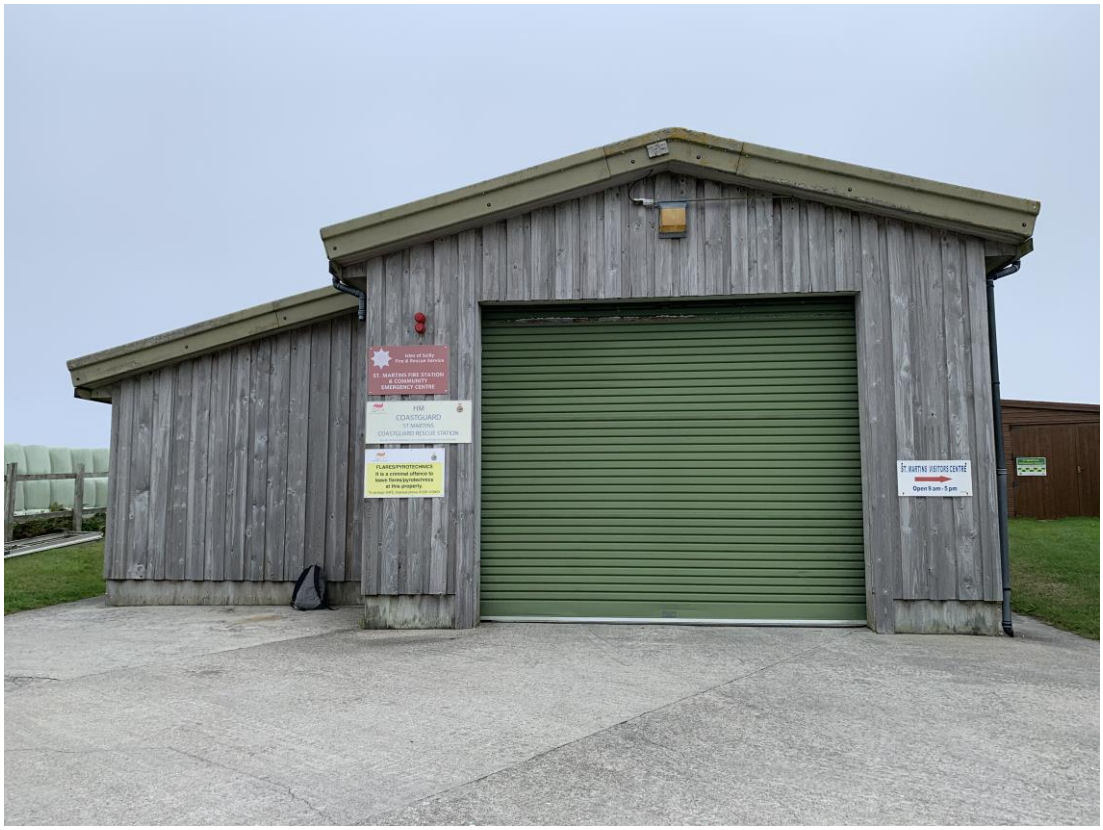
STRIDE TREGLOWN
BUILDING SURVEYING

HOARE LEA



Isles of Scilly Condition Survey

Council of the Isles of Scilly
St. Marys

Condition Survey Report

St Martins Fire and Emergency Station
Revision P02

Revisions

Rev.	Date	Description of change / purpose of issue	Prepared	Reviewed	Authorised
P01	09 Oct 2020	Preliminary Issue	NK/RH	SL	SL
P01	09 Oct 2020	Preliminary Issue	AS	AH	AH
P02	02 Nov 2020	Updated Figures / IOS Uplift	AS	AH	AH

Project number: Stride Treglown 154019 & Hoare Lea 0308260
Document reference: STL-154019-20201009-St Martins Fire and Emergency Station Condition Survey RevP01

Contents

1. Scope of Survey

The condition survey of this property comprised an assessment of the building structure, fabric, finishes, fixed furniture and fittings, mechanical services, electrical services and external areas for the purpose of establishing current and future maintenance requirements for a period of 5 years from date of survey. The survey was a non-intrusive visual inspection. If the surveyor suspects defects which cannot be assessed with limited access, further tests or investigations will be suggested. Roof areas have been inspected from vantage points and with the use of a pole camera.

