

# SVHA

Scottish Veterans'  
Housing Association



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## Stock Condition Survey 2009



Carried Out By:  
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Date: **24th March 2009**

Reference No: **Edinburgh**  
Location:  
**Gilmerton Lodge**

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## **SECTION 1**

### **Introduction & General Notes**

## **INTRODUCTION AND GENERAL NOTES**

**Instruction** In accordance with instructions received from Scottish Veterans Residences, Dearle & Henderson carried out an inspection of **Gilmerton Lodge** on the **24 March 2009**, with a view to providing a Condition Survey Report (including a 30 year Life Cycle Report) of the property.

**Survey Scope** The property has been visually inspected internally and externally, in accordance with Scottish Veterans Residences Condition Survey instruction.

The survey was undertaken on a visual only basis and no invasive investigations have been carried out. Similarly, services have not been tested and the condition report is based on visual assessments and locally provided information only.

The works requirements included in the report are those necessary in Year 2009 from the reporting period starting March 2009.

**Assessment of Condition** The condition of each element has been categorised using professional and technical judgement taking into account the use of the buildings and rooms with particular attention to Health & Safety implications, long-term maintenance and replacement needs, disruption to operational facilities and the age of the element. A condition category has been applied to each element as follows:

- A In a satisfactory condition
- B Requires periodic repair
- C Nearing end of economic life and requires extensive repair
- D Requires renewal to prevent increased expenditure

**Priority Grading** Where the surveyor has concluded that works are necessary within Year 1 the survey item has been prioritised as follows:

1. Health & Safety i.e. compliance with statute and or duty.
2. Neglect will undermine the use of the property.
3. Defect that might lead to damage or further deterioration of a building element, surrounding building elements or item of plant resulting in increased expenditure.
4. To maintain proper standards.

All building elements have been inspected and recorded as part of this survey and costs are provided for Year 1 only. In general elements that are in good condition, may require no works, are classified as 'A'. Items where no works are required have not generally been measured and no costs entered against them. Where an action is necessary a priority grading is provided.

All categories of condition or priority have been estimated and costed for use within and for the formulation of a 30 year Life Cycle Plan of each property.

### **Costs**

The rates used to estimate the costs of the various recommended works have been predominately derived from "Spon's Architect's and Builders Price Book ", and Cost Models (particularly for Mechanical & Electrical tasks) published by Davis Langdon & Everest. Other items are the subject of "spot" estimates based on the surveyor's experience and assessment of the work requirements.

Budget cost estimates are included for all items where work is considered necessary in Year 1 and represent the likely cost which will need to be

expended on the basis each item is carried out individually and not as part of one contract. These costs are net figures and have not been assessed to include preliminaries, contingencies, fees or VAT.

The costs are for indicative budget purposes only as the rates are indicative for typical task and do not necessarily take into account specific variations in material or form.

The costs provided in the Summary take precedence over costs in Year One of the Life Cycle Report, where a discrepancy is found.

### **Building & Room Numbers**

All buildings and rooms within the property have been numbered to enable defects itemised, to be inspected on site. This data has been incorporated into the database to enable calculations to be made where appropriate.

### **Life Cycle Cost Plan**

A Life Cycle Cost Plan is provided and is based on Year 1 works prices at April 2009. Value Added Tax is excluded.

The Life Cycle profile presented is on a property basis.

Life expectancy of building elements identified during the survey process within the Condition Survey Report are transferred into the relevant year of the corresponding Life Cycle Cost Plan and a renewal cost given within that year. The life span of the building elements, which are taken from industry-accepted norms, defines in future years within the 30 Year periods when that element should be renewed again. Depending on the element concerned predictable repair cost allowances are then made within that life span when periodic, cyclical maintenance is undertaken. It does not allow for emergency, unpredictable or unforeseeable repairs.

Where a building element has a sub-element which can be predicted to fail requiring regular periodic

renewal and is of such significance that the element as a whole will fail without its renewal, then that has been included within the Life Cycle Cost Plan for renewal of the entire element. Other significant maintenance costs are also given as appropriate:

For example, where a PVC window has a timber sub-frame and the timber frame fails at 20 years then the renewal of the entire unit would occur which is earlier than the actual life of the PVC frame. Where a PVC window has a hermetically sealed double-glazing unit only the glazed unit would be renewed when the glazing fails at 10 years.

The lower life expectancy of any building element stated within a Condition Survey report takes precedence over any other as the life remaining that is carried forward to the corresponding Life Cycle Cost Plan



## **SECTION 2**

### **Summary**



# Gilmerton

Date of Survey

24/03/2009

Surveyor(s)

Owen Holleway, Richard Robertson, Tony Duffy

## Summary of Yr 1 Costs

<u>Element</u>	Priority 1 Work (£)	Priority 2 Work (£)	Priority 3 Work (£)	Priority 4 Work (£)	TOTAL (£)
<b>Externally</b>					
1. Roofs	0	0	0	500	500
2. Walls	0	0	0	0	0
3. Grounds	0	0	0	779	779
<b><u>Internally</u></b>					
4. Structure	0	0	0	0	0
<b><u>Internal Fabric</u></b>					
5. Rooms	0	0	0	102	102
6. Fixtures & Fittings	0	0	0	0	0
7. Sanitary	0	0	0	0	0
8. Health & Safety	0	0	0	0	0
9. Fire Matters	0	0	0	0	0
10. Hazardous Materials	0	0	0	0	0
11. DDA Compliance & Status	0	0	0	0	0
12. Security Arrangements	0	0	0	0	0
13. Mechanical Services	0	0	0	0	0
14. Electrical Services	0	0	0	0	0
15. Other Mechanical & Electrical	0	0	0	0	0
<b>TOTAL</b> £	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,381</b>	<b>1,381</b>



