GK Transformation

OXFORD UNIVERSITY HOSPITALS NHS FOUNDATION TRUST

Horton Hospital Condition Survey

Ref: R/1986.02
March 2017

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1 INTRODUCTION

1.1 Background

The Oxford University Hospitals NHS Foundation Trust had a number of concerns about the condition of its estate at the Horton Hospital. In advance of any redevelopment planning the Trust was keen to develop an authoritative assessment of its Horton Hospital estate that would identify any risks associated with the building being below condition B and thereby help to inform the development of an affordable and sustainable estates strategy going forward. The Trust therefore requested a condition survey to be undertaken.

The approximate area of the Hospital is 29,000m2.

The Horton has approx. 230 beds.

The condition survey focused on the Physical condition (Fabric and M&E) and statutory compliance of the Horton Hospital, identifying any areas that are below condition B.

The survey covered the Trust's Horton hospital site only and did not include any other aspects of a six facet survey, i.e. quality, space utilisation, functional suitability, environmental management or a Disability Access Audit.

1.2 Terms of Reference

The key objectives of this condition survey were to develop a comprehensive assessment of the Horton Hospital estate that includes;

- a summary report setting out the findings in relation to the condition survey
- a schedule of each department/floor of each building detailing condition, quality and costs to bring up to Condition B
- a schedule of the main assets, plant and infrastructure and an assessment of its condition and costs to bring up to standard
- a schedule detailing all areas of non-compliance with statutory standards

1.3 Overview

The Foundation Trust's estate is an important financial asset and one of a number of key enablers of modern healthcare delivery.

The standard of the physical environment impacts directly on the Patient experience and indirectly on staff to enable them to deliver quality care.

The Care Quality Commission [CQC] guidance for compliance states that health organisations should ensure against the risk associated with unsafe or unsuitable premises by means of;

- Suitable design and layout.
- Adequate maintenance of its premises and grounds.

The purpose of this report is to identify the key operational estates risks within the Horton Hospital and estimate the costs, where practicable, to remedy.

The findings of the report can be used to help inform decision making about the future development of the Horton Hospital by highlighting key estate risks and where they reside. An estimate of cost for remedy of reported defects is also provided.

- This report sets out the findings of a recently undertaken survey of the estate that risk assesses the hospitals buildings, engineering systems and infrastructure.

- The survey was carried out by GK Transformation (GKT) during the last quarter of 2016. GKT have worked closely with Trust Operational Estates Managers at Horton hospital in the development of this document.

- Department of health Guidance for '**A risk based methodology for establishing & managing Estate backlog**' has been used to structure the Condition Appraisal.

2 METHODOLOGY AND SUMMARY OF SURVEY FINDINGS

2.1 Physical Condition Methodology

The assessment is based on the Department of Health's guidance and methodology and appraises the condition of the Horton Hospital buildings. Any component part of a building that is evaluated to be below a satisfactory condition [condition B] for its intended operation is given a **cost** to remedy and a **risk rating** to help with setting priorities for investment.

The assessment is built up by building block and covers all the main building components, engineering elements and plant requirements.

The appraisal brings together, in one place, the estimated investment needs of the estate for the buildings it plans to continue to occupy over the next five to ten-year period.

The appraisal is risk-assessed to enable high and significant risks to be quickly identified and prioritised.

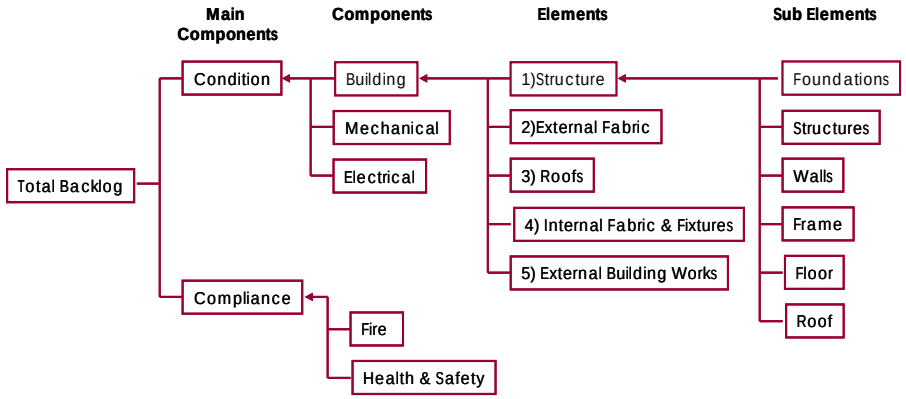
The risk assessment uses a 5 x 5 matrix for severity and likelihood [see Appendix 1: Risk Assessment 5 X 5 Matrix] and follows DH guidance on the need to separate degrees of investment into low, moderate, significant and high risk following a local risk assessment.

The results are held in an excel spreadsheet. Each building has its own sheet where defects are described, risk rated, a remedy stated with an estimate of cost for implementation. These Excel sheets are shown in Appendix 2.

The appraisal highlights key risks and overall investment needs to bring the facility back into a satisfactory condition. The appraisal does not grade any space function or utilisation factors but mention may be made where there are significant shortfalls in space standards from current practice.

The appraisal can be used to highlight operational risk and the development of an Estate Strategy for the future use of the site.

Risk Adjusted Backlog Process



Notes:

a. Each building on a site is assessed for condition and statutory compliance by sub elements. Condition includes all building and engineering components, plant an infrastructure items.

b. They are ranked A – D in accordance with DoH Estates definitions. Costs are assessed to bring elements back up to B standard where they fall below this ranking.

c. Sub elements below B are then risk assessed and categorised as either low, moderate, significant or high. A risk matrix that assesses consequence and probability is used for this process.

d. The "bottom-up" approach enables investment needs to be readily re-assessed to take account of future site development and planned changes to the estate asset base. In turn, this helps to formulate future estate strategy proposals and the likely impact on the investment profile of the estate of any proposed change.

The Department of Health requires Trusts to produce a risk adjusted backlog figure from the following algorithm:

$$\text{High \& Significant Risk Cost} + \frac{\text{Moderate and Low Risk Cost}}{\text{Remaining Average Life of Buildings}} = \text{Risk Adjusted Backlog}$$

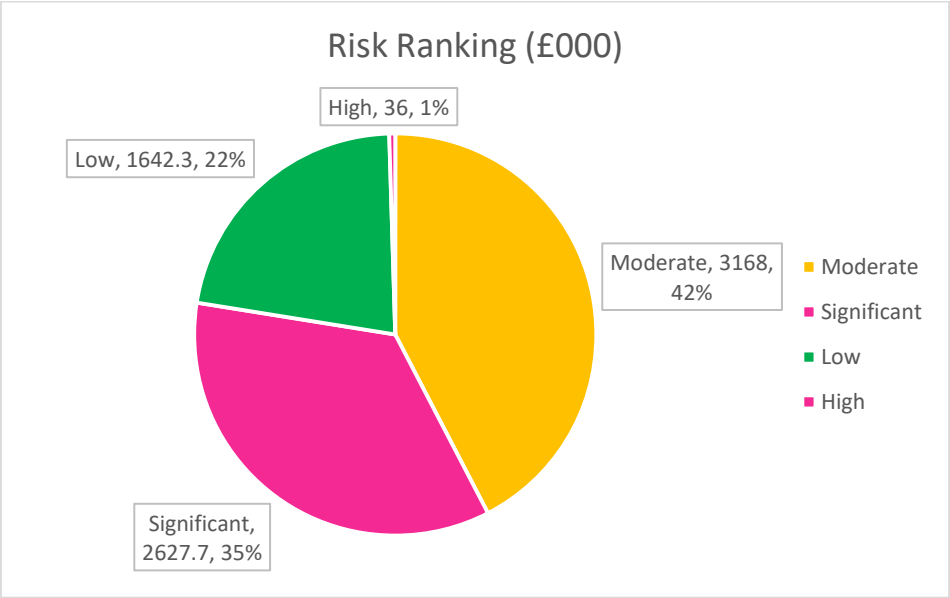
The remaining lives are derived from the District Valuer's report on the value of the estate.

2.2 Summary of Findings

The estimated total investment for bringing the Trusts estate back up to Condition B [satisfactory] on a like-for-like basis is some **£7.4million**. This estimate does not include professional and design fees, VAT, scaffolding and other access and decant costs. Where practicable, the costs do include replacement and repair to current technical standards.

The Hospital's estimated Risk adjusted Backlog is some **£2.9m,** based on an average remaining life of 15/20 years.

The survey findings are categorised as per the Department of Health's methodology into four risk ratings; High, Significant, Moderate and Low. (See Chart Below)



This estimate of **£7.4m** is a significant increase from the Trusts last reported ERIC (Estates Return Information Collection) of **£2.7**million

The estimate of £7.4 M includes £2m of Asbestos risk which has not have been included in the ERIC return as it is strictly speaking not a maintenance backlog issue.

The asbestos is however a large risk to the Trust Estate both operationally and to future development plans. It is recommended that for local Trust Reports based on risk the asbestos is included.

Highest risks, other than Asbestos, are the hospital's ventilation systems, Electrical systems and Safe Structures.

3 ANALYSIS OF SURVEY RESULTS

3.1 Overview of Hospital

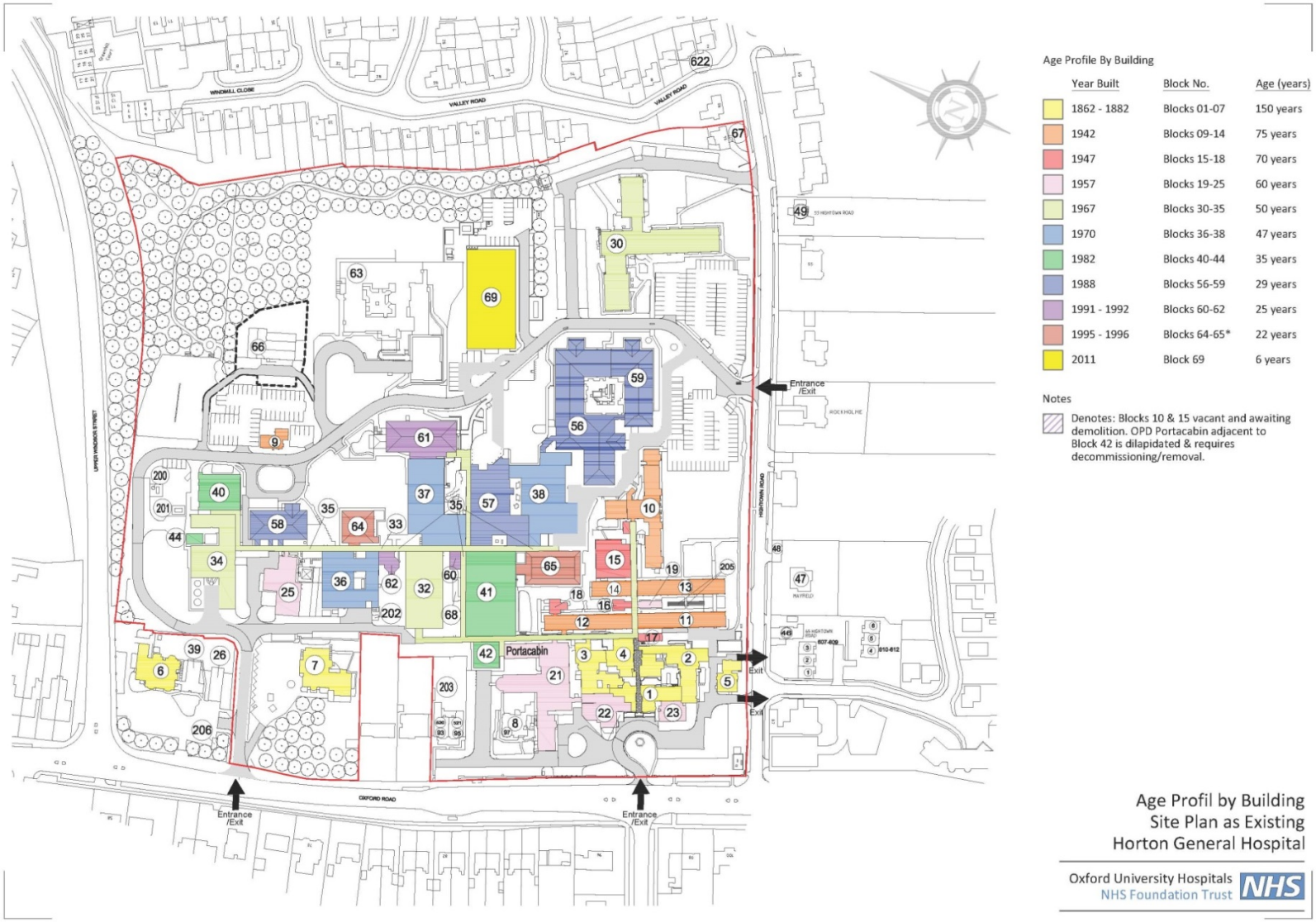
Horton Hospital is a small Acute Hospital in Banbury and is part of a much larger estate managed and operated by Oxford University Hospitals NHS Foundation Trust. The hospital comprises of approximately **30,700 m^2** of buildings (including the Treatment Centre-5000m2) spread over a **9.9 hectare** site located close to the centre of Banbury, 30 miles north of Oxford. The Hospital serves local and Oxford based patients.