Stride Treglown are therefore unable to report on the condition, within voids, of items that are covered or unexposed, of items that are inaccessible, or confirm that such areas are free from defect.

It has been noted where structural elements could not be inspected without causing material damage to the building.

No testing was carried out to determine the presence of deleterious materials. Stride Treglown are aware of the asbestos register and asbestos management plan for the property and the presence of deleterious materials has been recorded only where visible.

No tests on the services or below ground drainage have been undertaken.

We have not undertaken any opening up, dismantling, testing, disconnection or reconnection of plant and systems.

The survey does not and is not intended to guarantee the present or future operational and/or safety status of any installation or equipment or that it necessarily complies with current standards.

Inadequate workmanship or failure to adhere to a specified maintenance schedule can lead to accelerated wear, overheating and corrosion. Plant items are highly dependent upon the effective design of the system in which they operate. Components, which are dynamic in nature, are dependent on timely and appropriate maintenance and the way in which they are used.

Economic Life Expectancy Factors have been developed by The Chartered Institution of Building Services Engineers (CIBSE) as a methodology to assist property owners establish a plant asset management programme whereby equipment and components are replaced at intervals based on a broadly-based survey of generic plant and equipment.

The standards developed by the CIBSE make a number of key assumptions including that the plant and equipment has been subjected to a good standard of maintenance. Plant operational hours are another key factor in establishing the benchmark life factors for the plan.

All costs are calculated estimates and not quoted prices and include an allowance for contractors' preliminaries. There is no allowance for VAT, professional fees or in-house management costs within the rates.

Programmed repairs are, in most instances, costed on a 'like for like' replacement basis with no allowance for improvement except where it is necessary to upgrade an element at time of replacement to comply with current regulations

2. Introduction

2.1.1 Stride Treglown and Hoare lea have been commissioned to carry out a non-intrusive survey, record and provide a commentary on the key considerations of the building fabric, fixed-furniture, Mechanical, Electrical and Public Health (MEP) infrastructure condition of the St.Martins Fire & Emergency Station in the Isles of Scilly.

2.1.2 The St Martins Fire and Emergency Station was first commissioned in 1999.

2.1.3 The report utilises the CIBSE priority and condition of service/ equipment grading system to determine the condition of the item of plant at the time of survey and when any remedial work identified is required to be done.

2.2. Grading System

2.2.1 Priority Codes

The following priority grades are recommended in the context of a 5-year planning period:

Priority 1: Urgent work that will:

Prevent immediate closure of premises; and/or address an immediate high risk to the health and safety of the occupants; and/or remedy a serious breach of legislation.

Priority 2: Essential work required with 2 years that will:

Prevent serious deterioration of the fabric or services; and/or address a medium risk to the health and safety of occupants; and/or remedy a less serious breach of legislation.

Priority 3: Desirable work required within 3 to 5 years that will:

Prevent deterioration of the fabric or services; and/or address a low risk to the health and safety of the occupants; and/or remedy a minor breach of legislation.

Priority 4: Long-term work required outside the 5-year planning period that will:
Prevent deterioration of the fabric or services.

2.2.2 Condition Grading Codes

The condition of each element is assessed using the following grades.

Grade A - Good: Performing as intended and operating efficiently.

Grade B - Satisfactory: Performing as intended but exhibiting minor deterioration.

Grade C - Poor: Exhibits major defects and/or not operating as intended.

Grade D - Bad: Life expired and/or serious risk of imminent failure.

2.2.3 Abbreviations

BS	British Standards
EMI	Electromagnetic Interference
ELV	Extra Low Voltage
LV	Low Voltage
MCB	Miniature Circuit Breaker
MCCB	Moulded Case Miniature Circuit Breaker
PIR	Presence Infra-Red
PVC	Polymerizing Vinyl Chloride
RCBO	Residual Current Breaker with Overload
RCD	Residual Current Device
SWA	Steel Wire Armor
WPD	Western Power Distribution

3. Building Survey

3.1. General summary

3.1.1 The fire station building comprises a timber portal frame clad with vertical timber weatherboarding. Generally the frame and visible external finish is in fair condition. The pitched roof covering consists of cement profile sheets fixed to the timber structural frame. Generally the roof appears in satisfactory condition, however it was reported that the roof is to be replaced imminently.