## **SECTION 3**

### **Brief Description of Property**

## **BRIEF DESCRIPTION OF PROPERTY**

Overall Condition	<b>B</b>
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### **Overall condition of the property – Rated A – D**

A - Performing well and operating efficiently

B - Performing adequately but showing minor deterioration

C - Showing major defects and/or not operating adequately

D - Life expired and/or serious risk of imminent failure

### **Building**

Gilmerton Lodge is a traditionally built bungalow with slate roof; roughcast walls and timber single-glazed sash and case windows. Internal finishes – decoration and floor coverings are in good order. Sanitary ware is in fair condition. Kitchen units are in fair condition.

### **M&E**

#### **Main Power Incomer:**

Power is supplied from the main REC supplies. This feeds a Wylex Distribution Board (DB). The main incomer and associated equipment were located within a cupboard in the kitchen. All were in fair condition with no defects evident.

#### **Power Distribution:**

Power distribution was via a Wylex DB located within a cupboard in the kitchen. Wiring was contained within trunking, conduit and the walls of the bld. All were in a fair condition with no defects noted.

**Heating:**

Heating was provided by a British Gas 303 gas fired Combi-boiler. Hot water from the system was pumped round the bld to a number of convection radiators. Within the living room there is a wall mounted gas fire. It was claimed that this burned black when on a high setting, it is recommended that this be investigated.

The heating and its associated equipment were in fair condition; however it was stated that bedroom 2 was very cold, it is recommended that the BTU of radiator fitted at present be reviewed. Current radiator fitted is a single radiator, 750X700mm; this appears to be too small for the room.



**Lighting:**

In the main this was a mix of tungsten, CFL fittings with T8 lighting. There were no signs of automatic controls. The condition of the lighting and its associated equipment was fair with no defects noted. However this survey did not look at system compliance, a further lighting compliance survey would be required.

**External Lighting:**

This consisted of 2 Halogen Floodlights with PIR control situated at the front and rear of the building. The condition of these was fair with no defect noted.

**Fire Alarm:**

There are stand alone smoke detectors fitted. Their condition was fair with no defect noted.

However this survey did not look at system compliance, a further in depth compliance survey would be required.

**Domestic Hot Water:**

Hot water was supplied by the Combi-boiler to the kitchen, toilet and bathroom. The condition of these was fair with no defects noted. However there is a DHW Calorifier still in place. At the time of survey it was not clear of this was still in use. The technology involved on the current heating/hot water boiler there is no need for a calorifier. In order to reduce the risk of Legionella, it is recommended that the calorifier be decommissioned and removed.



**Ventilation:**

Within the bathroom there was a Greenwood extractor fitted and within the kitchen an Xpelair extractor and a domestic extractor hood. The condition of these was fair with no defects noted.

**Security System:**

The bld is protected by a Wintonfield Security Ltd alarm system. The condition of this was fair with no defect noted.



## **SECTION 4**

### **Properties, Buildings & Room Lists**

## PROPERTY, BUILDING & ROOM LIST

**Building Name : Block 01**

<b>Room No</b>	<b>Room Name</b>
<b>001/1/0/001</b>	<b>Living room</b>
<b>001/1/0/002</b>	<b>Bathroom</b>
<b>001/1/0/003</b>	<b>Bedroom 1</b>
<b>001/1/0/004</b>	<b>Bedroom 2</b>
<b>001/1/0/005</b>	<b>Kitchen</b>
<b>001/1/0/006</b>	<b>Circulation Area</b>





**SECTION 5**  
**Survey Report**

# ROOFS

**BUILDING :** Block 01

**UPRN :**

**FLOOR :** Roofs

**ROOM :** Roof 001

**No :** 001/1/R/001

**USE :**

**Element :** Covering

**CODE :** 1

**Description**

**Condition**

**Action**

**Cond/Ind Priority**

**L'Expec**

**Quantity**

**Replacement  
Cost (£)**

Natural slate

Fair, although vegetation requires  
to be cleaned from roof covering

Clean down surface

B

4

20

86

m2

10,581

**Year 1  
Repair Cost (£)**

300

**Photo 1**



**Photo 2**



**Position**



**Element :** Structure

**CODE :** 1

**Description**

**Condition**

**Action**

**Cond/Ind Priority**

**L'Expec**

**Quantity**

**Replacement  
Cost (£)**

Timber joists and rafters

Fair

No action required

B

40

86

m2

7,054

**Year 1  
Repair Cost (£)**

**Element :** Flashings

**CODE :** 1

**Description**

Lead (inc. in roof)

