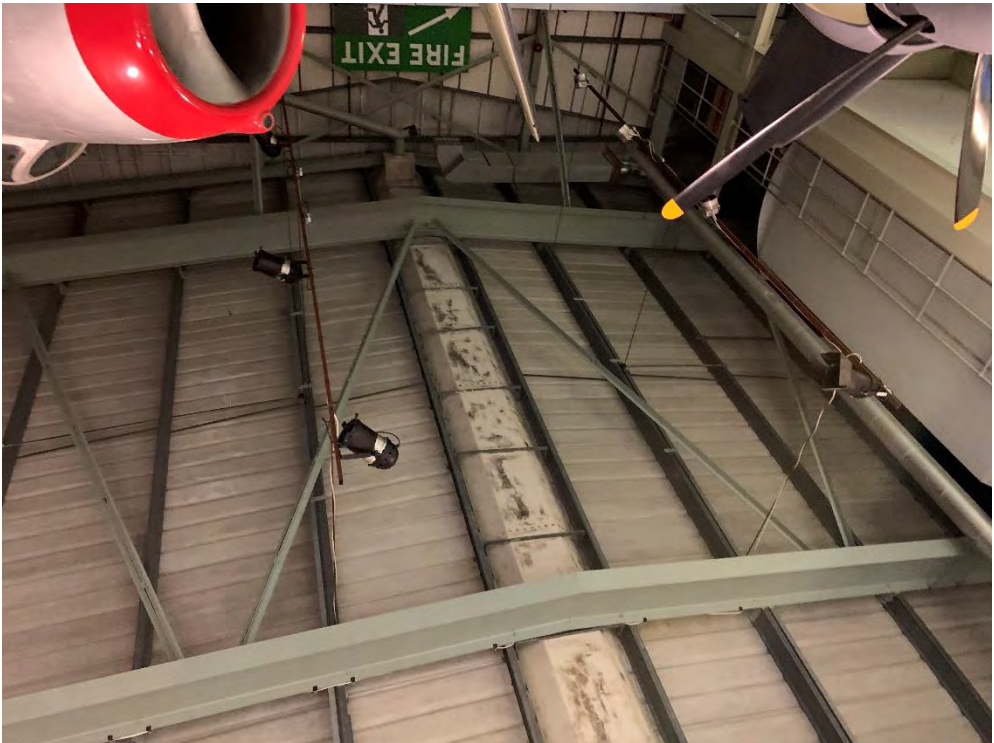
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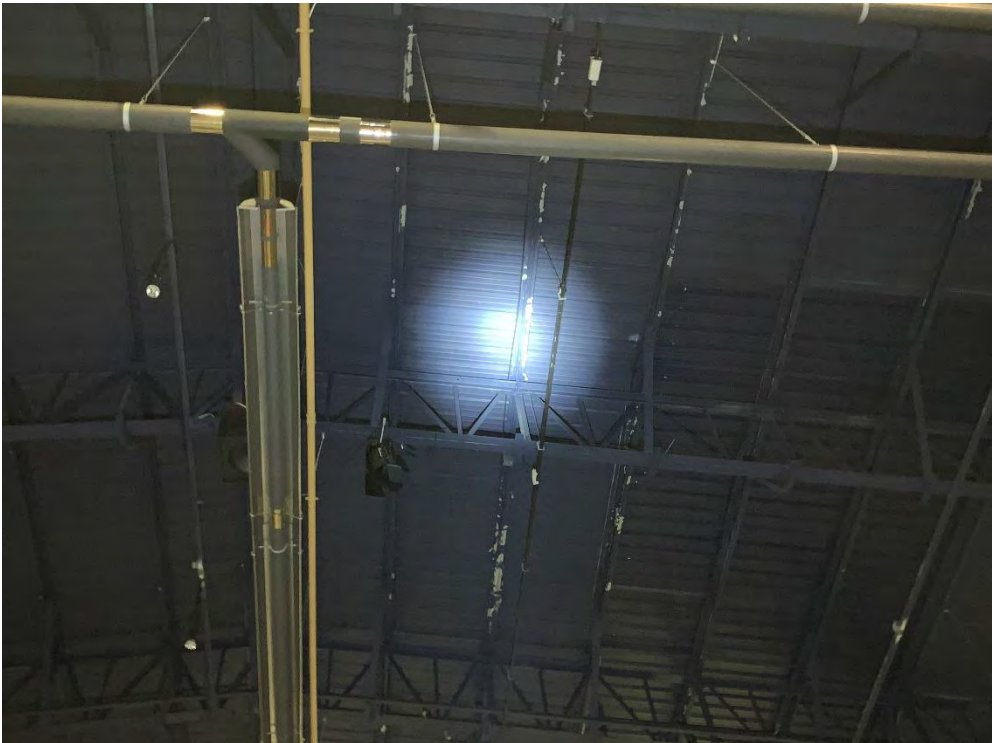
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