3.1.2 Rainwater goods are black uPVC which are in fair condition, however two of the downpipes discharge directly onto the ground adjacent to the building. Appropriate connections of the downpipes into the surface water damage system or soakaways should be undertaken to avoid potential future deterioration of the building fabric. Windows are timber framed double glazed units, which are in a functional condition, although new trickle vents need to be provided in the Office, and a blown panel in the Garage needs to be replaced. Redecoration in the short to medium term would be beneficial.

3.1.3 The timber pedestrian main entrance door is in need of replacement ironmongery and timber repairs. The galvanised vehicular roller shutter doors appear in a functional condition, however a small amount of high level corrosion is apparent externally therefore it is suggested that the doors are subject to a periodic inspection, servicing and maintenance regime.

3.2. Internally

3.2.1 Internal areas are in a serviceable condition. Ceilings and partition walls consist of decorated plasterboard in the Office and WC, with the exposed roof soffit and wall cladding being visible elsewhere. There are significant amounts of exposed bare timber, which should be treated with an appropriate fire rated coating. Redecorations should be undertaken both internally and externally as part of a cyclical redecoration programme. Flooring comprises either contract carpet or exposed ground bearing concrete slab. Generally these are in a satisfactory condition, however replacement/repairs are recommended. Internal timber doors are in a functional condition, however a number are in need of replacement ironmongery.

3.3. External areas

3.3.1 An inspection of the existing underground drainage systems was not undertaken, therefore no comment is made regarding the existing drainage arrangement or their condition. The building is surrounded by a concrete hardstanding and pathway, which is in a fair condition.

3.4. Outbuildings

3.4.1 The ambulance station building consists of a timber framed shed-like structure, which is generally in sound condition.

4. Mechanical Survey

4.1. Heating

4.1.1 No permanent fixed heating is provided to this building. Evidence of mould growth and building fabric can be seen within the building.

4.1.2 Consideration should be given to providing background heating for the staff and for the building fabric.

4.2. Ventilation

4.2.1 Local wall mounted extract fans are provided to the WC but is not operational. Replace.

4.2.2 No ventilation is provided to the galley, install a small extract fan to comply with building regulations.

4.2.3 Make up air is by natural means to each space.

4.3. Hot Water Services

4.3.1 Hot water is provided by a local electric storage heater however the water heater is not working.

4.3.2 Isolation and safety valves are corroded.

4.3.3 There appears to be no hot water onsite. It is recommended that the local electric water heater is fixed.

4.4. Cold Water Services

4.4.1 The water main is distributed around the building via plastic pipework. The cold water main serves the galley, WC and a hose connection has been provided to fill the bowser. The hose connection has not been provide with a means of back flow prevention and could cause contamination to the drink water supply.

4.4.2 Insulate cold water main to avoid condensation on pipework and the build-up of mould.

4.5. Incoming Mains Water Service

4.5.1 The St Agnes fire and emergency station is supplied from a local well and rainwater harvesting system.

4.6. Oil/Gas Services

4.6.1 There are no oil/gas services associated with this building.

5. Electrical Survey

5.1. LV Distribution

5.1.1 The Fire and Emergency Station is served from a WPD electrical supply system. The supply terminates in a GRP enclosure external to the building.

5.1.2 Incoming SWA electrical cable distributed via buried ducts.

5.1.3 GRP enclosure housing the utility meter and Cut-out fuses to sealed to prevent vermin access and damage.

5.1.4 Main distribution board appears to be in working condition. It is recommended that the board is changed to a metal fireproof board in line with the current regulations.

5.1.5 The electrical services are distributed throughout the rest of the building via a network of SWA cables and PVC cables. A combination of MCBs and RCBO protection devices are installed to provide protection to the final small power and lighting circuits.

5.1.6 Final circuit cables not supported. Cables to be supported using metal clips/ containment system.

5.1.7 Generally, the electrical installation is in a satisfactory condition.

5.1.8 The distribution system should be tested regularly to BS7671.

5.2. Containment

5.2.1 Incoming electrical services via buried ducts. Ducts appear to be in good condition.

5.2.2 PVC conduit has been used to support and protect cables to some of the final circuits. PVC conduit appears to be in satisfactory condition.