**Condition**

Fair

**Action**

No action required

**Cond/Ind Priority**

B

**L'Expec**

20

**Quantity**

12 m

**Replacement  
Cost (£)**

902

**Year 1  
Repair Cost (£)**

**Photo 1**



**Photo 2**

**Position**

**Element :** Flashings

**CODE :** 1

**Description**

Zinc ridge piece

**Condition**

Fair

**Action**

No action required

**Cond/Ind Priority**

B

**L'Expec**

20

**Quantity**

5 m

**Replacement  
Cost (£)**

375

**Year 1  
Repair Cost (£)**

**Photo 1**



**Photo 2**

**Position**

**Element :** Rainwater goods

**CODE :** 1

**Description**

Cast iron SVP, gutters and downpipes

**Condition**

Fair, although gutters require to be cleaned out

**Action**

Clean out gutters

**Cond/Ind Priority**

B 4

**L'Expec**

10

**Quantity**

48 m

**Replacement Cost (£)**

3,281

**Year 1 Repair Cost (£)**

200

**Photo 1**



**Photo 2**



**Position**



**Element :** Decoration

**CODE :** 1

**Description**

SVP, gutters and downpipes

**Condition**

Fair

**Action**

No action required

**Cond/Ind Priority**

B

**L'Expec**

2

**Quantity**

48 m2

**Replacement Cost (£)**

393

**Year 1 Repair Cost (£)**

**Element :** Roof Lights

**CODE :** 1

**Description**

Metal/glazed rooflight

**Condition**

Fair, although showing signs of age

**Action**

No action required

**Cond/Ind Priority**

B

**L'Expec**

3

**Quantity**

1

**Replacement Cost (£)**

600

**Year 1 Repair Cost (£)**

**Photo 1**



**Photo 2**

**Position**

# WALLS

<b>BUILDING :</b> Block 01	<b>UPRN :</b>	<b>FLOOR :</b> Elevations
<b>ROOM :</b> Elevation 001	<b>No :</b> 001/1/E/001	<b>USE :</b>

**Element :** External walls

**CODE :** 2

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)	Year 1 Repair Cost (£)
Render	Fair	No Action Required	B		10	2 m2	109	

Photo 1



Photo 2

Position

**Element :** Doors

**CODE :** 2

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)	Year 1 Repair Cost (£)
Softwood timber panelled door	Fair	No Action Required	B		10	1 No.	984	

**Element :** Decoration

**CODE :**2

**Description**  
Masonry Paint

**Condition**  
Fair

**Action**  
No Action Required

**Cond/Ind Priority**  
B

**L'Expec**  
2

**Quantity**  
2 m2

**Replacement  
Cost (£)**  
27

**Year 1  
Repair Cost (£)**

---

**Element :** Decoration

**CODE :**2

**Description**  
Painterwork to door

**Condition**  
Fair

**Action**  
No Action Required

**Cond/Ind Priority**  
B

**L'Expec**  
2

**Quantity**  
2 m2

**Replacement  
Cost (£)**  
27

**Year 1  
Repair Cost (£)**

---

**BUILDING :** Block 01

**UPRN :**

**FLOOR :** Elevations

**ROOM :** Elevation 002

**No :** 001/1/E/002

**USE :**

**Element :** External walls

**CODE :** 2

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)	Year 1 Repair Cost (£)
Render	Fair	No Action Required	B		10	15 m2	820	

**Photo 1**



**Photo 2**

**Position**

**Element :** Windows

**CODE :** 2

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)	Year 1 Repair Cost (£)
Timber softwood sash and case single glazed	Fair	No Action Required	B		10	3 m2	1,230	



Photo 1



Photo 2

Position

Element : Decoration

CODE :2

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)	Year 1 Repair Cost (£)
Masonry Paint	Fair	No Action Required	B		2	15 m2	205	

Element : Decoration

CODE :2

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)	Year 1 Repair Cost (£)
Painterwork to windows	Fair	No Action Required	B		2	3 m2	41	

Element : Cills

CODE :2

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)	Year 1 Repair Cost (£)
Concrete cills	Fair	No Action Required	B		35	3 m	1,500	

**BUILDING** : Block 01**UPRN** :**FLOOR** : Elevations**ROOM** : Elevation 003**No** : 001/1/E/003**USE** :**Element** : External walls**CODE** :2

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)	Year 1 Repair Cost (£)
Render	Fair	No Action Required	B		10	8 m2	437	

Photo 1



Photo 2

Position

**Element** : Windows**CODE** :2

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)	Year 1 Repair Cost (£)
Timber softwood sash and case single glazed	Fair	No Action Required	B		10	2 m2	820	

**Element** : Decoration**CODE** :2

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)	Year 1 Repair Cost (£)
Masonry Paint	Fair	No Action Required	B		2	8 m2	109	

**Element :** Decoration

**CODE :**2

**Description**

**Condition**

**Action**

**Cond/Ind Priority**

**L'Expec**

**Quantity**

**Replacement  
Cost (£)**

Painterwork to windows

Fair

No Action Required

B

2

2 m2

27

**Year 1  
Repair Cost (£)**

---

**Element :** Cills

**CODE :**2

**Description**

**Condition**

**Action**

**Cond/Ind Priority**

**L'Expec**

**Quantity**

**Replacement  
Cost (£)**

Concrete cills

Fair

No Action Required

B

35

2 m

1,000

**Year 1  
Repair Cost (£)**

---

**BUILDING :** Block 01

**UPRN :**

**FLOOR :** Elevations

**ROOM :** Elevation 004

**No :** 001/1/E/004

**USE :**

**Element :** External walls

**CODE :** 2

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)	Year 1 Repair Cost (£)
Render	Fair	No Action Required	B		10	6 m2	328	

**Photo 1**



**Photo 2**

**Position**

**Element :** Decoration

**CODE :** 2

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)	Year 1 Repair Cost (£)
Masonry Paint	Fair	No Action Required	B		2	6 m2	82	

**BUILDING** : Block 01**UPRN** :**FLOOR** : Elevations**ROOM** : Elevation 005**No** : 001/1/E/005**USE** :**Element** : External walls**CODE** : 2

