



Isles of Scilly Condition Survey
Council of the Isles of Scilly
St. Marys

Condition Survey Report

Tresco 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

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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 Tresco Fire & Emergency Station in the Isles of Scilly.
- 2.1.2 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

Executive Summary

3. Building Survey

3.1. General summary

- 3.1.1 The fire station building comprises a timber portal frame clad with horizontal 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.
- 3.1.2 Rainwater goods are black uPVC which are in fair condition.
- 3.1.3 Windows are timber framed double glazed units, which are in a functional condition, although in need of external and internal decorations including minor repairs to window frames and sills. 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 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 WC, with the exposed roof soffit and wall cladding being visible elsewhere.
- 3.2.2 Redecorations should be undertaken both internally and externally as part of a cyclical redecoration programme. Flooring comprises either carpet or exposed ground concrete slab. Internal timber doors are in a functional condition, however a number are in need of replacement ironmongery. Fixtures/fittings are in a serviceable condition.

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. Vegetation adjacent to the building should be removed as necessary to prevent potential future damage to the fabric of the building.

3.4. Outbuildings

- 3.4.1 The ambulance station building consists of a timber framed lean-to structure, which appears to be generally in sound structural condition. The exterior of the building should be treated with wood stain; repairs to the leaking roof undertaken; and the corroded door ironmongery replaced.

4. Mechanical Survey

4.1. Heating

- 4.1.1 There are signs of corrosion on the electric panel heater within the office heaters, they appear to be working and but are in poor condition. Replace.

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 There are signs of corrosion on the electric panel heater within the office heaters, they appear to be working and but are in poor condition. Replace.

4.4. Cold Water Services

- 4.4.1 The cold water services are in good condition.

4.5. Incoming Mains Water Service

- 4.5.1 The fire and emergency station is supplied from a local well and rainwater harvesting system.
- 4.5.2 The condition of the external rain water harvesting tank is poor, the lid is not fitting and the tank is damaged.

4.6. Oil/Gas Services

- 4.6.1 There are no oil/gas services associated with these business units.

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 Main distribution boards appear to be in satisfactory working condition.
- 5.1.3 The electrical services are distributed throughout the rest of the building via a network of PVC cables. A combination of MCBs and RCBO protection devices are installed to provide protection to the final small power and lighting circuits.
- 5.1.4 Generally, the electrical installation is in satisfactory to poor condition.

5.1.5 The distribution system should be tested regularly to BS7671.

5.2. Containment

5.2.1 The majority of cable runs are clipped direct to the wall with no EMI segregation between fire alarm, ELV/ Data and LV cables.

5.2.2 PVC trunking has been used to support and protect cables to some of the final circuits. PVC trunking appears old and incomplete in some places.

5.3. Internal and External Lighting

5.3.1 General internal lighting in working but poor condition. Lighting to the station is provided via surface linear fluorescent and pendant lighting. The light levels appear to be below the CIBSE recommended levels.

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

5.3.3 Wall mounted external lighting is provided to the entrance and the building surrounds. External lighting not working. Light fittings diffusers appear to be degraded.

5.3.4 No emergency lighting identified. Provide emergency lighting in line with BS5266

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 station buildings. The overall condition of the fire alarm panel appears to be good.

5.4.2 Detector heads appear to be in satisfactory condition.

5.5. Small Power

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

5.5.2 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.

Tresco - Fire & Emergency Service Station

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	Front Door	Minor rot and heavily weathered front door / Glazing blown - replace door	C	2			£ 975.00		
B102	Roller shutter door	Corrosion to roller shutter laths - Replace laths and overhaul shutter door	C	2			£ 1,860.00		
B103	External windows	Weathering to external timber windows / blown glazing to 2 No. Units / Warped kitchen window - redecorate internally and externally and overhaul operation	C	2			£ 2,835.00		
B104	Floor surface	Minor surface damage and wear to floor surface - resurface	B	3				£ 2,010.00	

B105	Carpet / Crew Room	Staining to crew room carpet - replace	C	2			£ 1,230.00		
IMAGE REFERENCE	SERVICE TYPE & LOCATION	OBSERVATIONS	CONDITION GRADING	PRIORITY GRADING	STATUTORY COMPLIANCE	PRIORITY COSTINGS			
						P1	P2	P3	P4
ELECTRICAL ENGINEERING									
E202	PVC Trunking	PVC trunking to be made good, replace	B	2			£450.00		
E203, E204	Internal Lighting	Internal lighting missing diffusers. No Emergency lighting.	C	1		£3,000.00			
E205, E206	External lighting	External lighting not working, replace.	C	1		£ 900.00			
E208	Fire alarm detectors	detectors to be relocated away from beam/ walls	D	1		£ 225.00			
E216	Socket outlets	Inadequate socket outlets, additional required to prevent overload	C	1		£ 720.00			
-	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, M102	Incoming Mains Water Services	Repair rain water harvesting tank	D	1	£ 2,250.00				
M103	Heating	Replace electric Heaters	C	2			£ 3,000.00		
Total Costs					£ 4,050.00	£4,845.00	£10,350.00	£ 2,010.00	£ -
Mean Professional Fees @ 8.7% (QS - 2.2%, Arch - 4.5%, M&E - 2.0%) (Not inclusive of Structural Engineers Fees 2.5%)					£ 352.35	£ 421.52	£ 900.45	£ 174.87	£ -
Total Costs (Inc of Professional Fees)					£ 4,402.35	£5,266.52	£11,250.45	£ 2,184.87	£ -
Key	Condition Grading		Priority Grading						