5.3. Internal and External Lighting

5.3.1 General lighting in working but in poor condition.

5.3.2 Internal lighting to the station is provided via surface and suspended linear and circular florescent lighting.

5.3.3 Internal lighting to vehicle and storage requires IK rated diffuser protection. Lighting past economic life; recommend replacing with energy efficient Led linear fittings.

5.3.4 Wall mounted external lighting is provided to the entrance and the building surrounds. External lighting diffusers are degraded.

5.4. Fire Alarm and Detection System

5.4.1 The fire alarm system panel is located in the vehicle store entrance. This supports all the detectors, break glasses and sounder beacons throughout the fire and ambulance buildings. The overall condition of the fire alarm panel appears to be good.

5.4.2 Detector heads appear to be halfway through their economic life.

5.5. Small Power

5.5.1 Majority of socket outlets in the station appear to be in a satisfactory condition.

5.5.2 Sockets detaching from wall to be made good to prevent pulling cables out of socket.

5.5.3 A Periodic Test & Inspection should be carried out in line with BS7671.

5.6. Lightning Protection System

5.6.1 There appears to be no lightning or surge protection system to the building. Consideration may be given to completing a risk assessment to determine the need for surge protection and lightning protection system in-line with the BS EN 52306 and BS7671.

5.7. Data

5.7.1 Incoming data via BT Openreach is terminated in a BT master socket within the main vehicle store.

5.7.2 Data sockets and cables appear old and past their economic life.

5.8. Security

5.8.1 The security panel is located at the entrance of the vehicle storage area.

5.8.2 The security panel appears to be in good working order.

6. Recommendations for further inspections and specialist surveys.

6.1.1 Lightning protection specialist to perform a risk assessment in line with BS EN 52306 and BS7671 to determine the need for a lightning protection system and surge protection.

7. Appendices

Appendix 1: Details of Prioritised Works and Cost schedule

IOS Condition Survey Report.

Detail of Prioritised Works Schedule.

Fire & Emergency Service Station - St.Martins

The tabulated priority costing figures have been derived from the SPON'S Mechanical and Electrical services price book, 51st edition 2020. The cost detailed in this schedule are indicative estimates based on the time of survey, Hoare Lea cannot be held accountable. The cost estimates are in most cases costed on a like to like replacement, with no allowance for improvement except where it is necessary to upgrade an element at a time of replacement to comply with current regulations. The cost estimates take into account the geographical location of the sites.

IMAGE REFERENCE	LOCATION / ELEMENT	OBSERVATIONS	CONDITION GRADING	PRIORITY GRADING	STATUTORY COMPLIANCE	PRIORITY COSTINGS			
						P1	P2	P3	P4
BUILDING CONDITION									
B101	Roller Shutter Door	Corrosion to roller shutter laths - replace laths and overhaul shutter	**C**	**2**			£ 1,950.00		
B102	Downpipe	Connect downpipe to surface water drainage	**B**	**1**					
B103	External windows	External timber windows & sills are weathered and worn - re-stain windows	**C**	**2**			£ 720.00		
B104	Kitchen Area	Kitchen cupboards and drainer worn and soiled - replace with new	**D**	**1**		£ 1,800.00	.		
B105	Floor	Worn / marked and pitted concrete floor / worn and marked vinyl floor - reseal concrete floor and replace carpet	**C**	**2**			£ 2,925.00		