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)	Year 1 Repair Cost (£)
Render	Fair	No Action Required	B		10	6 m2	328	

Photo 1



Photo 2

Position

**Element** : Windows**CODE** : 2

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)	Year 1 Repair Cost (£)
Timber softwood sash and case single glazed	Fair	No Action Required	B		10	3 m2	1,230	

**Element** : Decoration**CODE** : 2

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)	Year 1 Repair Cost (£)
Masonry Paint	Fair	No Action Required	B		2	6 m2	82	

**Element :** Decoration

**CODE :**2

**Description**  
Painterwork to windows

**Condition**  
Fair

**Action**  
No Action Required

**Cond/Ind Priority**  
B

**L'Expec**  
2

**Quantity**  
3 m2

**Replacement  
Cost (£)**  
41

**Year 1  
Repair Cost (£)**

---

**Element :** Cills

**CODE :**2

**Description**  
Concrete cills

**Condition**  
Fair

**Action**  
No Action Required

**Cond/Ind Priority**  
B

**L'Expec**  
35

**Quantity**  
3 m

**Replacement  
Cost (£)**  
1,500

**Year 1  
Repair Cost (£)**

---

**BUILDING** : Block 01**UPRN** :**FLOOR** : Elevations**ROOM** : Elevation 006**No** : 001/1/E/006**USE** :**Element** : External walls**CODE** :2**Description****Condition****Action****Cond/Ind Priority****L'Expec****Quantity****Replacement  
Cost (£)**

Render

Fair

No Action Required

B

10

12 m2

656

**Year 1  
Repair Cost (£)****Photo 1****Photo 2****Position****Element** : Windows**CODE** :2**Description****Condition****Action****Cond/Ind Priority****L'Expec****Quantity****Replacement  
Cost (£)**Timber softwood sash and case  
single glazed

Fair

No Action Required

B

10

5 m2

2,050

**Year 1  
Repair Cost (£)****Element** : Decoration**CODE** :2**Description****Condition****Action****Cond/Ind Priority****L'Expec****Quantity****Replacement  
Cost (£)**

Masonry Paint

Fair

No Action Required

B

2

12 m2

164

**Year 1  
Repair Cost (£)**

**Element :** Decoration

**CODE :**2

**Description**

**Condition**

**Action**

**Cond/Ind Priority**

**L'Expec**

**Quantity**

**Replacement  
Cost (£)**

Painterwork to windows and door

Fair

No Action Required

B

2

7 m2

95

**Year 1  
Repair Cost (£)**

---

**Element :** Cills

**CODE :**2

**Description**

**Condition**

**Action**

**Cond/Ind Priority**

**L'Expec**

**Quantity**

**Replacement  
Cost (£)**

Concrete cills

Fair

No Action Required

B

35

5 m

2,500

**Year 1  
Repair Cost (£)**

---



<b>BUILDING</b> : Block 01	<b>UPRN</b> :	<b>FLOOR</b> : Elevations
<b>ROOM</b> : Elevation 007	<b>No</b> : 001/1/E/007	<b>USE</b> :

<b>Element</b> : External walls		<b>CODE</b> :2					<b>Replacement Cost (£)</b>
<b>Description</b>	<b>Condition</b>	<b>Action</b>	<b>Cond/Ind</b>	<b>Priority</b>	<b>L'Expec</b>	<b>Quantity</b>	
Render	Fair	No Action Required	B		10	17 m2	929
							<b>Year 1 Repair Cost (£)</b>

**Photo 1**



**Photo 2**

**Position**

<b>Element</b> : Decoration		<b>CODE</b> :2					<b>Replacement Cost (£)</b>
<b>Description</b>	<b>Condition</b>	<b>Action</b>	<b>Cond/Ind</b>	<b>Priority</b>	<b>L'Expec</b>	<b>Quantity</b>	
Masonry Paint	Fair	No Action Required	B		2	17 m2	232
							<b>Year 1 Repair Cost (£)</b>

**BUILDING** : Block 01**UPRN** :**FLOOR** : Elevations**ROOM** : Elevation 008**No** : 001/1/E/008**USE** :**Element** : External walls**CODE** :2

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)	Year 1 Repair Cost (£)
Render	Fair	No Action Required	B		10	6 m2	328	

Photo 1



Photo 2

Position

**Element** : Windows**CODE** :2

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)	Year 1 Repair Cost (£)
Timber softwood sash and case single glazed	Fair	No Action Required	B		10	2 m2	820	

**Element** : Decoration**CODE** :2

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)	Year 1 Repair Cost (£)
Masonry Paint	Fair	No Action Required	B		2	6 m2	82	

**Element :** Decoration

**CODE :**2

**Description**

**Condition**

**Action**

**Cond/Ind Priority**

**L'Expec**

**Quantity**

**Replacement  
Cost (£)**

Painterwork to windows

Fair

No Action Required

B

2

2 m2

27

**Year 1  
Repair Cost (£)**

---

**Element :** Cills

**CODE :**2

**Description**

**Condition**

**Action**

**Cond/Ind Priority**

**L'Expec**

**Quantity**

**Replacement  
Cost (£)**

Concrete cills

Fair

No Action Required

B

35

2 m

1,000

**Year 1  
Repair Cost (£)**

---

# EXTERNAL GROUNDS

**BUILDING :** Block 01

**UPRN :**

**FLOOR :** External Grounds

**ROOM :** External Grounds

**No :** 001/1/EG/EG

**USE :**

**Element :** Roads & Parking Areas

**CODE :** 3

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)	Year 1 Repair Cost (£)
Tarmacadam roads and parking	Fair	No Action Required	B		10	64 m2	5,249	

