

Rosehill (prop services)	Bargeboards / Eaves / Facias	Insulating board soffit panels contain ACMs according to asbestos survey on site. Fascias & soffits in poor condition & in need of replacement. Presence of ACMs will have a significant impact on removal costs. An asbestos specialist contractor should be engaged to carry out a refurbishment & demolition survey before any works commence.		Sanitary Fittings	Sinks to consultation rooms do not comply with current infection control standards.	Surfaces	No LST covers to radiators & pipes exposed.				
		Concrete Paving Slabs	Some external block paving components are cracked &/or dislodged. Surface to footpath does not run flush with steps to cellar & is a trip hazard.	Boilers & Flues	Boiler reaching end of useable life.						
		Roads / Car Park	Tarmacadam and concrete slab surface to car park reaching end of life cycle.	Controls	Replace in combination with installation of new boiler system.						
St Ann's (prop services)	FRAME - MASONRY	At the rear elevation the brickwork is in poor condition at low level, the finish following removal of an adjacent building is poor in 2 locations, leaving internal walls & insulation exposed, any movement is unknown. This requires further assessment urgently. The blockwork at low level also appears to not be waterproofed.	WALLS & FINISHES - BRICK	Brickwork require repointing. A retaining wall adjacent to the bin store has been significantly damaged & is on an escape route. Within the car park a bulging wall is present, requires repointing & securing. Whilst compartmentation is not achieved throughout.	Road / Car Park		There are a large number of potholes located throughout.				
Thorpe Hesley	WALLS & FINISHES - PLASTER / PLASTERBOARD	Impact damage, redundant fixts, hairline cracks, minor cracks, service penetrations present to walls & boxing (could give rise to passage of smoke/ flames). Plaster finish bubbled at low level. Exposed concrete block finish to boiler room, service penetrations present.		FLOORS - CARPET TILES	Carpet - Section of tiles missing, gaps / tiles, tiles loose, cut short adjacent to skirting, Ceramic floor tiles - deteriorated & would benefit from a non slip vinyl replacement with coved skirting. Floor Tiles - potential for ACMs to floor tiles, rcomded that an asbestos specialist is engaged to carry out a refurbishment & demolition survey. The presence of ACMs could have significant cost implications.	CEILINGS - PLASTERBOARD	Plasterboard ceilings in reasonable condition, however, following defects present: hairline cracks, minor cracks, service penetrations (could give rise to passage of smoke / flames), minor cracks to cornice. Textured ceiling finishes - potential for ACMs to textured finishes, recommended that an asbestos specialist is engaged to carry out a refurb & demolition survey. The presence of ACMs could have				
Thorpe Hesley	SANITARY FITTINGS	Multiple sinks do not comply with current infection control standards.	SURFACES	LST covers missing to multiple radiators and associated pipes.	WIRING	Loose wiring.					
Thrybergh	SANITARY FITTINGS	The toilet within the FF WC is old & replacement is recommended. The sinks within the Exam, T/tment , Consultation Room and Dr's Room have drains in the centre of the base of the sink. The taps should not be aligned to run directly into the drain aperture, as contamination from the waste outlet could be mobilised. Taps discharging directly into a drain hole can cause splashing, which could disperse contaminated droplets. The taps to the sink within the Doctor's Room are twist style and should be upgraded to elbow / lever style taps.									
Treeton (prop services)	DECORATIONS	Soffits and facias require immediate decoration	COVERINGS	The roof is in need of a general overhaul with pointing reqd to the hip & ridge tiles. There are a no of loose & broken slates that require replacing	BOILERS & FLUES	British gas have recommended replacement due to age of boiler.	FITTINGS	Light fittings not compatable with the use of computers & require replacing. 30 fittings			
Treeton	CONTROLS	cost included in boiler replacement									
Village	WALLS & FINISHES - PLASTER / PLASTERBOARD	Minor cracks, hairline cracks, impact damage, service penetrations (could give rise to passage of smoke and flames).	DOORS	Ironmongery deteriorated, impact damage, doors marked as fire doors (however intumescent strips missing/ deteriorated).	CEILINGS - PLASTERBOARD	Hairline cracks, minor cracks, stains, exposed nail heads, service penetrations (could give rise to passage of smoke / flames).	SANITARY FITTINGS	Sinks do not comply with current infection control standards.	WOOD FENCE DIVIDING	masonry boundary wall deteriorated, estab ownership /maintenance obligations. Concrete post & gravel board fence leaning towards practice, unstable, establish ownership /maintenance obligations.	
Village	ROADS/ CAR PARK - ASPHALT	Section of road deteriorated, car park surface fractured and distorted, root impact from adjacent trees, kerbs cracked.	SURFACES	LST covers missing to heat emitting devices.	FITTINGS	Emergency pull chord loose, light fixtures loose, loose socket.	WIRING	Loose wiring.			
Wickersley	COVERINGS- CONCRETE TILES	Flashing to roof displaced in several places, pm reported that they have had issues with vandals attempting to steal lead products.	DOORS - TIMBER	Timber louvered doors to plant room deteriorated.	COVERINGS - FLAT	Unable to determine condition of flat roof covering from ground level, mortar joints deteriorated to coping to flat roof.	PLASTER / PLASTERBOARD	Impact damage present, redundant fixtures present, service penetrations, hairline cracks, minor cracks. Textured wall finish present to some walls, potential for ACMs, engage a specialist asbestos contractor to carry out a refurb & demo survey prior to any refurb works. Presence of asbestos on site could have a major impact on costs. Service penetrations to walls, could give rise to passage of smoke and			
Wickersley	DOORS	Impact damage present to doors, some doors require replacement, plate missing to door handle, intumescent seal to doors deteriorated.	FLOORS - CARPET TILES	Carpet tiles in fair cond, however, following defects are present: joints loose, some tiles are worn / stained & require replacement. Threshold which separates vinyl & carpet finish is loose & needs replacing. Potential for ACM containing floor tiles, engage a specialist asbestos contractor to carry out a refurb & demolition survey prior to any refurb works. Presence of asbestos on site could have a major impact on costs.	ROADS/CAR PARK - ASPHALT	Tarmac surface to car park deteriorated & requires resurfacing. Establish ownership & maintenance	SURFACE	LST covers missing to radiators and pipes exposed.			
Woodstock	DECORATIONS	Cyclical decoration especially to the rear and side elevations is overdue.	FITTINGS	Light fittings in offices and consulting rooms not compatable with computer use and require replacing. 30 Light fittings							
York Rd	SANITARY FITTINGS	The sinks within rooms 1, 3, 4, 5, 6 & 7 have drainage apertures within the centre of the basins. The taps should not be aligned to run directly into the drain aperture, as contamination from the waste outlet could be mobilised. Taps discharging directly									