B106	Crew Room / WC	Investigate water ingress to crew room and WC - replace damp ceilings and redecorate ceilings and walls	C	2			£ 2,685.00		
IMAGE REFERENCE	**SERVICE TYPE & LOCATION**	**OBSERVATIONS**	**CONDITION GRADING**	**PRIORITY GRADING**	**STATUTORY COMPLIANCE**	**PRIORITY COSTINGS**			
						P1	**P2**	**P3**	**P4**
ELECTRICAL ENGINEERING									
E201	Main Incoming LV	Incoming LV ducts require sealing to prevent vermin access	C	1		£ 300.00			
E202	Main distribution board	PVC Distribution board, recommend replacing with metal fireproof in line with BS7671	B	4					£ 600.00
E203	Internal Lighting	Internal lighting missing diffusers. No Emergency lighting.	C	1		£ 3,000.00			
E204, E205	External lighting	External lighting and photocell diffuser degradation, replace.	C	1		£ 900.00			
E208	Socket Outlets	Socket outlets detaching from wall.	C	1		£ 120.00			
-	Lightning protection risk assessment	Lightning protection specialist to perform a risk assessment in line with BS EN 52306 and BS7671 to determine the need for a lightning protection system and surge protection.	-	1	£ 1,800.00				
MECHANICAL ENGINEERING									
M101	Hot Water Services	Electric hot water heater not working. Replace / Repair	D	1		£ 3,000.00			
M102	Cold Water Services	Insulate cold water service	C	3				£ 900.00	
M103	Cold Water Services	Provide suitable back flow protection to hose connection	D	1	£ 450.00				

M104	Cold Water Services	WC pipework corroded, replace / repair.	**C**	**2**			£ 300.00		
M105	Cold Water Services	Corroded isolation valve	**D**	**2**			£ 150.00		
M106	Heating	Install electric heating	**C**	**2**			£ 3,000.00		
M107	Ventilation	Replace WC extract fan	**D**	**1**	£ 300.00				
M108	Ventilation	Install Gally extract fan	**C**	**1**	£ 300.00				
Total Costs					**£ 2,850.00**	**£ 9,120.00**	**£ 11,730.00**	**£ 900.00**	**£ 600.00**
Mean Professional Fees @ 8.7% (QS - 2.2%, Arch - 4.5%, M&E - 2.0%) (Not inclusive of Structural Engineers Fees 2.5%)					£ 247.95	£ 793.44	£ 1,020.51	£ 78.30	**£ 52.20**
Total Costs (Inc of Professional Fees)					**£ 3,097.95**	**£ 9,913.44**	**£ 12,750.51**	**£ 978.30**	**£ 652.20**

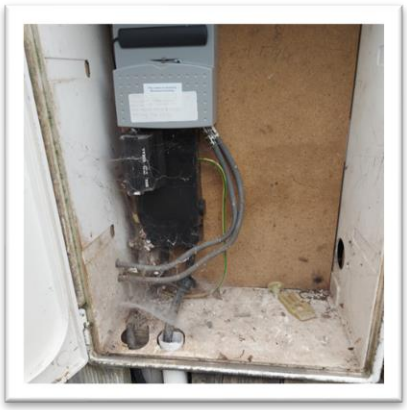
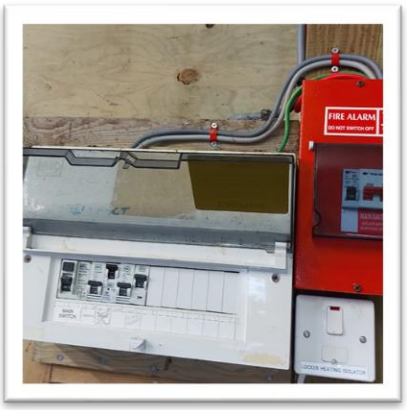
Key	**Condition Grading**	**Priority Grading**
	A - Good Condition B - Satisfactory Condition C - Poor Condition D - Very Poor Condition	P1 - Urgent Work required P2 - Essential Work Within 2 Years P3 - Desirable Work 3 -5 Years P4 - Long Term Work Outside 5 Years