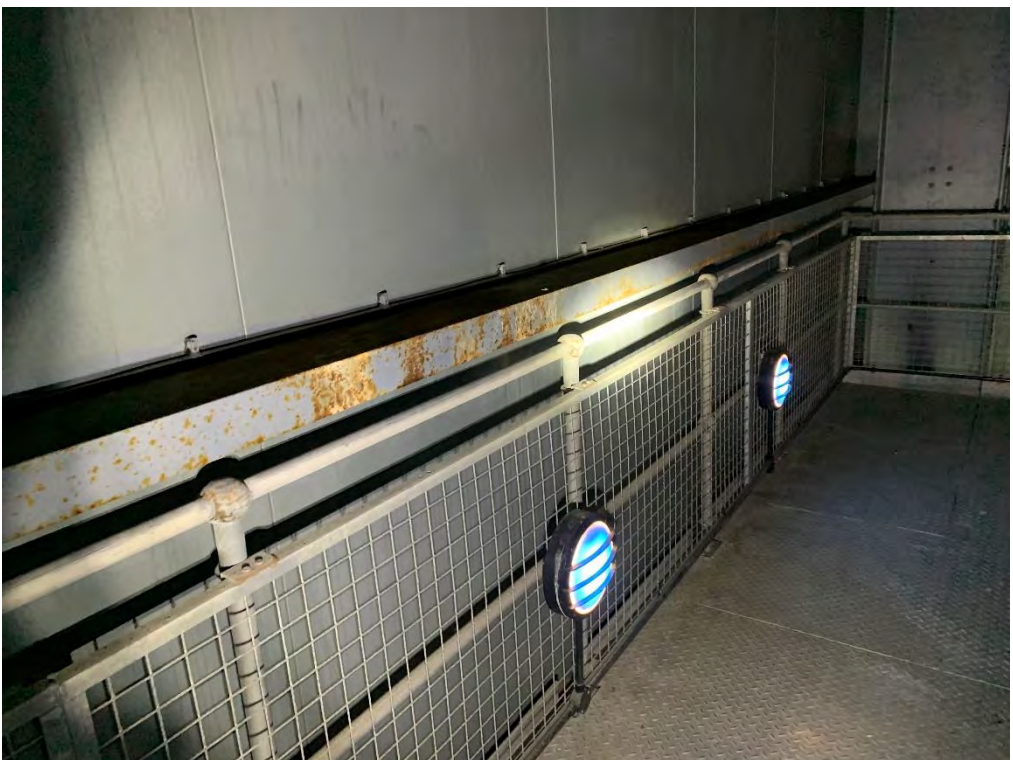
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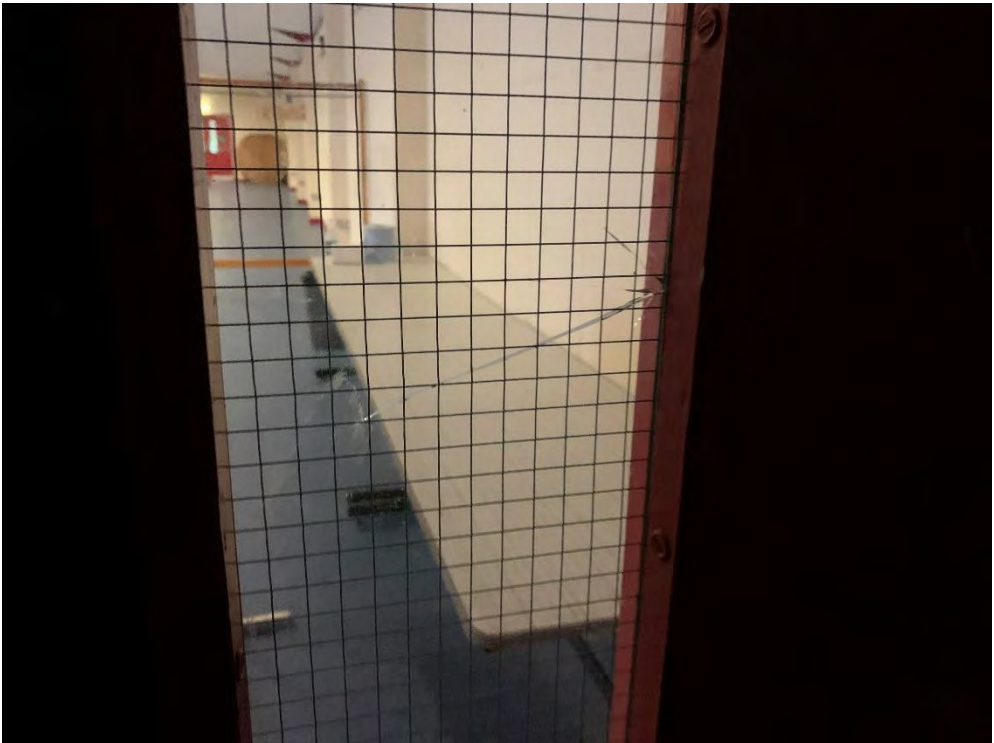