**Photo 1**



**Photo 2**

**Position**

**Element :** Underground Drainage

**CODE :** 3

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)	Year 1 Repair Cost (£)
Foul and surface water drainage	Fair	No Action Required	B		35	1		

**Element :** Paths & Paving

**CODE :** 3

**Description**

Concrete slab paths/paving

**Condition**

Fair

**Action**

No Action Required

**Cond/Ind Priority**

B

**L'Expec**

10

**Quantity**

25 m2

**Replacement Cost (£)**

1,708

**Year 1 Repair Cost (£)**

**Photo 1**



**Photo 2**



**Position**

**Element :** Paths & Paving

**CODE :** 3

**Description**

Chips around perimeter of property

**Condition**

Fair

**Action**

No Action Required

**Cond/Ind Priority**

B

**L'Expec**

10

**Quantity**

16 m2

**Replacement Cost (£)**

1,093

**Year 1 Repair Cost (£)**

**Photo 1**



**Photo 2**

**Position**

**Element :** Steps/ramps

**CODE :** 3

**Description**

Concrete steps at front and rear door and at patio area

**Condition**

Fair

**Action**

No Action Required

**Cond/Ind Priority**

B

**L'Expec**

20

**Quantity**

6 m2

**Replacement Cost (£)**

1,230

**Year 1 Repair Cost (£)**

**Photo 1**



**Photo 2**



**Position**

**Element :** Decoration

**CODE :** 3

**Description**

Painterwork to timber fencing

**Condition**

Poor

**Action**

Redecorate

**Cond/Ind Priority**

D 4

**L'Expec**

Replace/In

**Quantity**

38 m2

**Replacement Cost (£)**

779

**Year 1 Repair Cost (£)**

**Element :** Boundary fencing/walls

**CODE :** 3

**Description**

Stone boundary wall

**Condition**

Fair

**Action**

No Action Required

**Cond/Ind Priority**

B

**L'Expec**

40

**Quantity**

42 m2

**Replacement Cost (£)**

17,225

**Year 1 Repair Cost (£)**

Photo 1



Photo 2

Position

Element : Boundary fencing/walls

CODE :3

Description

Condition

Action

Cond/Ind Priority

L'Expec

Quantity

Replacement Cost (£)

Timber slatted fencing

Fair

No Action Required

B

10

38 m2

2,337

Year 1 Repair Cost (£)

Photo 1



Photo 2

Position

# STRUCTURE

**BUILDING :** Block 01

**UPRN :**

**FLOOR :** Structure

**ROOM :** Structure

**No :** 001/1/St/St

**USE :**

**Element :** Floors

**CODE :** 4

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)	Year 1 Repair Cost (£)
Timber floor	Fair	No action required	B		40	64 m2	6,562	

**Element :** Walls

**CODE :** 4

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)	Year 1 Repair Cost (£)
Brick & render	Fair	No action required	B		40	1 m2	150	



# ROOMS

**BUILDING :** Block 01

**UPRN :**

**FLOOR :** Ground

**ROOM :** Living room

**No :** 001/1/0/001

**USE :**

**Element :** Ceilings

**CODE :** 5

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)
Plasterboard ceiling	Fair, with isolated cracking at joints	Make good plasterboard finish	B	4	30	30 m2	1,025
							<b>Year 1 Repair Cost (£)</b>
							102

**Element :** Walls

**CODE :** 5

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)
Plaster on hard to walls	Fair	No Action Required	B		31	54 m2	1,845
							<b>Year 1 Repair Cost (£)</b>

**Element :** Partitions

**CODE :** 5

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)
Plasterboard to partitions	Fair	No Action Required	B		31	26 m2	1,777
							<b>Year 1 Repair Cost (£)</b>

**Element :** Doors

**CODE :** 5

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)
Softwood timber panelled	Fair	No Action Required	B		15	1 No	656
							<b>Year 1 Repair Cost (£)</b>

**Element : Floors****CODE :5****Description**

Timber strip flooring

**Condition**

Fair

**Action**

No Action Required

**Cond/Ind Priority**

B

**L'Expec**

22

**Quantity**

30 m2

**Replacement  
Cost (£)**

2,460

**Year 1  
Repair Cost (£)****Element : Decoration****CODE :5****Description**Emulsion to ceiling; decorative  
paper to walls; gloss/varnish to  
timber finishes**Condition**

Fair

**Action**

No Action Required

**Cond/Ind Priority**

B

**L'Expec**

3

**Quantity**

112 m2

**Replacement  
Cost (£)**

918

**Year 1  
Repair Cost (£)**

**BUILDING** : Block 01**UPRN** :**FLOOR** : Ground**ROOM** : Bathroom**No** : 001/1/0/002**USE** :**Element** : Ceilings**CODE** :5

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)	Year 1 Repair Cost (£)
Plasterboard ceiling	Fair	No Action Required	B		30	4 m2	136	

**Element** : Walls**CODE** :5

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)	Year 1 Repair Cost (£)
Ceramic tiles to walls	Fair	No Action Required	B		20	21 m2	1,722	

**Element** : Doors**CODE** :5

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)	Year 1 Repair Cost (£)
Softwood timber panelled top glazed	Fair	No Action Required	B		15	1 No	656	