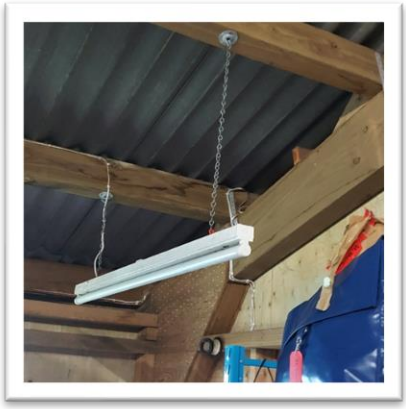
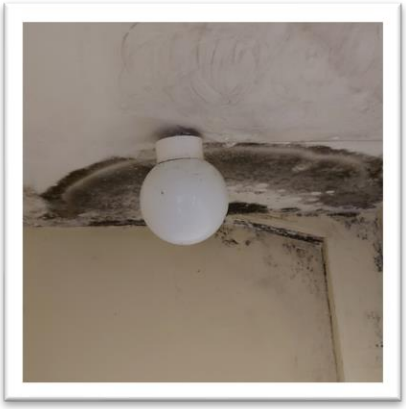
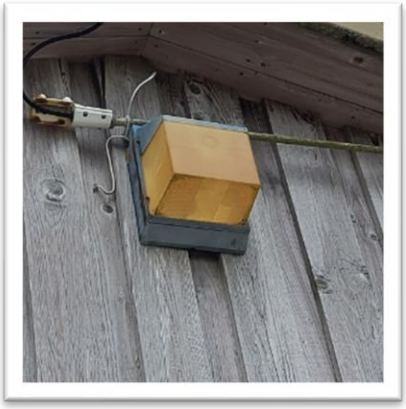
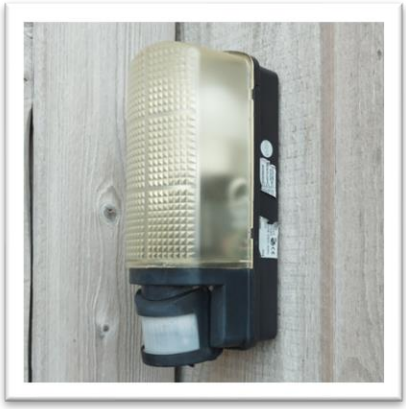
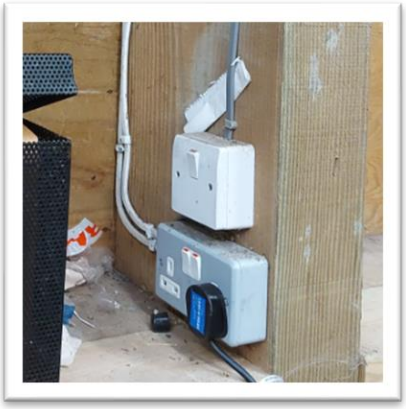
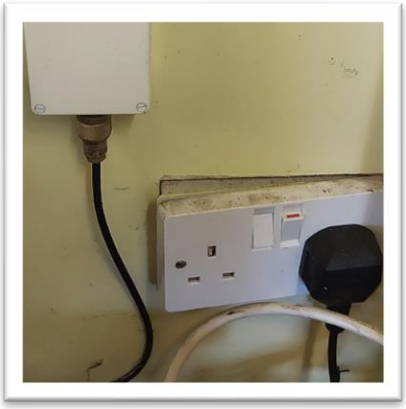
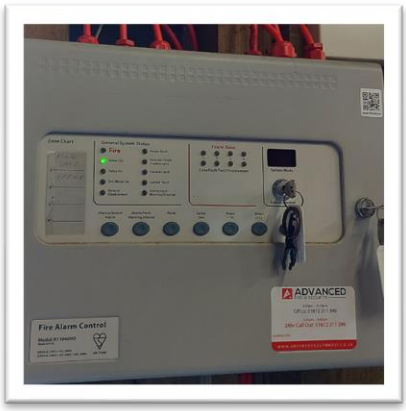
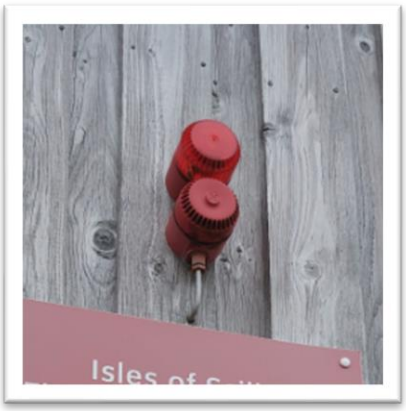
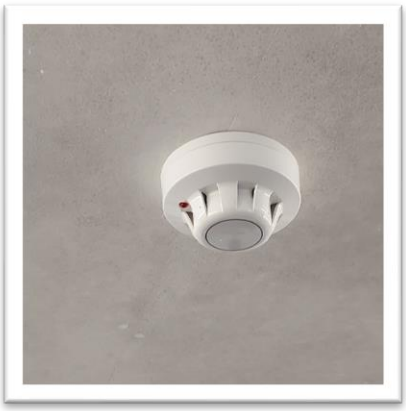
8. Photographic Schedule