The Hospital has approximately 200 beds, 4 main theatres, an Emergency Department, OPD (circa 100,000 attendances), Renal Services, CCU and Clinical and Non clinical Support Services.

The Hospital was originally built in the late 1800's and has had a number of subsequent phases of building between the 1940's and 1980's (some constructed with the Oxford Method of building).

Subsequent late 80's buildings are the Medical Block and the Children's ward was added in the 90's. The newest building constructed on site is the Treatment Centre which is a 3 storey tradition built facility which was, until recently, independently operated. The Hospital shares the site with Local Mental Health Trust and there are also some small independently run residential buildings on site.

The site drawing below shows the age profile of the hospitals buildings.


Age Profile By Building
Year Built | Block No. | Age (years)
1862 - 1882 | Blocks 01-07 | 150 years
1942 | Blocks 09-14 | 75 years
1947 | Blocks 15-18 | 70 years
1957 | Blocks 19-25 | 60 years
1967 | Blocks 30-35 | 50 years
1970 | Blocks 36-38 | 47 years
1982 | Blocks 40-44 | 35 years
1988 | Blocks 56-59 | 29 years
1991 - 1992 | Blocks 60-62 | 25 years
1995 - 1996 | Blocks 64-65* | 22 years
2011 | Block 69 | 6 years
Notes
Denotes: Blocks 10 & 15 vacant and awaiting demolition. OPD Portacabin adjacent to Block 42 is dilapidated & requires decommissioning/removal.
Portacabin
Entrance /Exit
Exit
OXFORD ROAD
VALLEY ROAD
WINDMILL CLOSE
HIGHTOWN ROAD
Age Profil by Building
Site Plan as Existing
Horton General Hospital
Oxford University Hospitals
NHS Foundation Trust
NHS

3.2 Survey Results and Analysis

The bottom line cost estimate for remedying identified defects is in the order of £7.4 million. This excludes VAT, associated fees, decant and enabling works, all of which can add a further 40% to this figure.

The £7.4 million includes a sum of £2 million for Asbestos risk to reflect the significant presence of the material on site. The risk is currently operationally managed but restricts development needs and maintenance requirements due to no or limited access.

The table below splits the estimated £7.4 million investment requirement into Risk bands (High, Significant, Moderate and Low) against Building and Engineering elements.

The investment needs are shown in descending order of the total expenditure.

Safe structures (includes Asbestos) is the greatest amount at 28% of the total

This is followed by External fabric at 15%, Ventilation at 12.5%, Infrastructure at 12% and Electrical Systems at 8%

These 5 elements equate to some 80% of the overall requirement.

Further detail of the element defect and remedy is available from the survey sheets in Appendix 2.

Element	Low £000	Moderate £000	Significant £000	High £000	Grand Total £000
20. Safe structures		1,200	875		2,075
02. External Fabric	139	860	100		1,099
09. VENTILATION SYSTEMS	225	70	650		945
04. Internal fabric and fittings	687	123	67	6	883
13. ELECTRICAL SYSTEMS	260	80	502	30	872
03. Roofs	70	405			475
06. ENERGY CENTRE SYSTEMS	200		210		410
11. LIFTS & HOISTS		220			220
01. Structure		90	28		118
05. External fabric and fittings	20	80	15		115
17. Passive fire precautions	2	15	89		106
07. HEATING SYSTEMS	30	25	0		55
08. HOT & COLD WATER SYSTEMS			45		45
12. FIXED PLANT and EQUIPMENT			20		20
25. Access standards	8		5		13
15. COMMUNICATION SYSTEMS			10		10
19. Fire safety culture			10		10
14. ALARMS & DETECTION SYSTEMS			3		3
24. Energy measures	1				1
	1,642	**3,168**	**2,628**	**36**	**7,474**

High and Signiant risks can also be broken down against individual risk scores as below.

Element	Risk Score				
	12	15	16	20	Grand Total
	£000	£000	£000	£000	£000
01. Structure			28		28
02. External Fabric	90		10		100
04. Internal fabric and fittings	65		2	6	73
05. External fabric and fittings			15		15
06. ENERGY CENTRE SYSTEMS	130	80			210
08. HOT & COLD WATER SYSTEMS			45		45
09. VENTILATION SYSTEMS	650				650
12. FIXED PLANT and EQUIPMENT	20				20
13. ELECTRICAL SYSTEMS	20		482	30	532
14. ALARMS & DETECTION SYSTEMS			3		3
15. COMMUNICATION SYSTEMS	10				10
17. Passive fire precautions	23		66		89
19. Fire safety culture			10		10
20. Safe structures	415		460		875
25. Access standards	5				5
Grand Total	**1,428**	**80**	**1,120**	**36**	**2,664**

The above tables show the cost of remedying defects by risk and estate element but it is useful to look at risk items against location.

The table below shows risk against building cluster blocks.

Total expenditure by location is analysed and also the risks within each location.

This analysis can greatly assess priorities and to help ensure higher rated risks are focussed on.

	Description	Low £000	Moderate £000	Significant £000	High £000	Grand Total £000
a	Victorian Bldgs.	52	137	3		192
b	OPD	63	225	73		361
c	1942 Bldgs.	83	130	6		218
f	Medical Block	488	513	35		1,036
g	Childrens /Physio	40	9	27		76
h	Theatres	67	130	500		697
i	Boiler / workshp.	2				2
k	X Ray	35		62		97
l	E.Dept.	76	70	25		171
m	CCU / OT	14		26	6	46
n	E Ward/DSU	68	5	11		84
o	Maternity	224	73	614		911
p	Pathology	46	214	26		285
q	Chapel	2	17			19
r	Women's Day	47	26	2		75
s	Restaurant/Kit	7	87			94
t	Stores / linen	18		1		19
u	League of F	5	2			7
v	Corridors	1	110	8		119
w	Post Grad	67	60			127
z	Infrastructure	240	1,360	1,210	30	2,840
Grand Total		**1,642**	**3,168**	**2,628**	**36**	**7,474**

Key areas are Infrastructure, CCU, Theatres and Maternity

A comparative unit cost of investment needs per building can be analysed by dividing the total investment per building by its area; investment (or backlog) per m^2 (gross internal area - GIA). The site plan below has banded these rates into 4 groups.

The purple coloured buildings have the highest £ rate/ m2, at over £300.00 m^2.

The Maternity, Theatres & OPD fall into this bracket.

At the other end of the scale, buildings coloured blue have an investment rate of less than £50.00 per m^2 The Treatment Centre and new Endoscopy Unit are examples.

The Median value for all the site buildings is £152.00 per m^2

Investment by £/m² Ratings
Site Plan as Existing
Horton General Hospital

Oxford University Hospitals NHS Foundation Trust

4 SITE BUILDING AND SERVICES NOTES

This section briefly describes the estate component elements and includes site photographs

4.1 Roads & Car Parks

The internal hospital site roads overall appear to be in good condition with the exception of a few minor repairs required around the site.

There are 3 main road entrances to the site; 2 off Oxford road and the other off Hightown Road. There is a perimeter road to the back of the site which links the west Oxford road entry point to Hightown road in the east. A small amount of car parking is available off the eastern Oxford Road entrance, around the original Hospital buildings.

This Car park and those off Hightown Road serve the Maternity, Treatment Centre and Medical Block and are in good condition and well- marked out. The overflow car park to the staff parking areas is unsurfaced, without any markings. The condition of the internal roads is good. The hospitals energy centre and supply hub are located in the western part of the site and can be served without the need of dragging traffic through the site. There is a small surfaced car park to the Post Grad and Training Centre.

Car parking appears to be well utilised but adequate for the Hospitals current needs. Future traffic demands will require assessment, once service delivery plans are known for the site but there are opportunities to rationalise and supplement the existing arrangements.

Paved areas are generally good around the site, except where they have been driven over or parked on, which has caused cracked and broken paving. Some internal courtyard paving stones require to be cleared of leaves, particularly to formal fire escape areas. (Adjacent to Block64)

4.2 Grounds Security

Site boundaries are generally sound and in good condition and secure, as far as they can be in a publicly-accessible site.

Site security cameras did not form part of the survey but are an important deterrent to crime and vandalism. The site entrances are generally ‘open’ and individual buildings have controlled access.

4.3 Foul and Surface Water Drainage Systems

The drainage system operates satisfactorily other than occasional blockages due to misuse. The surface drainage to the back of the site is dependent on soakaway systems which are undersized. This results in ponding of surface water during periods of heavy rainfall. Any reconfiguration of the hospital will need to take this shortfall into account. The external drains generally appear to be in reasonable condition and of adequate capacity.

4.4 Roofs and Gutters

There is a variety of pitched and flat roofs on site which vary in their age but most appear to be in a reasonable condition.

The exceptions to this are the flat roofs to the Maternity Block (30), the flat roofs above the main link corridor where they have not already been replaced, the asbestos sheet roof to Central stores area (25) and pitched roof to the former gatehouse(5). The flat roofs to the older former wards vary in their condition but are all subject to patch repairs (11,12,13,14,16&19)

Main Spine Corridor Roof

Asbestos Roof Panels to Supplies

The Maternity Block has 3 main areas of flat roof, all of which are showing signs of deterioration due to the age of the buildings and having had patch repairs done to leaks in the past.

The main flat roof needs to be renewed within the next 3 years and lightweight roofing lights taken out and roofed over to remove the associated risks of people falling through them.

Access to the roof areas are by the external fire escape and then vertical ladders which are secured by gates kept locked.

Main Maternity Roof

Maternity Lower Roof

Unprotected External Fire Escape Stair

4.5 Structural Issues

4.5.1 Maternity Building (30)

The concrete framed building suffers from spalling to the fascia and soffit panels where insufficient concrete cover to the reinforcement bars occurs. The Trust estates team have carried out the requisite structural surveys and raked off any loose material and treated the steelwork that is exposed to prevent further corrosion. Nonetheless, this is an on-going problem and results in the building looking very unsightly. The first floor soffits represent a potential risk to passing pedestrians from falling debris although this is minimised by rigorous inspection by the estates team. Any future use of the 50 year old building should allow for these areas to be fully stripped back, cleaned and re-clad or re-rendered and decorated as a minimum.

Maternity Elevation

The older 1942 single brick wall structures with flat roofs are all beyond their life expectancy. The buildings vary in condition and are occupied by administrative and support functions. These buildings are not worth investing in and should be planned to be replaced over the next 3 years.

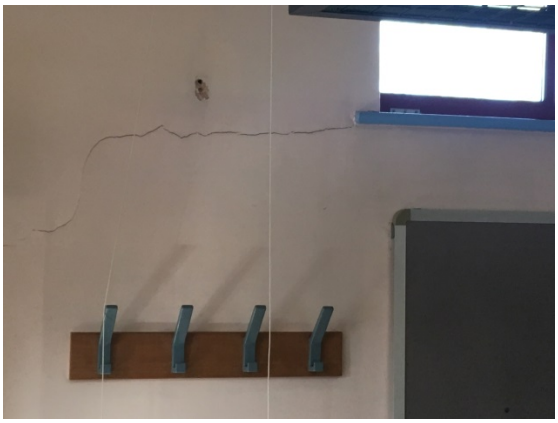
The Victorian Buildings to the south frontage of the site date from an earlier period, 1862-1882, but are of better architectural quality than the 1940's structures. The Hospital borders a Conservation area and it is likely that the core of these buildings will need to be retained. They are not suitable for any clinical care functions.