**Element** : Floors**CODE** :5

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)	Year 1 Repair Cost (£)
Vinyl sheet floor finish	Fair	No Action Required	B		5	4 m2	164	

**Element :** Decoration

**CODE :**5

**Description**

Re-decoration  
Emulsion to ceiling ;  
gloss/varnish to timber finishes

**Condition**

Fair

**Action**

No Action Required

**Cond/Ind Priority**

B

**L'Expec**

5

**Quantity**

6 m2

**Replacement  
Cost (£)**

49

**Year 1  
Repair Cost (£)**

**BUILDING** : Block 01**UPRN** :**FLOOR** : Ground**ROOM** : Bedroom 1**No** : 001/1/0/003**USE** :**Element** : Ceilings**CODE** :5

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)	Year 1 Repair Cost (£)
Plasterboard ceiling	Fair, although minor damage to plasterboard in isolated areas.	No Action Required	B		30	18 m2	615	

**Element** : Walls**CODE** :5

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)	Year 1 Repair Cost (£)
Plaster on hard to walls	Fair	No Action Required	B		31	42 m2	1,435	

**Element** : Doors**CODE** :5

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)	Year 1 Repair Cost (£)
Softwood timber panelled	Fair	No Action Required	B		15	1 No	656	

**Element** : Floors**CODE** :5

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)	Year 1 Repair Cost (£)
Carpet floor finish	Fair	No Action Required	B		7	18 m2	738	

**Element :** Decoration

**CODE :**5

**Description**

Emulsion to ceiling and walls;  
gloss/varnish to timber finishes

**Condition**

Fair

**Action**

No Action Required

**Cond/Ind Priority**

B

**L'Expec**

3

**Quantity**

64 m2

**Replacement  
Cost (£)**

524

**Year 1  
Repair Cost (£)**

**BUILDING** : Block 01**UPRN** :**FLOOR** : Ground**ROOM** : Bedroom 2**No** : 001/1/0/004**USE** :**Element** : Ceilings**CODE** :5

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)	Year 1 Repair Cost (£)
Plasterboard ceiling	Fair	No Action Required	B		30	12 m2	410	

**Element** : Walls**CODE** :5

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)	Year 1 Repair Cost (£)
Plaster on hard to walls	Fair	No Action Required	B		31	36 m2	1,230	

**Element** : Doors**CODE** :5

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)	Year 1 Repair Cost (£)
Softwood timber panelled	Fair	No Action Required	B		15	1 No	656	

**Element** : Floors**CODE** :5

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)	Year 1 Repair Cost (£)
Carpet floor finish	Fair	No Action Required	B		7	12 m2	492	

**Element :** Decoration

**CODE :**5

**Description**

Emulsion to ceiling and walls;  
gloss/varnish to timber finishes

**Condition**

Fair

**Action**

No Action Required

**Cond/Ind Priority**

B

**L'Expec**

3

**Quantity**

50 m2

**Replacement  
Cost (£)**

410

**Year 1  
Repair Cost (£)**



**BUILDING** : Block 01**UPRN** :**FLOOR** : Ground**ROOM** : Kitchen**No** : 001/1/0/005**USE** :**Element** : Ceilings**CODE** :5

<b>Description</b>	<b>Condition</b>	<b>Action</b>	<b>Cond/Ind</b>	<b>Priority</b>	<b>L'Expec</b>	<b>Quantity</b>	<b>Replacement Cost (£)</b>	<b>Year 1 Repair Cost (£)</b>
Plasterboard ceiling	Fair	No Action Required	B		30	16 m2	546	

**Element** : Ceilings**CODE** :5

<b>Description</b>	<b>Condition</b>	<b>Action</b>	<b>Cond/Ind</b>	<b>Priority</b>	<b>L'Expec</b>	<b>Quantity</b>	<b>Replacement Cost (£)</b>	<b>Year 1 Repair Cost (£)</b>
Loft hatch	Fair	No Action Required	B		15	1 m2	54	

**Element** : Walls**CODE** :5

<b>Description</b>	<b>Condition</b>	<b>Action</b>	<b>Cond/Ind</b>	<b>Priority</b>	<b>L'Expec</b>	<b>Quantity</b>	<b>Replacement Cost (£)</b>	<b>Year 1 Repair Cost (£)</b>
Ceramic tiles to walls	Fair	No Action Required	B		15	2 m2	164	

**Element** : Walls**CODE** :5

<b>Description</b>	<b>Condition</b>	<b>Action</b>	<b>Cond/Ind</b>	<b>Priority</b>	<b>L'Expec</b>	<b>Quantity</b>	<b>Replacement Cost (£)</b>	<b>Year 1 Repair Cost (£)</b>
Plaster on hard to walls	Fair	No Action Required	B		31	20 m2	683	

**Element : Doors****CODE :5****Description**

Softwood timber panelled

**Condition**

Fair

**Action**

No Action Required

**Cond/Ind Priority**

B

**L'Expec**

15

**Quantity**

5 No

**Replacement  
Cost (£)**

3,281

**Year 1  
Repair Cost (£)****Element : Floors****CODE :5****Description**

Timber strip flooring

**Condition**

Fair

**Action**

No Action Required

**Cond/Ind Priority**

B

**L'Expec**

5

**Quantity**

16 m2

**Replacement  
Cost (£)**

1,312

**Year 1  
Repair Cost (£)****Element : Decoration****CODE :5****Description**Re-decoration  
Emulsion to ceiling and walls;  
gloss/varnish to timber finishes**Condition**