8.1. Mechanical Survey Photos

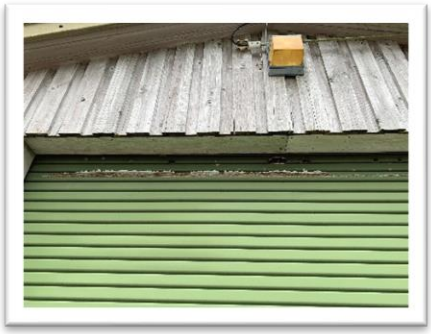
 M101: Hot water heater not working, recommend getting it fixed/replaced.	 M102: Insulate cold water services.	 M103: Provide back flow protection.
 M104: WC pipework corroded, signs of vermin, holes need filling in. New pipework system to be in place.	 M105: Incoming mains isolation valve corroded. Needs replacing.	

8.2. Electrical Survey Photos

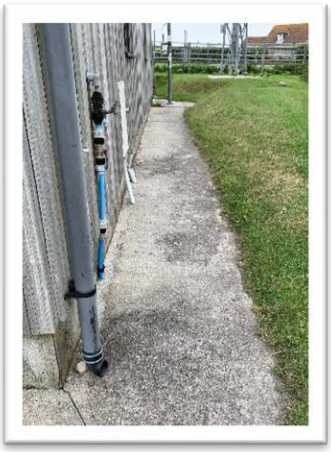
		

E201: Incoming LV services GRP enclosure to be sealed to prevent vermin access.	E202: PVC Distribution board recommend replacing with a metal fireproof board.	
 E203: Internal lighting missing diffusers. No Emergency lighting.	 E204: Internal lighting appears to have been exposed to water, fitting detaching from ceiling.	 E205: External lighting diffuser degraded. Light output reduced.
 E206: External lighting diffuser degraded. Light output reduced.	 E207: Socket outlets in satisfactory condition.	 E208: Socket outlet detaching from wall.
 E209: Fire alarm panel appears to be in good condition.	 E210: Fire alarm sounder beacons appear to be in good condition.	 E211: Detector heads appear to be in satisfactory condition.

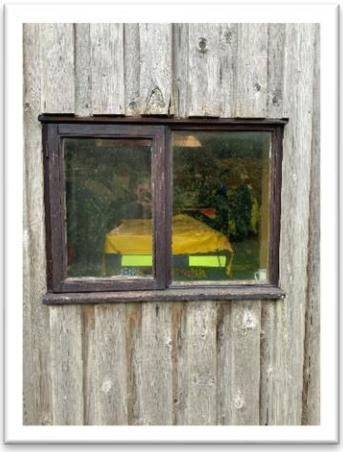
8.3. Building Survey Photos



B101: Corrosion to roller shutter laths - replace laths and overhaul shutter

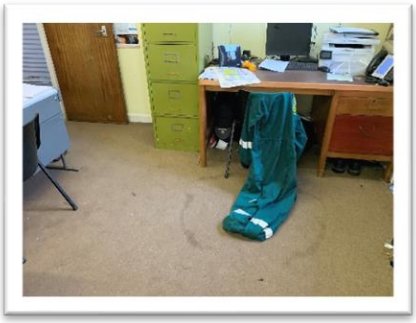


B102: Connect downpipe to surface water drainage

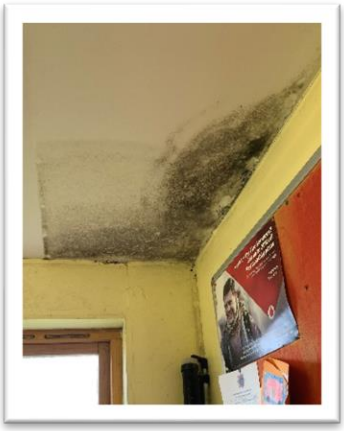


B103: External timber windows & sills are weathered and worn - re-stain windows

B104: Kitchen cupboards and drainer worn and soiled - replace with new



B105: Worn / marked and pitted concrete floor / worn and marked vinyl floor - reseal concrete floor and replace carpet



B106: Investigate water ingress to crew room and WC - replace damp ceilings and redecorate ceilings and walls

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