Victorian Buildings

1942 Buildings

4.5.2 Physio/Occupational Health (61)

The first floor gable end has several cracks. These may have been caused by the building settling after the extension was built to the Children's ward below. Further inspection/investigation is required to check the stability and that it is not progressive.



Crack to Gable Wall, Therapy Department

4.5.3 Records storage/Gatehouse (5)

There is some evidence of settlement/subsidence to the Hightown Road elevation which may need remedial action, subject to structural report findings.

4.5.4 Oxford Method Buildings

Cladding panels showing signs of de-lamination of coating and peeling, particularly at low level. Immediate action is needed to treat and re-protect. In the longer term the buildings could be re-clad.
(Blocks;36,32,41,37,25)

Oxford Building Cladding

4.5.5 Accessibility

A specialist Access Audit was not carried out as part of this survey and is something that will need further consideration as the Hospital develops in the future. Buildings should be fully accessible, to the standards set out in BS 8300, Building Regulations(Part M).

We recommend that the Trust commissions a comprehensive audit of accessibility within the site at an appropriate time.

The Double door access from the Medical Block via the link to the main buildings are difficult to negotiate for people with walking problems and should be replaced, preferably with automatic door sets providing adequate draught lobbies. This has been included in the backlog costings.

4.5.6 Modular and Temporary Buildings

There only a few of these type of buildings on the site. The OPD Portacabin is in very poor condition and at the end of its life. It should be decommissioned and removed from site.

OPD Portacabin in Poor Repair

4.5.7 Upgrading and Redecoration

The general décor is subject to a rolling programme dependent on available funding but 5 & 7 year cyclical external and internal painting are usually adopted as best practice. Areas that receive more wear may require more frequent redecoration; main entrances, corridors etc.
There are some Wards and parts of OPD which are now in need of redecoration.

Floor finishes are subject to periodic replacement for example, the corridor areas have recently been re-floored. The Medical Building requires new floor finishes to ward areas within the next few years.

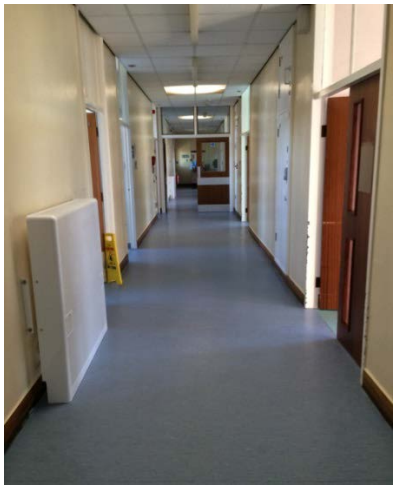
4.5.8 Fire Safety

A full fire survey was not undertaken as part of the survey but it is understood that all Fire risk assessments are in place and the site is managed accordingly. The Fire alarm is L1 compliant

Fire drawings were displayed for escape routes but these did not include compartmentation walls. It is understood that the Trust fire lead person has full compartmentation drawings and this aspect forms part of the risk assessments.

The survey did identify external fire-escape stairs that were not protected, some escape routes clogged with leaves and one adjacent to the Pathology block that was locked. It was also noted that fire doors in several places were aged and/or damaged. Backlog items have been included in the investment figures

Maternity external fire escape



Fire doors requiring replacement

Integrity between door and overhead glass panel

4.5.9 Asbestos

Asbestos management is proactively managed and the presence of significant amounts restricts further development in areas such as the Radiology department. Asbestos is managed satisfactorily but exists in floors, walls and ceilings.

The Trust has an 'asbestos policy' which sets out responsibilities and procedures and from the evidence seen this is being followed.

The survey investment sums include a figure of £2million as part of Infrastructure costs, split at £400,000 per annum over 5 years to progressively remove the asbestos from site.

4.5.10 Windows

Glazing is a mix of single and double glazing units, age and frame type.

The Medical Block has single glazed metal framed units which are subject to complaints about comfort and draughts, particularly in patient areas.

Maternity first floor windows are weak strength PVC units with top lights that exceed the maximum opening distance of 100mm

In general, the survey has included all single glazed areas for renewal.

Lightweight roof lights to Pathology and Maternity flat roof areas should be removed and appropriately roofed over or upgraded to required standards.

Maternity Roof and Roof Lights

4.5.11 Access and Edge Protection

Access to roofs is in most cases controlled by key. This applies to the highest roofs. Where access is by vertical ladder, most locations can only be accessed by passing through a controlled door.

Roof protection is generally well provided although the escape stair from the main spine roof near Pathology requires roof protection as a matter of urgency.

Lack of Edge Protection

4.6 Engineering Infrastructure

4.6.1 Plant Rooms

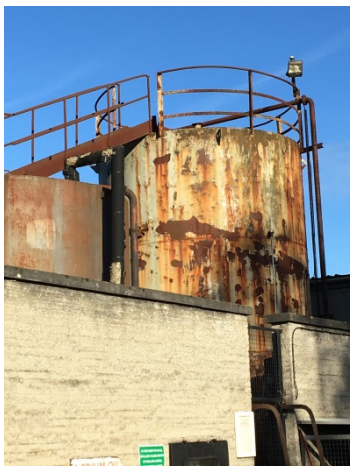
Generally, plant rooms are in clean and tidy condition. Most plant has been well maintained on a day-to-day basis reflecting good levels of planned and reactive maintenance performed by competent people.

4.6.2 Energy Centre

The energy centre provided low pressure hot water from four boilers. Three are relatively new and do not require any investment other than routine maintenance for the foreseeable future. The fourth boiler is approaching the end of its life and a replacement should be planned. Advantage can also be taken at the same time to remove the now ageing chimney structure which will not be required for modern plant using ultra low sulphur fuel.

The boilers provide a single heat source for a site wide constant temperature heating system. This system originally fed a number of blending stations in order to modulate the heating flow temperatures depending on heat demand. The majority of these blending stations are now not in use and require replacement.

The two oil storage tanks are showing signs of advanced external and internal corrosion. The two tanks have both been decommissioned and vented and there is now only one tank in use the remaining tank should be removed from site (£55k estimate) and consideration be given to providing a small reserve tank to enable maintenance to be carried out to the remaining tank (£25k estimate).



The heat distribution pumps are dated and very energy inefficient. These should also be considered for replacement.

The Trust may wish to consider combining these issues into a single energy centre upgrade or to consider a broader scheme to upgrade the energy infrastructure as part of a carbon reduction initiative.

DEFECT ITEM	LOCATION	REMEDY	RANK	£000	Consqn	Likelyhd	Risk Sc
Boiler Plant	Energy Centre	Replace & Remove Chimney	B(C)	200	3	2	6
Heating Pumps	Energy Centre	Replace with Modern Equivalent	B(C)	20	3	2	6
Energy Distribution	Site Sectional Heating Stations (7 of.)	Replace with Modern Equivalent	C	100	4	3	12
Energy Distribution	Block 2 Sectional Heating Stations	Replace with Modern Equivalent	C	30	4	3	12

Boilers are generally operated at a fixed temperature to supply heat to constant temperature circuits, variable temperature heating circuits, through three-port valves, and primary supplies to hot water generation. Many of the three port valve blending stations controlling the heating circuits to departments have been bypassed or are not working. The absence or age of, control systems means that the plant runs at below optimum efficiency.

Hot water generation for the major users is by plate heat exchangers with large centralised buffer vessels to provide resilience at times of high demand. Buffer vessels of this type do require maintenance and regular monitoring due to legionella risk and the Trust may wish to consider if they could be removed.

4.6.3 Steam Distribution

There is a small steam generation and steam distribution system on site limited to the provision of steam supplies for autoclaves in pathology and SSD. The heat losses from the distribution system will render this system very inefficient. The system is however in good condition and should be serviceable for at least five years (therefore not identified in backlog 5 year plan). If autoclave facilities are to be retained, the Trust might consider local steam generation being specified when autoclaves are replaced.

4.6.4 Water Systems

This report does not cover a detailed survey of water systems other than to identify where major plant replacement is required. With the exception of a lack of blending valves to wash hand basins, there were no significant defects identified in the domestic hot and cold water distribution systems. However, the Trust should also refer to the water risk assessments carried out under the HTM04-01 series of documents.

4.6.5 Ventilation Plant

The majority of the ventilation plant within the hospital is at or beyond its expected life. There are several areas where plant is performing poorly.

Main concerns are:
Operating theatres ventilation does not comply with current (nor previous) design guidance. A recirculation system is employed with bespoke ultra clean systems. This is dependent on all supply air being h.e.p.a filtered and routine microbiological testing. This varies significantly from all recognised standards and should not be seen as good practice. Additionally, the systems are well beyond their normal expected life.

Ventilation plant serving general ward areas do not comply with current standards and are close to the end of their expected life cycle.

Maternity theatre plant is well beyond its expected life and is in an advanced state of dilapidation. The air distribution system within the theatre will not give adequate flow distribution within the space.

Because of age, the majority of other air handling units on site do not comply with current standards.

It was noted that there was no forced ventilation within CCU which contravenes current HBN 04.02 and HTM guidance.

Dept/level.	Sub Element	Defect	Remedy
Maternity	Ventilation Plant	Numerous compliance issues	Replace AHU and ancillary equipment
Mortuary	Air Handling Units: External	In an advanced state of dilapidation	Remove/Replace if required
X-Ray	Air Handling Units: External	Exceeded life expectancy	Replace
Theatres	Air Handling Units: Internal	Non-compliant	Replace
EAU/Laburnum & Amb Plant Room	Ventilation Plant	Rowan Day Unit Supply & Extract AHU: non-compliant	Replace
EAU/Laburnum & Amb Plant Room	Ventilation Plant	Ambulatory Care Unit Dirty Extract AHU: non-compliant	Replace
EAU/Laburnum & Amb Plant Room	Ventilation Plant	EAU & Laburnum Supply AHU: non-compliant	Replace
EAU/Laburnum & Amb Plant Room	Ventilation Plant	EAU & Laburnum Clean & Dirty Extract AHUs: non-compliant	Replace
EAU/Laburnum & Amb Plant Room	Ventilation Plant	Laburnum side rooms Supply AHU: exceeded life expectancy	Replace
EAU/Laburnum & Amb Plant Room	Ventilation Plant	Oak & Juniper Supply AHU: non-compliant	Replace
EAU/Laburnum & Amb Plant Room	Ventilation Plant	Oak & Juniper Clean & Dirty Extract AHUs: non-compliant	Replace
A&E	Air Handling Units : Internal	AHU exceeded life expectancy	Replace
Women's Day Case Unit	Ventilation Plant	Colposcopy room has no mechanical ventilation	Install system in order to provide a positively pressured environment

4.6.6 Medical Gas Systems

The majority of medical gas plant and distribution is to an acceptable standard with much of the central plant having recently been replaced. The Oxygen VIE is a single unit with bottled back up and this represents a single point of failure. The Trust should consider a second VIE located appropriately in accordance with HTM 02.01.

4.6.7 Lifts and Hoists

Most of the 6 lifts appear to be in reasonable condition and the AE report does not identify any significant issues. However, 2 lifts were identified as being problematic and should be considered for replacement:

Dept./level.	Sub Element	Defect	Remedy
EAU/Laburnum & Amb Ground Floor	Passenger Lift	Breaks down frequently/not suitable for Hospital Beds.	Replace with new Bed Lift.
Kitchen	Goods Lift	1 out of 2 lifts fail from time to time	replace with new goods lift.

4.6.8 Electrical Infrastructure

The site is supplied at High Voltage with an internal HV interconnector. There is some doubt relating to the fault current carrying capacity of this interconnector which appears undersized. This requires further investigation by an appropriately qualified engineer. With this exception, the HV infrastructure appears to be in acceptable condition and has been subject to review by the Trust's Authorising Engineer (HV).