Fair

**Action**

No Action Required

**Cond/Ind Priority**

B

**L'Expec**

3

**Quantity**

46 m2

**Replacement  
Cost (£)**

377

**Year 1  
Repair Cost (£)**

**BUILDING** : Block 01**UPRN** :**FLOOR** : Ground**ROOM** : Circulation Area**No** : 001/1/0/006**USE** :**Element** : Ceilings**CODE** :5

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)	Year 1 Repair Cost (£)
Plasterboard ceiling	Fair	No Action Required	B		30	8 m2	273	

**Element** : Walls**CODE** :5

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)	Year 1 Repair Cost (£)
Plaster on hard to walls	Fair	No Action Required	B		31	39 m2	1,332	

**Element** : Doors**CODE** :5

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)	Year 1 Repair Cost (£)
Softwood timber panelled top glazed	Fair	No Action Required	B		15	1 No	656	

**Element** : Floors**CODE** :5

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)	Year 1 Repair Cost (£)
Carpet floor finish	Fair	No Action Required	B		7	8 m2	328	

**Element :** Decoration

**CODE :**5

**Description**

Re-decoration  
Emulsion to ceiling and walls;  
gloss/varnish to timber finishes

**Condition**

Fair

**Action**

No Action Required

**Cond/Ind Priority**

B

**L'Expec**

3

**Quantity**

63 m2

**Replacement  
Cost (£)**

516

**Year 1  
Repair Cost (£)**

**BUILDING :** Block 01

**UPRN :**

**FLOOR :** Elevations

**ROOM :** Elevation 006

**No :** 001/1/E/006

**USE :**

**Element :** Doors

**CODE :**5

<b>Description</b>	<b>Condition</b>	<b>Action</b>	<b>Cond/Ind</b>	<b>Priority</b>	<b>L'Expec</b>	<b>Quantity</b>	<b>Replacement Cost (£)</b>	<b>Year 1 Repair Cost (£)</b>
Softwood timber flush	Fair	No Action Required	B		10	1 No	492	

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# FIXTURES & FITTINGS

<b>BUILDING :</b> Block 01	<b>UPRN :</b>	<b>FLOOR :</b> Ground
<b>ROOM :</b> Bedroom 1	<b>No :</b> 001/1/0/003	<b>USE :</b>

**Element :** Built in cupboards

**CODE :** 6

<b>Description</b>	<b>Condition</b>	<b>Action</b>	<b>Cond/Ind</b>	<b>Priority</b>	<b>L'Expec</b>	<b>Quantity</b>	<b>Replacement Cost (£)</b>	<b>Year 1 Repair Cost (£)</b>
Timber buit in cupboards	Fair	No action required	B		31	1 No	820	

---

**BUILDING :** Block 01

**UPRN :**

**FLOOR :** Ground

**ROOM :** Kitchen

**No :** 001/1/0/005

**USE :**

**Element :** Worktops

**CODE :** 6

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)	Year 1 Repair Cost (£)
Laminate / chipboard worktop	Fair	No action required	B		10	5 m2	341	

**Element :** Built in cupboards

**CODE :** 6

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)	Year 1 Repair Cost (£)
Timber base units	Fair	No action required	B		15	4 No	3,281	

# SANITARY

**BUILDING :** Block 01

**UPRN :**

**FLOOR :** Ground

**ROOM :** Bathroom

**No :** 001/1/0/002

**USE :**

**Element :** WC

**CODE :** 7

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)	Year 1 Repair Cost (£)
Ceramic WC cistern and bowl	Fair	No action required	B		20	1 No	328	

**Element :** Basins

**CODE :** 7

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)	Year 1 Repair Cost (£)
Ceramic WHB	Fair	No action required	B		20	1 No	328	

**Element :** Baths

**CODE :** 7

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)	Year 1 Repair Cost (£)
Ceramic bath	Fair	No action required	B		20	1 No	656	



**BUILDING :** Block 01

**UPRN :**

**FLOOR :** Ground

**ROOM :** Kitchen

**No :** 001/1/0/005

**USE :**

**Element :** Sinks

**CODE :** 7

**Description**

**Condition**

**Action**

**Cond/Ind Priority**

**L'Expec**

**Quantity**

**Replacement  
Cost (£)**

Stainless steel sink - single  
drainer

Fair

No action required

B

15

1 No

328

**Year 1  
Repair Cost (£)**

# MECHANICAL SERVICES

<b>BUILDING :</b> Block 01	<b>UPRN :</b>	<b>FLOOR :</b> M&E
<b>ROOM :</b> M & E	<b>No :</b> 001/1/M&E/	<b>USE :</b>

**Element :** Gas Heating System

**CODE :** 13

**Description**

Heating was provided by a British Gas 303 gas fired Combi-boiler. Hot water from the system was pumped round the bld to a number of convection radiators. Within the living room there is a wall mounted gas fire.

**Condition**

The heating and its associated equipment were in fair condition; however it was stated that bedroom 2 was very cold and the living room gas fire burned black when on a high setting.

**Action**

Continue maintenance  
It is recommended that the BTU of radiator fitted at present be reviewed. Current radiator fitted is a single radiator, 750X700mm; this appears to be too small for the room.  
It is recommended that the operation of the gas fire is checked.

**Cond/Ind Priority**

B

**L'Expec**

15

**Quantity**

**Replacement Cost (£)**

7,000

**Year 1 Repair Cost (£)**

**Photo 1**



**Photo 2**

**Position**

**Element :** Extraction System

**CODE :** 13

**Description**

Within the bathroom there was a Greenwood extractor fitted and within the kitchen an Xpelair extractor and a domestic extractor hood.