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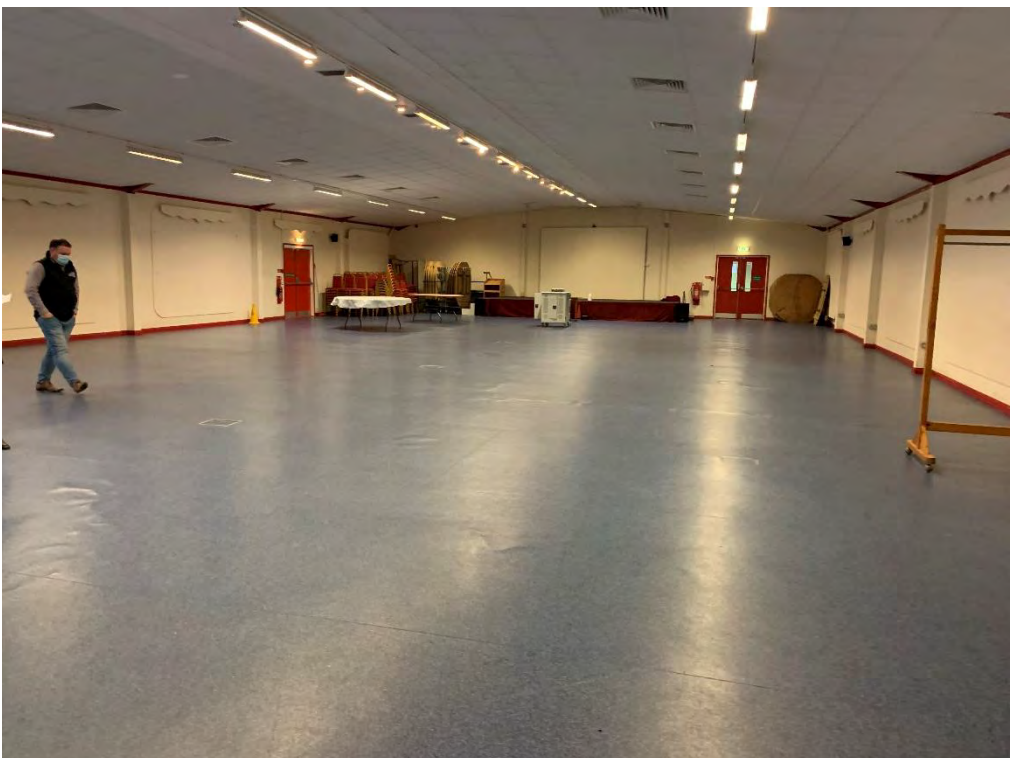
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# **Appendix 3**