There are a number of concerns with the LV infrastructure, particularly main distribution and section boards. There is an investment need of some £310,000 (exc. fees, vat and temporary supplies etc.) to upgrade aged and failing switchgear. The following summarises the requirements:

Dept/level.	Sub Element	Defect	Remedy
A-Sub LV Switchgear	Electrical Main Distribution	Malfunctioning Switch & Now Exceeded Life Expectancy	Replace
B-Sub LV Switchgear	Electrical Main Distribution	Now Exceeded Life Expectancy	Replace
Main DB & change-over panel	Switchgear	Now Exceeded Life Expectancy	Replace
X-Ray DB (Radiology Corridor)	Switchgear	Now Exceeded Life Expectancy	Replace
Medical Block Main Switchgear	Switchgear	Now Exceeded Life Expectancy	Replace
Pathology Lower - main DB & change-over panel	Switchgear	Now Exceeded Life Expectancy	Replace
Pathology Upper – Section-board	Switchgear	Non Compliant & Now Exceeded Life Expectancy	Replace
Old Theatre Block - Uncontrolled Switchgear	Switchgear	Now Exceeded Life Expectancy & Discrimination?	Replace
Under Block 2 - Electrical Switch Room	Switchgear	Now Exceeded Life Expectancy	Replace

Generators are in satisfactory condition but should be maintained and tested in accordance with HTM 06 01 part B to ensure continuing reliability.

4.6.9 Electrical Systems

A number of installations within buildings require minor works. The exception is the maternity building which falls far short of current requirements and requires a full replacement of the electrical installation.

4.6.10 Telecoms and Data Systems

Voice and data systems were not reviewed as part of this survey, so no observations can be made about operational and strategic issues.

4.6.11 Lighting

Lighting is old in some buildings through the site but is generally being replaced over time when resources become available.
Improvements can be made at 3 levels: 1) Illumination 2) Aesthetics and 3) Carbon efficiency.

The Trust should develop a planned replacement programme, based on cost reduction and lighting improvement.
There is considerable evidence for carbon saving, increased service life and improved effectiveness of lighting using modern T5 and LED luminaries, which are particularly suitable for use with lighting controls.

Emergency lighting is provided to escape routes, and this appears to be adequate. However, Lighting Guide 2; Hospitals and health care buildings, (CIBSE/SLL) notes that emergency lighting is also required for areas over 60 M2, toilets over 8 M2 or with no external windows, lifts, and plant rooms. This provision is for safety reasons, and appears to be generally absent.

4.6.12 Pressure Systems

Pressure vessels are few due to the engineering systems deployed, but are all subject to an Authorising Engineer report and Insurance inspections.

4.6.13 Energy Conservation

Whilst energy saving advice is not the direct remit of this report, there are a lot of references in the text above to backlog improvements which might impact on energy consumption.

Summarising:-

- Building fabric standards vary and though there is not a lot of opportunities for insulation, cavity walls and roof-spaces must be treated. Improving windows, external insulation of flat roofs and general draught-proofing will pay for themselves.

- Standards of insulation on pipes and ducts, and hot and cold plant surfaces, vary from adequate to poor. Failed insulation should be replaced, inadequate insulation should be upgraded, and uninsulated components should be insulated.

- The Building Management System is not sufficiently comprehensive. Automatic control with plant and utilities monitoring is a useful energy management tool. The BMS should be extended both in the area it covers and its functionality. The survey has not included these costs as Backlog.

- There is very little energy recovery from ventilation systems. This is mostly because of their age, and the configurations do not lend themselves to retrofitting. For new plant, though, energy recovery should be a key consideration. Where heat extracted cannot be used in the supply, then there may be other places it could be used. An integrated approach should be adopted where feasible.

- The use of heat pump technologies such as the Colt 'Caloris' system, which will integrate effectively with other systems and can be closely controlled.

- Older lighting could be replaced with operational savings. The pay-back times need to be considered when deciding on priorities

5 CONCLUSIONS

The scale of the investment required to remedy the estate risks and to put back into a satisfactory condition has been assessed at some £7.4 million (Ex VAT, Fees, Enabling works)

The Risk Adjusted figure for Critical backlog is some **£2.9** million.

This is significantly higher than previously reported figures of £2.7million with a risk adjusted figure of £1.4 million. (ERIC 2015/16)

High risk items are less than 1% of those identified and represent £60,000.00 requirement for CCU ventilation systems and £300,000.00 urgent infrastructure works to electrical systems.

Significant risk items amount to £2.6 million of required investment. The main areas are Theatre ventilation systems, the Maternity building and infrastructure requirements.

Moderate risk items total some £3.1 million and **Low risk** some £1.6m.

The survey investment sums can be spread over a 5 year period and the table below indicates a possible pattern of expenditure.

In practice, a judgement needs to be made on where best to target expenditure to minimise risk but also to reflect any emergent development plans for the site.

- The former Nurses Home and old Theatre blocks are scheduled for demolition and these works have not formed part of this appraisal. Early demolition of these areas will reduce operational risk as well as opening up the site to further development opportunities.

- The single storey, flat roofed 1942 structures have exceeded their life expectancy and further investment is folly.

- Infrastructure investment includes £2million for Asbestos risk but this is not likely to be expended until the need arises to redevelop areas where disturbing asbestos is inevitable; Radiology Department for example.

- The first floor of the Maternity block is currently unoccupied, and the survey has identified nearly a £1 million of risk in the building, some of which will need to be expended prior to any clinical reuse of the facility. The building is 50 years old and has some structural problems and upgrade requirements. The future continued use of the building will need to be considered.

The Treatment Centre has not formed part of this appraisal but when it reverts back to Trust control it will have a key impact on the rest of the development plans for the site.

Treatment Centre (GIA-5000m^2)

The Medical block is nearly 30 years old and a significant building on site. The wards are undersized for multiple bedded areas compared to modern space standards (HBN 04). The four bedded bays are tight on space and management of patients is compromised by this. An investment need of just over a £1 million investment need has been identified by this survey.

Medical Block (GIA-4566m^2)

The existing Theatres has 4 undersized theatres (34m2 compared to modern standard of 50m2) and although serviceable with further investment ,their size my restrict their type of use.

The table below provides an initial indicative spread of expenditure which will need to be adjusted to take account of the above issues and future planning needs for the site.

	Investment Year							
Cluster	**Block**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**Grand Total**
A	1-5+22&23	3	3	2.5	95		88	191.5
B	21		31	47	48	27	207.5	360.5
C	11-19	2.5	28		105	2.5	80	218
F	56	60	41	225	610	70	30	1,036
G	61	12	24			28	12	76
H	41&42		535		25	107	30	697
I	34&40				2			2
K	38		12	50	35			97
L	57	8	60	25	70	7.5		170.5
M	37		32		8	6		46
N	32	10	21		30	22.8		83.8
O	30	342	330.2	95	59	25	60	911.2
P	36	12.5	50		35	97.5	90	285
Q	62				7		12	19
R	64		33		25	16.5		74.5
S	58		7	80	7			94
T	25		1			18		19
U	68				2		5	7
V	35		9		25		85	119
W	7		2		65		60	127
Z	Infrastruct	160	850	450	530	400	450	2,840
Grand Total		**610**	**2,069.2**	**974.5**	**1,783**	**827.8**	**1,209.5**	**7,474**

Appendix 1: Risk Assessment 5 X 5 Matrix

SCORE RANGE	RISK RANKING
1 – 6	LOW
7 – 10	MODERATE
11 – 16	SIGNIFICANT
17 -25	HIGH

							PROBABILITY OF FAILURE				
						Rating	1	2	3	4	5
						Failure Descriptors	RARE	UNLIKELY	POSSIBLE	LIKELY	CERTAIN
							None or minimal remedial action required and/or new/ recent upgrade. Estimated time to failure may be circa > 10 yrs	Normal wear and tear. Sound, operationally safe and exhibits only minor deterioration. Estimated time to failure may be circa < 10 yrs.	Reasonable physical damage / deterioration. Reassignment of life may be acceptable based on technical tests or residual robustness. Estimated time to failure may be circa < 5 yrs.	Major physical damage / deterioration. Failure apparent / assessed as imminent or unacceptable built environment. Not appropriate to reassign life. Estimated time to failure may be circa < 1 yr.	Failure occurred unacceptable built environment. Not appropriate to reassign life. Estimated time to failure may be circa < 6 months.
	SEVERITY										
	Rating	Descriptor	Health & Safety	Environment	Business	Operational / building / engineering element	Fire / Statutory Complies with mandatory fire safety requirements and statutory legislation.	Fire / Statutory Complies with mandatory fire safety requirements and Statutory safety legislation with minor deviations of a non-serious nature.	Fire / Statutory Known contravention of one or more requirements – which falls short of "B".	Fire / Statutory Dangerously below "B".	Fire / Statutory Dangerously below "B".
POTENTIAL CONSEQUENCES	1	INSIGNIFICANT	No injury/ breach of guidance procedures	No or minimal impact breach of guidance / procedures.	Unlikely cause of complaint. Litigation remote. Minimal reputation loss / limited awareness within organisation.	Minimal or no impact. Minimal or No disruption.	1	2	3	4	5
	2	MINOR	Minor injury (first aid or self-treatment. Breach of legal requirement.	Breach of legal requirement.	Possible complaint. Litigation unlikely. Loss of reputation (widespread internal awareness).	Localised Impact. Disruption to normal Services.	2	4	6	8	10
	3	MODERATE	Moderate injury / health statutory obligations. Improvement notice issued.	Single breach of legal requirements. Improvement notice issued.	Possible complaint. Possible litigation. Loss of reputation. National paper reporting.	Moderate Impact. Moderate disruption to Normal services.	3	6	9	12	15
	4	MAJOR	Major / significant injury or long-term incapacity / disablement. Prohibition notice issued.	Multiple breaches of legal requirements. Prohibition notice issued.	Litigation expected. Loss of reputation. National reporting.	Major / significant Impact. Severe disruption To normal services.	4	8	12	16	20
	5	CATASTROPHIC	Fatality and / or permanent disability. Prosecution.	Multiple breach of legal requirement. Prosecution.	Litigation certain. National adverse publicity.	Critical impact. Service closure.	5	10	15	20	25

Appendix 2: Survey Spreadsheets

Block Number	Block Name	Cluster	Dept/level.	Element	Sub Element	Defect	Remedy	Cond Rank	Year Installed	Life Cycle	Yrs. before work	Cost £,000	Conseq	Likelihood	Risk Score
2	Audiology & Cardiac Rehab	a	Cardiac Rehab	03. Roofs	Flashings	Damage/blistering to parapet/flasing details.	Repair locally.	B(C)		40	5	8	3	3	9
2	Audiology & Cardiac Rehab	a	Cardiac Rehab	02. External Fabric	Windows	Single glazed timber sash windows.	Replace with Double Glazed units.	C		40	3	20	3	3	9
2	Audiology & Cardiac Rehab	a	Audiology	04. Internal fabric and fittings	Internal Decoration	plaster & paintwork flaking.	Replaster skim & decorate.	C		7	3	2	2	2	4
2	Audiology & Cardiac Rehab	a	Audiology	04. Internal fabric and fittings	Ceilings	Suspended ceiling tiles naged throughout.	Replace with new ceiling tiles	D		40	2	1.5	3	2	6
2	Audiology & Cardiac Rehab	a	Audiology	04. Internal fabric and fittings	Floor screed and coverings	Internal Manhole seals & floor coverings failed.	replace with new double sealed manhole & floor finish.	C		15	2	1	3	2	6
3	Cedar Ward	a	Cedar Ward	02. External Fabric	Windows	Single glazed timber windows.	Replace with UPVC Double Glazed units.	C		40	3	35	3	3	9
4	Training / Management / Senior Nurses	a	First Floor	02. External Fabric	Windows	Single glazed metal windows.	Replace with UPVC Double Glazed units.	C		40	3	20	3	3	9
4	Training / Management / Senior Nurses	a	First Floor	17. Passive fire precautions	Fire escape routes	Break glass to round side of doctors mess.	install break glass to other side of door.	D			1	1	4	4	16
5	Occupational Health / X-Ray Records	a	Whole Building	02. External Fabric	Walls & Finishes	vegetation penetrating brickwork & roof	strip back and cut out	C		80	5	5	3	2	6
5	Occupational Health / X-Ray Records	a	Whole Building	02. External Fabric	Walls & Finishes	mortar joints breaking away	repoint locally	C		80	5	15	3	2	6
5	Occupational Health / X-Ray Records	a	Whole Building	02. External Fabric	Windows	Single glazed timber sash windows deteriorating.	Replace with Double Glazed units.	C		40	5	20	3	3	9