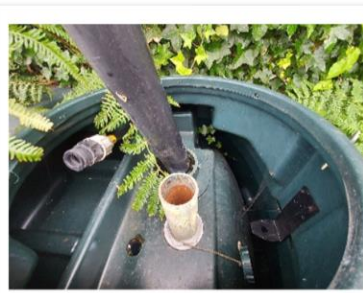
	A - Good Condition	C - Poor Condition	P1 - Urgent Work required	P3 - Desirable Work 3 -5 Years
	B - Satisfactory Condition	D - Very Poor Condition	P2 - Essential Work Within 2 Years	P4 - Long Term Work Outside 5 Years

8. Photographic Schedule

8.1. Mechanical Survey Photos



M101: Lid is not fitting properly



M102: Tank is damaged, poor condition

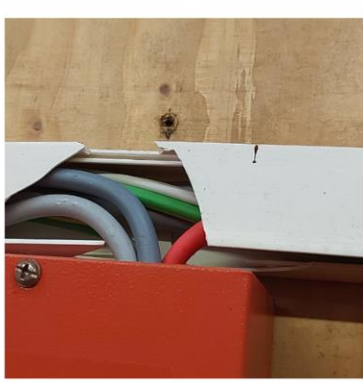


M103: Electric panel heaters need replacing, poor condition

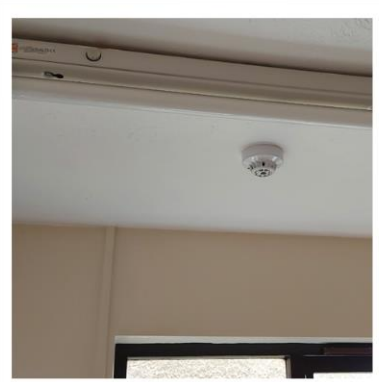
8.2. Electrical Survey Photos



E201: Distribution board appears to be in satisfactory condition.



E202: PVC trunking to be replaced.



E203: Internal lighting in working order. IP rated fitting required.



E204: Internal lighting working. IK rated diffusers required.



E205: External lighting not working, replace.



E206: External lighting not working, replace.



E207: Fire alarm panel appears to be in good condition.



E208: Detector head too close to beam. Detector should be at least 500mm from beam.



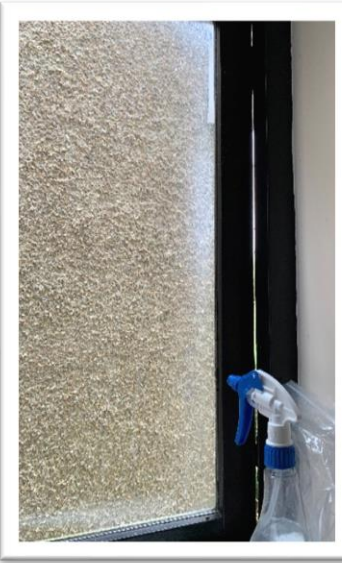



E216: Socket outlets in satisfactory condition. Inadequate quantities.



E217: Intruder alarm appears to be in satisfactory condition.

8.3. Building Survey Photos

 <p>B101: Minor rot and heavily weathered front door / Glazing blown - replace door</p>	 <p>B102: Corrosion to roller shutter laths - Replace laths and overhaul shutter door</p>	 <p>B103: Weathering to external timber windows / blown glazing to 2 No. Units / Warped kitchen window</p>
 <p>B104: Minor surface damage and wear to floor surface - resurface</p>	<p>B105: Staining to crew room carpet - replace</p>	

STRIDE TREGLOWN

BUILDING SURVEYING

Bristol

Promenade House
The Promenade
Clifton Down
Bristol BS8 3NE
T: +44 (0)117 974 3271

Bath

St George's Lodge
33 Oldfield Road
Bath, BA2 3NE
T: +44 (0)1225 466 173

Birmingham

350 Bournville Lane,
Bournville,
Birmingham B30 1QY
T: +44 (0)121 270 8910

Cardiff

Treglown Court,
Dowlais Road,
Cardiff CF24 5LQ
T: +44 (0)29 2043 5660

London

3 Cosser Street
London SE1 7BU
T: +44 (0)20 7401 0700

Manchester

Commercial Wharf
6 Commercial Street
Manchester M15 4PZ
T: +44 (0)161 832 9460

Plymouth

Norbury Court
The Millfields
Plymouth PL1 3LL
T: +44 (0)1752 202088

Solent

One Wessex Way,
Colden Common,
Winchester SO21 1WG
T: +44 (0)2380 671991

Truro

55 Lemon Street
Truro TR1 2PE
T: +44 (0)1872 241300

Noon Stride

Abu Dhabi
Al Mariya Tower
(Hilal Bank Road)
Airport Road
PO Box 61274
Abu Dhabi UAE
T: 00 971 (0) 2 626 0426

stridetreglown.com