## **Service Photographs**



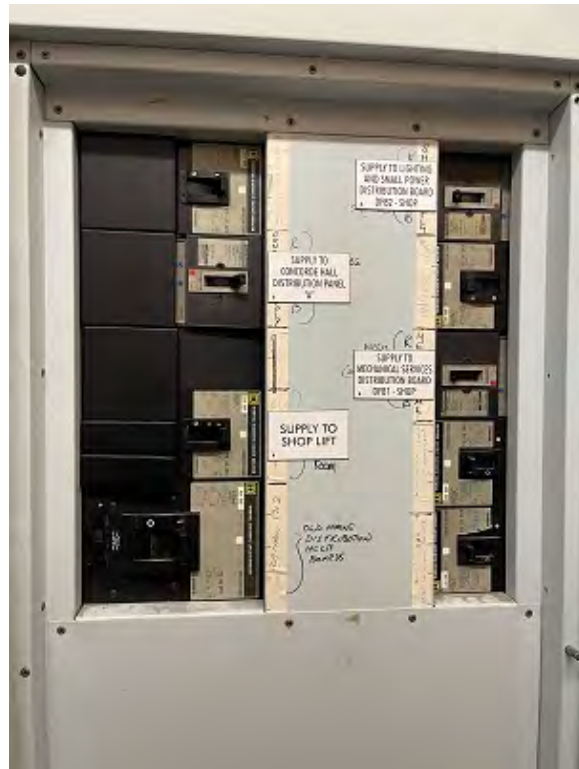
1 Museum Building display lighting



2 Museum Building office lighting



3 Corrosion damage to external plant room



4 MCCB board in Museum Building



5 Swordfish Building lighting



6 Swordfish Building MCB boards



7 Swordfish Building fire alarm panel with impact damage to casing



8 FM Workshop main electrical switchgear



9 FM Workshop lighting



10 Cobham Hall fire alarm panels



11 Cobham Hall main electrical switch panels



12 Fan



13 Condenser



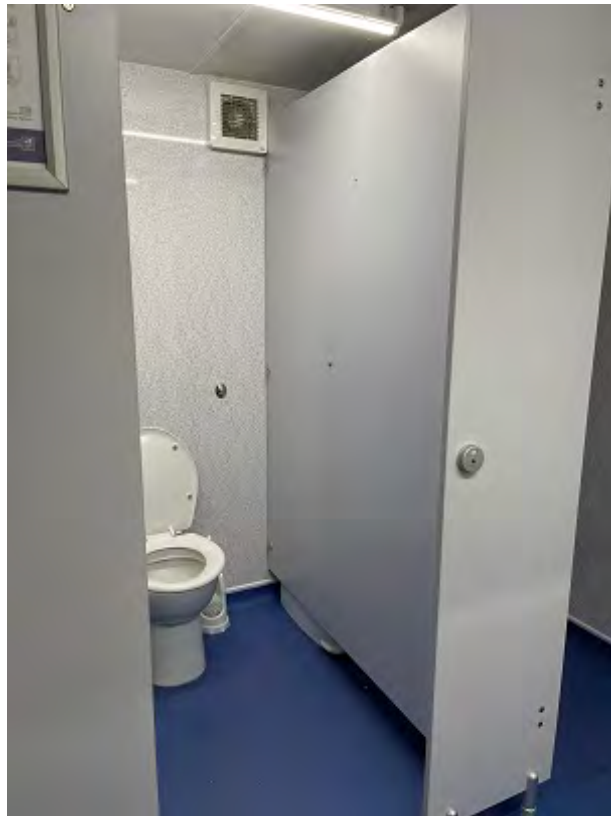
14 Air handling unit



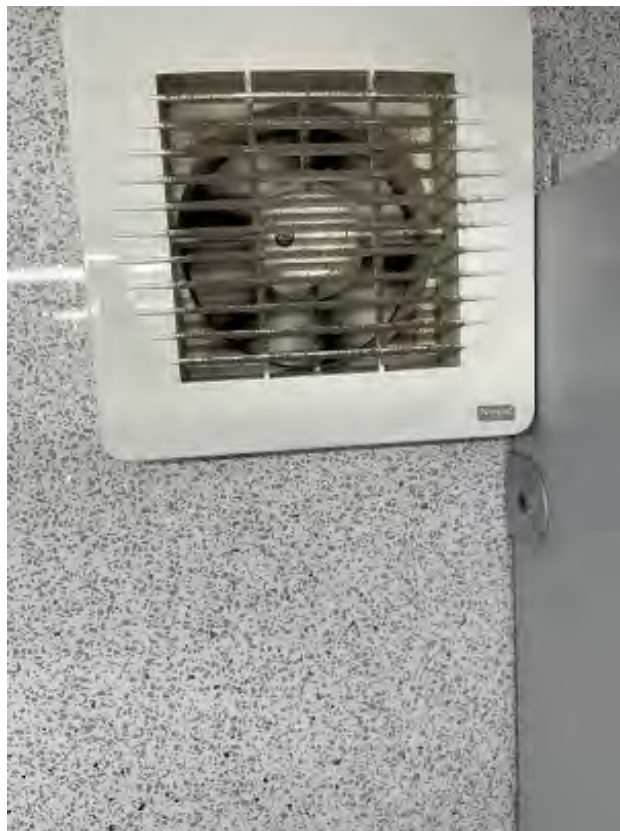
15 Air handling unit



16 Tubular heater



17 WC



18 Extract fan



19 Electric radiator



20 Kitchen



21 Hot water cylinder



22 Water storage tank



23 Air handling unit



24 Water heater



25      Pipework in roof space