Block Number	Block Name	Cluster	Dept/level.	Element	Sub Element	Defect	Remedy	Cond Rank	Year Installed	Life Cycle	Yrs. before work	Cost £,000	Conseq	Likelihood	Risk Score
5	Occupational Health / X-Ray Records	a	Whole Building	02. External Fabric	External Doors	Non insulated timber painted doors deteriorating.	Replace with insulated doors	C		30	5	6	3	3	9
5	Occupational Health / X-Ray Records	a	Whole Building	03. Roofs	Flashings	Damage/blistering to parapet/flashing details.	Repair locally.	B(C)		40	5	4	3	3	9
5	Occupational Health / X-Ray Records	a	Whole Building	13. ELECTRICAL SYSTEMS	Wiring Systems - Protection	loose wiring/cabling exposed, trip hazards, etc	install appropriate containment	D		25	1	2	4	4	16
7	PGEC	w	PGEC	02. External Fabric	Windows	Single glazed timber windows deteriorating.	Replace with UPVC Double Glazed units.	C		40	3	60	3	3	9
7	PGEC	w	PGEC	03. Roofs	Flashings	Flashings to flat roof deteriorating.	Replace/redo flashings locally	D		20	3	5	3	2	6
7	PGEC	w	PGEC	03. Roofs	Roof coverings	Roof coverings made from Asbestos	Remove & replace with new tiles.	C		20	5	60	2	2	4
7	PGEC	w	PGEC	03. Roofs	Rain Water Goods	guttering blocked - full of debris	clean/tidy up guttering.	C		20	1	2	2	2	4
11	Finance & Information	c	Finance & Information	02. External Fabric	Windows	Single glazed metal windows.	Replace with UPVC Double Glazed units.	C		40	3	30	3	3	9
11	Finance & Information	c	Finance & Information	14. ALARMS & DETECTION SYSTEMS	Fire Alarm System	No detection side 5 offices.	Install fire detection interfaced with fire alarm.	D		25	0	2.5	4	4	16
12	Consultants & Secretaries	c	Consultants & Secretaries	02. External Fabric	Windows	Single glazed metal windows.	Replace with UPVC Double Glazed units.	C		40	3	30	3	3	9
13	Medical Records	c	Medical Records	17. Passive fire precautions	Fire signs	Inadequate means of escape signage.	Install Means of escape signage to BS.	D			1	1	4	4	16
13	Medical Records	c	Medical Records	17. Passive fire precautions	Fire stopping	No Fire stopping to compartment walls where services pass.	Fire stop locally	D			1	2	4	4	16

Block Number	Block Name	Cluster	Dept/level.	Element	Sub Element	Defect	Remedy	Cond Rank	Year Installed	Life Cycle	Yrs. before work	Cost £,000	Conseq	Likelihood	Risk Score
14	Porters & HK	c	Porters & HK	02. External Fabric	Windows	Single glazed timber windows.	Replace with UPVC Double Glazed units.	C		40	3	18	3	3	9
14	Porters & HK	c	Porters & HK	03. Roofs	roof coverings	Leak to 1 room & corridor when rains	Make good roof locally	C		20	1	25	3	3	9
17	Pre-Admissions	c	Pre-Admissions	02. External Fabric	Windows	Single glazed timber windows.	Replace with UPVC Double Glazed units.	C		40	3	7	3	3	9
17	Pre-Admissions	c	Pre-Admissions	04. Internal fabric and fittings	Sanitary Ware	Incompliant clinical wash basin & taps	Replace with new	B(C)		30	4	2.5	3	2	6
18	SSD Store	c	SSD Store	02. External Fabric	External Timber / PVCu Detail	pre-fab timber extension with inadequate insulation	Clad externally with modern materials.	C		80	5	40	2	2	4
18	SSD Store	c	SSD Store	02. External Fabric	Windows	Single glazed timber windows.	Replace with UPVC Double Glazed units.	C		40	3	10	3	3	9
19	Resuscitation Nurse Training	c	Resuscitation Nurse Training	02. External Fabric	External Timber / PVCu Detail	Timber shed construction.	Clad externally with modern materials.	C		80	5	40	2	2	4
19	Resuscitation Nurse Training	c	Resuscitation Nurse Training	02. External Fabric	Windows	Single glazed timber windows & doors	Replace with UPVC Double Glazed units.	C		40	3	10	3	3	9
21	OPD & Brodey Centre	b	The Brodie Centre	04. Internal fabric and fittings	Sanitary Ware	Incompliant dishwasher	Replace with new	B(C)	1998	30	2	1	3	2	6
21	OPD & Brodey Centre	b	OPD	01. Structure	Walls	Major cracking to high level walls - structural walls	To be checked by Structural Engineer	D	1997	80	1	15	4	4	16
21	OPD & Brodey Centre	b	OPD	01. Structure	Walls	Inadequate sound protection to Clinic Rooms	Overboard, plaster, skim & decorate.	C		80	5	12.5	4	4	16
21	OPD & Brodey Centre	b	OPD	01. Structure	Floor	Timber floor deflating/buckling.	Replace with new timber flooring locally.	C		80	5	90	3	3	9

Block Number	Block Name	Cluster	Dept/level.	Element	Sub Element	Defect	Remedy	Cond Rank	Year Installed	Life Cycle	Yrs. before work	Cost £,000	Conseq	Likelihood	Risk Score
21	OPD & Brodey Centre	b	OPD	02. External Fabric	Windows	Single glazed timber & metal windows.	Replace with UPVC Double Glazed units.	C		40	3	40	3	3	9
21	OPD & Brodey Centre	b	OPD	02. External Fabric	External Timber / PVCu Detail	pre-fab timber extension dilapidating	Clad externally with modern materials.	C		80	5	80	4	2	8
21	OPD & Brodey Centre	b	OPD	04. Internal fabric and fittings	Sanitary Ware	Incompliant clinical wash basin & taps	Replace with new	B(C)		30	4	27	3	2	6
21	OPD & Brodey Centre	b	OPD	04. Internal fabric and fittings	Floor screed and coverings	Carpet installed to Clinical Areas	Replace with vinyl	B(C)	1997	15	5	25	2	2	4
21	OPD & Brodey Centre	b	OPD	04. Internal fabric and fittings	Sanitary Ware	Incompliant dishwasher	Replace with new	B(C)	1997	30	2	1	3	2	6
21	OPD & Brodey Centre	b	OPD	04. Internal fabric and fittings	Internal Decoration	Decoration deteriating	Redecorate/reseal wall finishes.	C		5	1	1	2	2	4
21	OPD & Brodey Centre	b	OPD	25. Access standards	Internal accessibility	Doors & frame non-contrasting as required.	Replace/repaint door frames.	C			3	8	2	2	4
21	OPD & Brodey Centre	b	OPD	07. HEATING SYSTEMS	Controls	Faulty TRVs (estimated 100.of)	Replace	D	1995	15	1	15	2	5	10
21	OPD & Brodey Centre	b	OPD	08. HOT & COLD WATER SYSTEMS	Ancillary Equipment - Valves / Controls	No mixing valves installed (30.of)	Fit valves	C		20	2	45	4	4	16
25	Stores & Linen	t	Stores & Linen	02. External Fabric	Windows	Single-glazed metal windows have exceedeed their life expectancy	Replace	C	1967	40	4	18	2	2	4
25	Stores & Linen	t	Stores & Linen	17. Passive fire precautions	Fire signs	Limited fire signage installed	Install additional signage including appropriate lighting	C	1950	n	1	1	4	3	12
22	Pharmacy	a	Pharmacy	02. External Fabric	Windows	Single Glazed with draughts & water ingress	Replace with Double Glazed	C		40	3	6	3	3	9

Block Number	Block Name	Cluster	Dept/level.	Element	Sub Element	Defect	Remedy	Cond Rank	Year Installed	Life Cycle	Yrs. before work	Cost £,000	Conseq	Likelihood	Risk Score
							units.								
22	Pharmacy	a	Pharmacy	03. Roofs	Roof Lights	Water tight issues.	Replace Rooflights & redo flashings	D		20	0	3	3	3	9
22	Pharmacy	a	Pharmacy	04. Internal fabric and fittings	Floor screed and coverings	Defected floors temporarily taped up.	Replace & make good.	C		15	3	12	3	2	6
22	Pharmacy	a	Pharmacy	04. Internal fabric and fittings	Internal Decoration	Damaged walls, plaster & paint.	Replaster, Paint & Install Protection	C		7	5	15	3	2	6
22	Pharmacy	a	Pharmacy	04. Internal fabric and fittings	Unit Furniture	shelving & benching damaged/scuffed throughout.	Replace with new laminate faced fittings.	C		40	5	15	3	3	9
30	Maternity	o	Maternity	02. External Fabric	Walls & Finishes	High level perimeter concrete ringbeam breaking away exposing reinforcing bars.	Reinstate locally & install cladding panels.	C	1967	80	1	80	4	3	12
30	Maternity	o	Maternity	02. External Fabric	Windows	No restrictors installed to Clinical Areas.	Install proprietary restrictor to openable windows	D	1967	40	1	5	4	4	16
30	Maternity	o	Maternity	02. External Fabric	Windows	Single Glazed with draughts & water ingress	Replace with Double Glazed.	C	1967	40	3	8	3	3	9
30	Maternity	o	Maternity	03. Roofs	Rain Water Goods	No mesh cover protection to internal RWP at Roof Level.	Install mesh protection.	D	1967	20	0	1	3	2	6
30	Maternity	o	Maternity	03. Roofs	Roofcoverings - Flat	Showing signs of age & bowing throughout.	Replace in near future	B(C)	1967	40	3	5	3	3	9
30	Maternity	o	Maternity	03. Roofs	Flashings	Damage/blistering to parapet/flasing details.	Repair locally.	B(C)	1967	40	3	5	3	3	9
30	Maternity	o	Maternity	04. Internal fabric and fittings	Internal Decoration	plaster & paint breaking away.	replaster, Skim & decoration	D	1967	7	5	30	3	2	6

Block Number	Block Name	Cluster	Dept/level.	Element	Sub Element	Defect	Remedy	Cond Rank	Year Installed	Life Cycle	Yrs. before work	Cost £,000	Conseq	Likelihood	Risk Score
							required.								
30	Maternity	o	Maternity	04. Internal fabric and fittings	Internal Decoration	Wall paint spec unsuitable & flaking to Theatre	Repaint with suitable spec.	D	1967	7	1	5	3	2	6
30	Maternity	o	Maternity	04. Internal fabric and fittings	Floor screed and coverings	timber skirtings to clinical areas	replace/cover with coved/set in PVC skirting.	C	1967	15	2	10	2	2	4
30	Maternity	o	Maternity	04. Internal fabric and fittings	Floor screed and coverings	Defected floors temporarily taped up.	Replace & make good.	C	1967	15	1	25	3	2	6
30	Maternity	o	Maternity	04. Internal fabric and fittings	Internal Doors	Timber painted doors damaged/unsealed.	replace with laminate faced doors	C	1967	30	3	30	2	3	6
30	Maternity	o	Maternity	04. Internal fabric and fittings	Sanitary Ware	Incompliant clinical wash basin & taps	Replace with new	B(C)	1967	30	4	25	3	2	6
30	Maternity	o	Maternity	04. Internal fabric and fittings	Sanitary Ware	Step up/non accessible type showers.	Replace with new walk-in/wet showers.	B(C)	1967	30	1	15	4	2	8
30	Maternity	o	Maternity	04. Internal fabric and fittings	Unit Furniture	painted timber fittings damaged/scuffed to clinical areas.	Replace with new	C	1967	40	5	30	3	3	9
30	Maternity	o	Maternity	13. ELECTRICAL SYSTEMS	Internal lighting	Dated light fittings with low lux.	Replace with new fittings.	C	1967	15	2	85	2	3	6
30	Maternity	o	Maternity	17. Passive fire precautions	Fire escape routes	Door détentes to Corridors failed.	Install new to interface with fire alarm.	D	1967		0	1.5	4	3	12
30	Maternity	o	Maternity	17. Passive fire precautions	Fire escape routes	External Fire Escape Staircase rusting/unsealed.	Repaint with appropriate paint protection.	C	1967		0	2	2	2	4
30	Maternity	o	Maternity	17. Passive fire precautions	Fire escape routes	External Fire Escape Staircase not partially covered to B Regs.	Install new partially covering enclosure.	D	1967		0	7.5	4	4	16

Block Number	Block Name	Cluster	Dept/level.	Element	Sub Element	Defect	Remedy	Cond Rank	Year Installed	Life Cycle	Yrs. before work	Cost £,000	Conseq	Likelihood	Risk Score
30	Maternity	o	Maternity	17. Passive fire precautions	Fire compartmentation	Fanlight above Fire doors non fire rated.	Install FR panel/glazing.	D	1967		0	8	4	3	12
30	Maternity	o	Maternity	17. Passive fire precautions	Fire doors	Door smoke seals dilapidated.	Reseal/relip doors/frames.	D	1967		1	10	4	4	16
30	Maternity	o	Maternity	19. Fire safety culture	Fire evacuation plans	Inadequate Means of Escape Signage to Ground Floor	Install FE Signage & illuminated signs.	D	1967		1	10	4	4	16
30	Maternity	o	Maternity	20. Safe structures	Glazing standards	Unstable/unsafe UPVC framework to first floor.	Replace with FENSA approved windows & frames.	D	1967	40	1	50	4	4	16
30	Maternity	o	Maternity	20. Safe structures	Working at height management	No barrier protection to Roof Lights - Hazard	Install barrier protection.	D	1967		1	5	4	3	12
30	Maternity	o	Maternity	20. Safe structures	Working at height management	No barrier protection/enclosure to part Roof.	Install barrier protection.	D	1967		1	10	4	4	16
30	Maternity	o	Maternity	25. Access standards	Accessibility of building entrances	Inadequate barrier matting to Main Entrance.	Install new primary & secondary barrier matting.	C	1967		1	5	4	3	12
30	Maternity	o	Maternity	24. Energy measures	Insulation	AC pipework on roof insulation perished	Replace insulation	B(C)	2003	12	3	1	2	2	4
30	Maternity	o	Maternity	09. VENTILATION SYSTEMS	Ventilation Plant	Numerous compliance issues	Replace AHU and ancilliary equipment	C	1967	20	1	100	4	3	12
30	Maternity	o	Maternity	07. HEATING SYSTEMS	Heat Emitters	No guard on cast iron radiators (2.of 1st floor)	Install low surface teperature covers	C	1967	30	1	0.2	4	3	12
30	Maternity	o	Maternity	07. HEATING SYSTEMS	Heat Emitters	Cast iron radiators exceeded life expectancy (17.of 1st floor)	Replace with contemporary alternatives	B(C)	1967	30	1	10	1	2	2

Block Number	Block Name	Cluster	Dept/level.	Element	Sub Element	Defect	Remedy	Cond Rank	Year Installed	Life Cycle	Yrs. before work	Cost £,000	Conseq	Likelihood	Risk Score
30	Maternity	o	Maternity	13. ELECTRICAL SYSTEMS	Wiring Systems	Non-compliant: imited number of sockets and no UPS/IPS to SCBU	Rewire the building	C	1967	25	0	300	4	4	16
30	Maternity	o	Maternity	17. Passive fire precautions	Fire escape routes	External Stairs are slip-hazard and rusting	Repaint and install cover	B(C)	1967		3	10	4	2	8
30	Maternity	o	Maternity	04. Internal fabric and fittings	Sanitary Ware	Non-compliant (22.of 1st Floor)	Replace	D	2000	30	0	22	4	3	12
32	'E' Ward & Day Case / Surgery	n	Day Case Unit	02. External Fabric	Walls & Finishes	Defected Paint finishes and unsealed timber façade.	Redecoration to External timber façade.	C		80	1	10	3	2	6
32	'E' Ward & Day Case / Surgery	n	Day Case Unit	04. Internal fabric and fittings	Floor screed and coverings	Unsealed set in pvc skirts.	Replace and reseal.	C		15	0	10	3	2	6
32	'E' Ward & Day Case / Surgery	n	Day Case Unit	04. Internal fabric and fittings	Internal Doors	Scuffed/damaged & unsealed.	Relip, repaint or replace doors.	C		30	3	20	2	3	6
32	'E' Ward & Day Case / Surgery	n	Day Case Unit	04. Internal fabric and fittings	Sanitary Ware	Incompliant clinical wash basin & taps	Replace with new	D		30	4	12.8	3	2	6
32	'E' Ward & Day Case / Surgery	n	Day Case Unit	04. Internal fabric and fittings	Sanitary Fittings	No grabs rails to Patient Bathroom/Showers.	Install new grab rails	D	N/A	30	1	5	3	2	6
32	'E' Ward & Day Case / Surgery	n	Day Case Unit	17. Passive fire precautions	Fire doors	Defected Smoke seals to Fire Doors.	Reseal & replip doors	D		30	1	5	4	2	8
32	'E' Ward & Day Case / Surgery	n	Day Case Unit	04. Internal fabric and fittings	Sanitary Ware	Wash hand basin is non-compliant (1.of)	Replace	C	1996	30	1	1	4	3	12
32	'E' Ward & Day Case / Surgery	n	Day Case Unit	13. ELECTRICAL SYSTEMS	Internal lighting	Exceeded life expectancy	replace	C	1996	15	4	10	2	2	4
32	'E' Ward & Day Case / Surgery	n	Day Case Unit	15. COMMUNICATIO N SYSTEMS	Nurse Call System	Exceeded life expectancy	replace	C	1971	15	3	10	4	3	12

Block Number	Block Name	Cluster	Dept/level.	Element	Sub Element	Defect	Remedy	Cond Rank	Year Installed	Life Cycle	Yrs. before work	Cost £,000	Conseq	Likelihood	Risk Score
36	Pathology	p	Pathology Lab	13. ELECTRICAL SYSTEMS	Internal lighting	Exceeded life expectancy	Replace with contemporary equivalent	C	1995	15	1	10	2	2	4
36	Pathology	p	Mortuary	09. VENTILATION SYSTEMS	Air Handling Units : External	In an advanced state of delapidation	Remove/Replac e if required	Dx	1995	15	1	25	2	2	4
35	Main Corridors	v	Main Corridor	02. External Fabric	External Doors	Main Entrance doors defected timber - non insulated.	Replace with double glazed insulated doors.	C		30	1	1	2	2	4
35	Main Corridors	v	Main Corridor	03. Roofs	Roofcoverings	Roof deteriorating/buckling	Replace with new in sections.	B(C)		20	5	85	3	3	9
35	Main Corridors	v	Main Corridor	03. Roofs	Rain Water Goods	Gutter require cleaning throughout hospital.	Clean gutters	B(C)		20	3	25	3	3	9
35	Main Corridors	v	Main Corridor	17. Passive fire precautions	Fire stopping	Fire Stopping throughout failed by services	infill/fire stop with intumescent foam or boarding.	D			1	8	4	4	16
36	Pathology	p	Pathology	02. External Fabric	External Timber / PVCu Detail	UPVC Pannelling timber extension dilapidating	Clad externally with modern materials.	C		80	5	80	4	2	8
36	Pathology	p	Pathology	02. External Fabric	Windows	Single glazed metal windows.	Replace with UPVC Double Glazed units.	C		40	3	30	3	3	9
36	Pathology	p	Pathology	03. Roofs	Roofcoverings	Roof deteriorating/buckling	Replace with new throughout	B(C)		20	4	75	3	3	9
36	Pathology	p	Pathology	03. Roofs	Roof Lights	Rooflights rusting/deteriorating	replace with new with flashings	B(C)		20	4	20	3	3	9
36	Pathology	p	Pathology	20. Safe structures	Working at height management	No barrier protection to Roof Lights - Hazard	Install barrier protection.	D			1	10	4	3	12
36	Pathology	p	Pathology	04. Internal fabric and fittings	GF Sanitary Ware	Incompliant clinical wash basin & taps	Replace with new	B(C)		30	4	2.5	3	2	6

Block Number	Block Name	Cluster	Dept/level.	Element	Sub Element	Defect	Remedy	Cond Rank	Year Installed	Life Cycle	Yrs. before work	Cost £,000	Conseq	Likelihood	Risk Score
36	Pathology	p	Pathology	04. Internal fabric and fittings	GF Floor screed and coverings	Carpet installed to Clinical Areas	Replace with vinyl	B(C)		15	5	7	2	2	4
36	Pathology	p	Pathology	04. Internal fabric and fittings	GF Floor screed and coverings	Open risers to staircase	infill - max. 100mm open risers.	C		15	5	2	4	2	8
36	Pathology	p	Pathology	04. Internal fabric and fittings	Body Store Floor screed and coverings	Flooring to Slide Store Room dilapidated.	replace with new	D		15	3	5	4	2	8
36	Pathology	p	Pathology	02. External Fabric	1st fl External Doors	cracks to external fire escape.	infill & reseal door	C		30	5	1	2	2	4
36	Pathology	p	Pathology	03. Roofs	1st flRoof Lights	Glare and water tight issues.	Replace with new & make good.	D		20	0	2	3	3	9
36	Pathology	p	Pathology	17. Passive fire precautions	Fire escape routes	No balustrading protection to fire escape route.	install balustrading where required	D			1	5	4	4	16
36	Pathology	p	Pathology	17. Passive fire precautions	Fire escape routes	External Fire Escape Staircase not partially covered to B Regs.	Install new partially covering enclosure.	D			0	7.5	4	4	16
36	Pathology	p	Pathology	17. Passive fire precautions	Fire escape routes	No lighting to fire escape	Install new emergency lighting	D			0	3	4	4	16
37	'F' Ward / CCU / OT	m	CCU	04. Internal fabric and fittings	Sanitary Ware	Incompliant clinical wash basin & taps	Replace with new	B(C)		30	4	6	3	2	6
37	'F' Ward / CCU / OT	m	CCU	04. Internal fabric and fittings	Internal Doors	Timber painted doors damaged/unsealed.	replace with laminate faced doors	C		30	3	8	2	3	6
37	'F' Ward / CCU / OT	m	CCU	17. Passive fire precautions	Fire signs	Means of escape singage misleading	install appropriate directions signage.	D			1	2	4	4	16
37	'F' Ward / CCU / OT	m	CCU	17. Passive fire precautions	Fire exits	Fire exit behind bed bay	Reposition centrally to	D			1	4	4	3	12

Block Number	Block Name	Cluster	Dept/level.	Element	Sub Element	Defect	Remedy	Cond Rank	Year Installed	Life Cycle	Yrs. before work	Cost £,000	Conseq	Likelihood	Risk Score
							room away from bed bay								
37	'F' Ward / CCU / OT	m	CCU	04. Internal fabric and fittings	Sanitary Ware	Non-compliant (6.of)	Replace	C	1996	30	1	6	5	4	20
37	'F' Ward / CCU / OT	m	CCU	12. FIXED PLANT and EQUIPMENT	UPS Systems	Not present	Install	C		15	1	20	4	3	12
38	Radiology	k	Radiology	02. External Fabric	Walls & Finishes	Leak/Water ingress adjacent to electrical cabling	Make good RWP, Seal externals	D		80	1	5	4	4	16
38	Radiology	k	Radiology	04. Internal fabric and fittings	Floor screed and coverings	Defected floors damaged/temporarily taped up.	Replace & make good.	C		15	1	7	4	3	12
38	Radiology	k	Radiology	13. ELECTRICAL SYSTEMS	Internal lighting	Dated light fittings with low lux.	Replace with new fittings.	C		15	3	35	2	3	6
38	Radiology	k	X-Ray	09. VENTILATION SYSTEMS	Air Handling Units : External	Exceeded life expectancy	Replace	B(C)	2005	15	2	50	4	3	12
40	Workshop	i	Workshop	03. Roofs	Flashings	Flashings deteriorating	make good/redo flashings locally.	B(C)		20	3	2	3	2	6
41	Theatres	h	Theatres	03. Roofs	Roof Lights	Rooflights rusting/deteriorating	replace with new with flashings	B(C)		20	4	25	3	3	9
41	Theatres	h	Theatres	03. Roofs	Roofcoverings	Roof deteriorating/buckling	Replace with new throughout	B(C)		20	4	75	3	3	9
41	Theatres	h	Theatres	04. Internal fabric and fittings	Internal Doors	Timber painted doors damaged/unsealed.	replace with laminate faced doors	C		30	3	25	2	3	6
41	Theatres	h	Theatres	04. Internal fabric and fittings	Sanitary Ware	Incompliant clinical wash basin & taps	Replace with new	B(C)		30	4	7	3	2	6
41	Theatres	h	Theatres	04. Internal fabric and fittings	Internal Decoration	Wall paint spec unsuitable & flaking to Theatre	Repaint with suitable spec.	D		7	1	20	3	2	6

Block Number	Block Name	Cluster	Dept/level.	Element	Sub Element	Defect	Remedy	Cond Rank	Year Installed	Life Cycle	Yrs. before work	Cost £,000	Conseq	Likelihood	Risk Score
41	Theatres	h	Theatres	04. Internal fabric and fittings	Unit Furniture	timber fittings damaged/scuffed to clinical areas.	Replace with new laminate faced units.	C		40	5	30	3	3	9
41	Theatres	h	Theatres	04. Internal fabric and fittings	Floor screed and coverings	Defected floorsdamaged/temporaril y taped up.	Replace & make good.	C		15	1	15	3	2	6
41	Theatres	h	Theatres	09. VENTILATION SYSTEMS	Air Handling Units : Internal	Non compliant	Replace	C	1982	25	1	500	4	3	12
56	EAU/Laburnu m & Ambulatory Care	f	EAU/Laburnu m & Amb Ground Floor	02. External Fabric	Automatic Doors	Non automated single glazed Doors	Install automated double glazed doors	C	1987	15	3	40	3	3	9
56	EAU/Laburnu m & Ambulatory Care	f	EAU/Laburnu m & Amb Ground Floor	02. External Fabric	Windows	Single Glazed with draughts	Replace with Double Glazed.	C	1987	40	3	130	3	3	9
56	EAU/Laburnu m & Ambulatory Care	f	EAU/Laburnu m & Amb Ground Floor	02. External Fabric	External Doors	Single Glazed with draughts	Replace with Double Glazed.	C	1987	30	3	50	3	3	9
56	EAU/Laburnu m & Ambulatory Care	f	EAU/Laburnu m & Amb Ground Floor	03. Roofs	Rain Water Goods	Damage to Gutter.	Replace with new & make good.	D	1987	20	0	1	3	3	9
56	EAU/Laburnu m & Ambulatory Care	f	EAU/Laburnu m & Amb Ground Floor	03. Roofs	Roofcoverings - Pitch	Damage to Fascia & Roof Tiles.	Replace with new & make good.	D	1987	40	0	1	3	3	9
56	EAU/Laburnu m & Ambulatory Care	f	EAU/Laburnu m & Amb Ground Floor	04. Internal fabric and fittings	Internal Decoration	Damaged walls, plaster & paint.	Replaster, Paint & Install Protection	C	1987	7	1	15	3	2	6
56	EAU/Laburnu m & Ambulatory	f	EAU/Laburnu m & Amb Ground Floor	04. Internal fabric and fittings	Floor screed and coverings	timber skirtings to clinical areas	replace/cover with coved/set in PVC skirting.	B(C)	1987	15	2	35	3	2	6

Block Number	Block Name	Cluster	Dept/level.	Element	Sub Element	Defect	Remedy	Cond Rank	Year Installed	Life Cycle	Yrs. before work	Cost £,000	Conseq	Likelihood	Risk Score
	Care														
56	EAU/Laburnum & Ambulatory Care	f	EAU/Laburnum & Amb Ground Floor	04. Internal fabric and fittings	Floor screed and coverings	Defected floors temporarily taped up.	Replace & make good.	C	1987	15	1	5	4	3	12
56	EAU/Laburnum & Ambulatory Care	f	EAU/Laburnum & Amb Ground Floor	04. Internal fabric and fittings	Door Furniture	Door lever handles dropped/failed.	Replace with new lever handles.	D	1987	15	0	8	2	3	6
56	EAU/Laburnum & Ambulatory Care	f	EAU/Laburnum & Amb Ground Floor	04. Internal fabric and fittings	Sanitary Ware	Incompliant clinical wash basin & taps	Replace with new	B(C)	1987	30	4	15	3	2	6
56	EAU/Laburnum & Ambulatory Care	f	EAU/Laburnum & Amb Ground Floor	04. Internal fabric and fittings	Unit Furniture	Hardwood Staff Base damaged/scuffed throughout.	Replace with new	B(C)	1987	40	5	15	2	2	4
56	EAU/Laburnum & Ambulatory Care	f	EAU/Laburnum & Amb Ground Floor	07. HEATING SYSTEMS	Heating Pumps	No overhead door heaters to Entrance Lobby Doors.	Install overhead door heaters.	C	1987	15	3	10	3	3	9
56	EAU/Laburnum & Ambulatory Care	f	EAU/Laburnum & Amb Ground Floor	11. LIFTS & HOISTS	Passenger Lift	Breaks down frequently/not suitable for Hospital Beds.	Replace with new Bed Lift.	B(C)	1987	30	2	140	3	3	9
56	EAU/Laburnum & Ambulatory Care	f	EAU/Laburnum & Amb Ground Floor	13. ELECTRICAL SYSTEMS	Internal lighting	Dated light fittings with low lux.	Replace with new fittings.	B(C)	1987	15	3	60	2	3	6
56	EAU/Laburnum & Ambulatory Care	f	EAU/Laburnum & Amb Ground Floor	17. Passive fire precautions	Fire escape routes	Door détentes to Corridors in Wards broken.	Install new to interface with fire alarm.	D	1987		0	4	4	3	12

Block Number	Block Name	Cluster	Dept/level.	Element	Sub Element	Defect	Remedy	Cond Rank	Year Installed	Life Cycle	Yrs. before work	Cost £,000	Conseq	Likelihood	Risk Score
56	EAU/Laburnum & Ambulatory Care	f	EAU/Laburnum & Amb Ground Floor	17. Passive fire precautions	Fire doors	Door smoke seals dilapidated.	Reseal/relip doors/frames.	D	1987		0	3.5	4	4	16
56	EAU/Laburnum & Ambulatory Care	f	EAU/Laburnum & Amb First Floor	02. External Fabric	Windows	Single Glazed with draughts	Replace with Double Glazed.	C	1987	40	3	120	3	3	9
56	EAU/Laburnum & Ambulatory Care	f	EAU/Laburnum & Amb First Floor	03. Roofs	Roof Lights	Glare and water tight issues.	Replace with new & make good.	D	1987	20	0	15	3	3	9
56	EAU/Laburnum & Ambulatory Care	f	EAU/Laburnum & Amb First Floor	04. Internal fabric and fittings	Floor screed and coverings	timber skirtings to clinical areas	replace/cover with coved/set in PVC skirting.	B(C)	1987	15	2	50	3	2	6
56	EAU/Laburnum & Ambulatory Care	f	EAU/Laburnum & Amb First Floor	04. Internal fabric and fittings	Floor screed and coverings	Defected floors temporarily taped up.	Replace & make good.	C	1987	15	1	15	4	3	12
56	EAU/Laburnum & Ambulatory Care	f	EAU/Laburnum & Amb First Floor	04. Internal fabric and fittings	Door Furniture	Door lever handles dropped/failed.	Replace with new lever handles.	D	1987	15	0	20	2	3	6
56	EAU/Laburnum & Ambulatory Care	f	EAU/Laburnum & Amb First Floor	04. Internal fabric and fittings	Sanitary Ware	Incompliant clinical wash basin & taps	Replace with new	B(C)	1987	30	4	15	3	2	6
56	EAU/Laburnum & Ambulatory Care	f	EAU/Laburnum & Amb First Floor	04. Internal fabric and fittings	Sanitary Ware	Step up/non accessible type showers.	Replace with new walk-in/wet showers.	B(C)	1987	30	1	6	4	2	8
56	EAU/Laburnum & Ambulatory Care	f	EAU/Laburnum & Amb First Floor	04. Internal fabric and fittings	Unit Furniture	Hardwood Staff Base damaged/scuffed throughout.	Replace with new	B(C)	1987	40	5	15	2	2	4

Block Number	Block Name	Cluster	Dept/level.	Element	Sub Element	Defect	Remedy	Cond Rank	Year Installed	Life Cycle	Yrs. before work	Cost £,000	Conseq	Likelihood	Risk Score
56	EAU/Laburnum & Ambulatory Care	f	EAU/Laburnum & Amb First Floor	13. ELECTRICAL SYSTEMS	Internal lighting	Dated light fittings with low lux.	Replace with new fittings.	B(C)	1987	15	3	60	2	3	6
56	EAU/Laburnum & Ambulatory Care	f	EAU/Laburnum & Amb First Floor	17. Passive fire precautions	Fire escape routes	Door détentes to Corridors in Wards broken.	Install new to interface with fire alarm.	D	1987		0	4	4	3	12
56	EAU/Laburnum & Ambulatory Care	f	EAU/Laburnum & Amb First Floor	17. Passive fire precautions	Fire doors	Door smoke seals dilapidated.	Reseal/relip doors/frames.	D	1987		0	3.5	4	4	16
56	EAU/Laburnum & Ambulatory Care	f	EAU/Laburnum & Amb Plant Room	09. VENTILATION SYSTEMS	Ventilation Plant	Rowan Day UnitSupply & Extract AHU: non-compliant	Replace	C	1987	20	3	50	2	2	4
56	EAU/Laburnum & Ambulatory Care	f	EAU/Laburnum & Amb Plant Room	09. VENTILATION SYSTEMS	Ventilation Plant	Rowan Day UnitDirty Extract AHU: non-compliant	Replace	C	1987	20	3	10	2	2	4
56	EAU/Laburnum & Ambulatory Care	f	EAU/Laburnum & Amb Plant Room	09. VENTILATION SYSTEMS	Ventilation Plant	Mulberry & Laburnum Supply AHU: non-compliant	Replace	C	1987	20	3	30	2	2	4
56	EAU/Laburnum & Ambulatory Care	f	EAU/Laburnum & Amb Plant Room	09. VENTILATION SYSTEMS	Ventilation Plant	Mulberry & Laburnum Clean & Dirty Extract AHUs: non-compliant	Replace	C	1987	20	3	20	2	2	4
56	EAU/Laburnum & Ambulatory Care	f	EAU/Laburnum & Amb Plant Room	09. VENTILATION SYSTEMS	Ventilation Plant	Laburnum side rooms Supply AHU: exceeded life expectancy	Replace	C	1995	20	4	20	2	2	4
56	EAU/Laburnum & Ambulatory Care	f	EAU/Laburnum & Amb Plant Room	09. VENTILATION SYSTEMS	Ventilation Plant	Oak & Juniper Supply AHU: non-compliant	Replace	C	1987	20	3	30	2	2	4

Block Number	Block Name	Cluster	Dept/level.	Element	Sub Element	Defect	Remedy	Cond Rank	Year Installed	Life Cycle	Yrs. before work	Cost £,000	Conseq	Likelihood	Risk Score
56	EAU/Laburnum & Ambulatory Care	f	EAU/Laburnum & Amb Plant Room	09. VENTILATION SYSTEMS	Ventilation Plant	Oak & Juniper Clean & Dirty Extract AHUs: non-compliant	Replace	C	1987	20	4	20	2	2	4
57	Accident & Emergency	l	A&E	02. External Fabric	Automatic Doors	Non automated Doors to Ambulance not working.	Repair/Replace.	C		15	1	10	4	3	12
57	Accident & Emergency	l	A&E	04. Internal fabric and fittings	Internal Decoration	Damaged walls, plaster & paint.	Replaster, Paint & Install Protection	C		7	1	15	3	2	6
57	Accident & Emergency	l	A&E	04. Internal fabric and fittings	Floor screed and coverings	timber skirtings to clinical areas	replace/cover with coved/set in PVC skirting.	B(C)		15	2	25	3	2	6
57	Accident & Emergency	l	A&E	04. Internal fabric and fittings	Floor screed and coverings	Defected floors temporarily taped up.	Replace & make good.	C		15	1	15	4	3	12
57	Accident & Emergency	l	A&E	04. Internal fabric and fittings	Door Furniture	Door lever handles dropped/failed.	Replace with new lever handles.	D		15	0	8	2	3	6
57	Accident & Emergency	l	A&E	04. Internal fabric and fittings	Sanitary Ware	Incompliant clinical wash basin & taps	Replace with new	B(C)		30	4	7.5	3	2	6
57	Accident & Emergency	l	A&E	04. Internal fabric and fittings	Unit Furniture	Furniture to clinical areas are damaged/scuffed.	Replace with new.	B(C)		40	1	20	2	2	4
57	Accident & Emergency	l	A&E	09. VENTILATION SYSTEMS	Air Handling Units : Internal	AHU exceeded life expectancy	Replace	C	1992	25	3	70	3	3	9
58	Kitchen / Restaurant	s	Kitchen	02. External Fabric	External Doors	non insulated timber doors damaged/broken	replace with new fully insulated secure doors.	C		30	1	2	2	3	6
58	Kitchen / Restaurant	s	Kitchen	04. Internal fabric and fittings	Door Furniture	Door lever handles dropped/failed.	Replace with new lever handles.	D		15	1	5	2	3	6
58	Kitchen / Restaurant	s	Kitchen	11. LIFTS & HOISTS	Goods Lift	1 out of 2 lifts fail from time to time	replace with new goods lift.	C		30	2	80	3	3	9

Block Number	Block Name	Cluster	Dept/level.	Element	Sub Element	Defect	Remedy	Cond Rank	Year Installed	Life Cycle	Yrs. before work	Cost £,000	Conseq	Likelihood	Risk Score
58	Kitchen / Restaurant	s	Restaurant	03. Roofs	Roof Lights	Water tight issues.	Reseal flashings & redecorate.	D		20	3	7	3	3	9
61	Childrens Ward / Physiotherapy	g	Ground - Childrens Ward	04. Internal fabric and fittings	Sanitary Ware	Incompliant clinical wash basin & taps	Replace with new	B(C)	1991	30	4	25	3	2	6
61	Childrens Ward / Physiotherapy	g	Ground - Childrens Ward	04. Internal fabric and fittings	Sanitary Ware	Step up/non accessible type showers.	Replace with new walk-in/wet showers.	B(C)	1991	30	1	9	4	2	8
61	Childrens Ward / Physiotherapy	g	First Floor - Physiotherapy	04. Internal fabric and fittings	Floor screed and coverings	Carpet installed to Clinical Areas	Replace with vinyl	B(C)	1991	15	5	12	2	2	4
61	Childrens Ward / Physiotherapy	g	First Floor - Physiotherapy	04. Internal fabric and fittings	Sanitary Ware	Incompliant clinical wash basin & taps	Replace with new	B(C)	1991	30	4	3	3	2	6
61	Childrens Ward / Physiotherapy	g	First Floor - Physiotherapy	05. External fabric and fittings	Walls	Major cracking to external walls to interior	To be checked by Structural Engineer	D	1991	40	1	15	4	4	16
61	Childrens Ward / Physiotherapy	g	First Floor - Physiotherapy	17. Passive fire precautions	Fire escape routes	External Fire Escape Staircase not partially covered to B Regs.	Install new partially covering enclosure.	D	1991		0	12	4	4	16
62	Chapel & Bereavement Suite	q	Chapel	02. External Fabric	Windows	Cracked timber windows frames	replace with new	B(C)	1993	40	5	2	2	2	4
62	Chapel & Bereavement Suite	q	Chapel	03. Roofs	Roof Lights	Water tight issues.	Reseal flashings & redecorate.	D	1993	20	3	7	3	3	9
62	Chapel & Bereavement Suite	q	Chapel	03. Roofs	Roof Lights	single glazed.	replace with double glazing	B(C)	1993	20	5	5	3	3	9
62	Chapel & Bereavement Suite	q	Chapel	03. Roofs	Roofcoverings	Roof build up of debris & missing tiles	clean & tidy roof, replace tiles where necessary	B(C)	1993	20	5	5	3	3	9

Block Number	Block Name	Cluster	Dept/level.	Element	Sub Element	Defect	Remedy	Cond Rank	Year Installed	Life Cycle	Yrs. before work	Cost £,000	Conseq	Likelihood	Risk Score
64	Womans Day Unit	r	Women's Day Case Unit	02. External Fabric	Windows	Poorly insulated double glazed sash windows	Replace with new Double Glazed.	C	1995	40	3	8	3	3	9
64	Womans Day Unit	r	Women's Day Case Unit	03. Roofs	Roofcoverings - Pitch	Leak to ceiling/roof adjacent to Entrance doors	Flashings to Roof valley to be relooked.	C	1995	40	3	7	3	3	9
64	Womans Day Unit	r	Women's Day Case Unit	04. Internal fabric and fittings	Sanitary Ware	Incompliant clinical wash basin & taps	Replace with new	B(C)	1995	30	4	16.5	3	2	6
64	Womans Day Unit	r	Women's Day Case Unit	04. Internal fabric and fittings	Sanitary Ware	Step up/non accessible type showers.	Replace with new walk-in/wet showers.	B(C)	1995	30	1	6	4	2	8
64	Womans Day Unit	r	Women's Day Case Unit	04. Internal fabric and fittings	Sanitary Ware	Janitorial type sink to Dirty Utility	Replace with slop hopper to HTM.	B(C)	1995	30	3	3	2	2	4
64	Womans Day Unit	r	Women's Day Case Unit	04. Internal fabric and fittings	Internal Doors	Entrance doors damaged, Fire Resistance integrity lost.	Replace with new	C	1995	30	1	2	4	4	16
64	Womans Day Unit	r	Women's Day Case Unit	04. Internal fabric and fittings	Unit Furniture	Dilapidated units to clinical areas	replace with new laminated faced units	C	1995	40	3	7	2	3	6
64	Womans Day Unit	r	Women's Day Case Unit	04. Internal fabric and fittings	Sanitary Ware	Non-compliant	Replace	C	95	30	1	5	3	3	9
64	Womans Day Unit	r	Women's Day Case Unit	09. VENTILATION SYSTEMS	Ventilation Plant	Colposcopy room has no mechanical ventilation	Install system in order to provide a positively pressured environment	D		20	1	20	3	2	6
68	League of Friends	u	League of Friends	02. External Fabric	External Timber / PVCu Detail	Timber shed construction.	Clad externally with modern materials.	C		80	5	5	2	2	4
68	League of Friends	u	League of Friends	02. External Fabric	Windows	Single glazed timber windows & doors	Replace with UPVC Double Glazed units.	C		40	3	2	3	3	9

Block Number	Block Name	Cluster	Dept/level.	Element	Sub Element	Defect	Remedy	Cond Rank	Year Installed	Life Cycle	Yrs. before work	Cost £,000	Conseq	Likelihood	Risk Score
99.1	Energy Centre	z	Energy Centre	06. ENERGY CENTRE SYSTEMS	Fuel Supply / Storage / Distribution	Now Exceeded Life Expectancy	Replace	D	1978	30	1	80	3	5	15
99.1	Energy Centre	z	Energy Centre	06. ENERGY CENTRE SYSTEMS	Boiler Plant	Now Exceeded Life Expectancy	Replace & Remove Chimney	B(C)	1978	25	1	200	3	2	6
99.1	Energy Centre	z	Energy Centre	07. HEATING SYSTEMS	Heating Pumps	Now Exceeded Life Expectancy	Replace With Modern Equivalent	B(C)	1978	15	5	20	3	2	6
99.1	Energy Centre	z	Site Sectional Heating Stations (7 of.)	06. ENERGY CENTRE SYSTEMS	Energy Distribution	Now Exceeded Life Expectancy	Replace With Modern Equivalent	C	1967	30	3	100	4	3	12
99.1	Energy Centre	z	Block 2 Sectional Heating Stations	06. ENERGY CENTRE SYSTEMS	Energy Distribution	Now Exceeded Life Expectancy	Replace With Modern Equivalent	C	1967	30	3	30	4	3	12
99.2	Electrical Infrastructure	z	A-Sub LV Switchgear	13. ELECTRICAL SYSTEMS	Electrical Main Distribution	Malfunctioning Switch & Now Exceeded Life Expectancy	Replace	D	1971	25	0	80	4	4	16
99.2	Electrical Infrastructure	z	B-Sub LV Switchgear	13. ELECTRICAL SYSTEMS	Electrical Main Distribution	Now Exceeded Life Expectancy	Replace	D	1971	25	0	50	4	4	16
99.2	Electrical Infrastructure	z	Main DB & change-over panel	13. ELECTRICAL SYSTEMS	Switchgear	Now Exceeded Life Expectancy	Replace	C	1971	25	1	30	4	4	16
99.2	Electrical Infrastructure	z	X-Ray DB (Radiology Corridor)	13. ELECTRICAL SYSTEMS	Switchgear	Now Exceeded Life Expectancy	Replace	C	1971	25	1	20	4	4	16
99.2	Electrical Infrastructure	z	Medical Block Main Switchgear	13. ELECTRICAL SYSTEMS	Switchgear	Now Exceeded Life Expectancy	Replace	B(C)	1987	25	5	30	4	2	8

Block Number	Block Name	Cluster	Dept/level.	Element	Sub Element	Defect	Remedy	Cond Rank	Year Installed	Life Cycle	Yrs. before work	Cost £,000	Conseq	Likelihood	Risk Score
99.2	Electrical Infrastructure	z	Pathology Lower - main DB & change-over panel	13. ELECTRICAL SYSTEMS	Switchgear	Now Exceeded Life Expectancy	Replace	C	1987	25	1	20	4	3	12
99.2	Electrical Infrastructure	z	Pathology Upper - Sectionboard	13. ELECTRICAL SYSTEMS	Switchgear	Non Compliant & Now Exceeded Life Expectancy	Replace	C	1987	25	1	20	3	3	9
99.2	Electrical Infrastructure	z	Old Theatre Block - Uncontrolled Switchgear	13. ELECTRICAL SYSTEMS	Switchgear	Now Exceeded Life Expectancy & Discrimination?	Replace	Dx	1967	25	0	30	5	4	20
99.2	Electrical Infrastructure	z	Under Block 2 - Electrical Switch Room	13. ELECTRICAL SYSTEMS	Switchgear	Now Exceeded Life Expectancy	Replace	C	1967	25	2	30	3	3	9
99.3	Asbestos	z	Site wide	20. Safe structures	Asbestos management	ACM very high priority	Remove	Cx	1965		1	400	4	4	16
99.3	Asbestos	z	Site wide	20. Safe structures	Asbestos management	ACM High priority	Remove	Cx	1965		2	400	4	3	12
99.3	Asbestos	z	Site wide	20. Safe structures	Asbestos management	ACM Medium priority	Remove	Cx	1965		3	400	4	2	8
99.3	Asbestos	z	Site wide	20. Safe structures	Asbestos management	ACM Moderate priority	Remove	Cx	1965		4	400	4	2	8
99.3	Asbestos	z	Site wide	20. Safe structures	Asbestos management	ACM Low Priority	Remove	Cx	1965		5	400	4	2	8
99.4	Roads, pathways and car parks	z	General repairs	05. External fabric and fittings	Roads / Car Parks	General deterioration	Repair	C	1950		2	20	2	2	4
99.4	Roads, pathways and car parks	z	Nort Car Park	05. External fabric and fittings	Roads / Car Parks	Unserfaced	Provide finishing surface and markings	D	2000	30	1	80	3	3	9

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