**Condition**

The condition of these were fair with no defects noted.

**Action**

Continue Maintenance

**Cond/Ind Priority**

B

**L'Expec**

15

**Quantity**

**Replacement Cost (£)**

200

**Year 1 Repair Cost (£)**

**Element :** Domestic Hot Water

**CODE :** 13

**Description**

Hot water was supplied by the Combi-boiler to the kitchen, toilet and bathroom.

**Condition**

The condition of this was fair with no defects noted. However there is a DHW Calorifier still in place. At the time of survey it was not clear of this was still in use.

**Action**

Continue Maintenance  
The technology involved on the current heating/hot water boiler there is no need for a calorifier. In order to reduce the risk of Legionella, it is recommended that the calorifier be decommissioned and removed.

**Cond/Ind Priority**

B

**L'Expec**

15

**Quantity**

**Replacement Cost (£)**

1,000

**Year 1 Repair Cost (£)**

**Photo 1**



**Photo 2**

**Position**

# ELECTRICAL SERVICES

**BUILDING :** Block 01

**UPRN :**

**FLOOR :** M&E

**ROOM :** M & E

**No :** 001/1/M&E/

**USE :**

**Element :** Incoming Mains & Metering **CODE :** 14

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)	Year 1 Repair Cost (£)
Power is supplied from the main REC supplies. This feeds a Wylex Distribution Board (DB). The main incomer and associated equipment were located within a cupboard in the kitchen.	All were in fair condition with no defects evident.	Continue Maintenance	B		20		1,500	

**Element :** Mains Distribution

**CODE :** 14

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)	Year 1 Repair Cost (£)
Power distribution was via a Wylex DB located within a cupboard in the kitchen. Wiring was contained within trunking, conduit and the walls of the bld.	All were in a fair condition with no defects noted.	Continue Maintenance	B		20		5,000	

**Element :** Light Fittings Internal

**CODE :** 14

Description	Condition	Action	Cond/Ind	Priority	L'Expec	Quantity	Replacement Cost (£)	Year 1 Repair Cost (£)
In the main this was a mix of tungsten, CFL fittings with T8 lighting. There were no signs of	The condition of the system was	Continue maintenance	B		20		1,000	

automatic controls.

fair with no defects noted.

This survey did not look at system compliance, a further lighting compliance survey would be required.

---

**Element** : Light Fittings External

**CODE** : 14

**Description**

This consisted of 2 Halogen Floodlights with PIR control situated at the front and rear of the building.

**Condition**

The condition of the lighting and its associated equipment was fair with no defects noted.

**Action**

Continue Maintenance

**Cond/Ind Priority**

B

**L'Expec**

20

**Quantity**

**Replacement Cost (£)**

200

**Year 1 Repair Cost (£)**

---

**Element** : Fire Alarms

**CODE** : 14

**Description**

There are stand alone smoke detectors fitted. Their condition was fair with no defect noted.

**Condition**

The condition of the system was fair with no defects noted.

**Action**

Continue Maintenance.  
This survey did not look at system compliance, a further in depth compliance survey would be required.

**Cond/Ind Priority**

B

**L'Expec**

20

**Quantity**

**Replacement Cost (£)**

20

**Year 1 Repair Cost (£)**

---

**Element :** Security Systems

**CODE :** 14

**Description**

The bld is protected by a Wintonfield Security Ltd alarm system.

**Condition**

The condition of this was fair with no defects noted.

**Action**

Continue maintenance

**Cond/Ind Priority**

**L'Expec**

15

**Quantity**

**Replacement Cost (£)**

2,500

**Year 1 Repair Cost (£)**

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## **SECTION 6**

### **Life Cycle Costing Report 30 years**

Description	Repair				Repair Total	Replacement				Replacement Total	Immediate Action Total
	Priority 1	Priority 2	Priority 3	Priority 4		Priority 1	Priority 2	Priority 3	Priority 4		
Block 01											
ROOFS->Covering				£300	£300					£0	£300
ROOFS->Structure											
ROOFS->Flashings					£0					£0	£0
ROOFS->Rainwater goods				£200	£200					£0	£200
ROOFS->Decoration					£0					£0	£0
ROOFS->Roof Lights					£0					£0	£0
WALLS->External walls					£0					£0	£0
WALLS->Windows					£0					£0	£0
WALLS->Doors					£0					£0	£0
WALLS->Decoration					£0					£0	£0
WALLS->Cills											
EXTERNAL GROUNDS->Roads & Parking Areas					£0					£0	£0
EXTERNAL GROUNDS->Underground Drainage											
EXTERNAL GROUNDS->Paths & Paving					£0					£0	£0
EXTERNAL GROUNDS->Steps/ramps					£0					£0	£0
EXTERNAL GROUNDS->Decoration					£0				£779	£779	£779
EXTERNAL GROUNDS->Boundary fencing/walls					£0					£0	£0
STRUCTURE->Floors											
STRUCTURE->Walls											
ROOMS->Ceilings				£103	£103					£0	£103
ROOMS->Walls					£0					£0	£0
ROOMS->Partitions											
ROOMS->Doors					£0					£0	£0
ROOMS->Floors					£0					£0	£0
ROOMS->Decoration					£0					£0	£0
FIXTURES & FITTINGS->Worktops					£0					£0	£0
FIXTURES & FITTINGS->Built in cupboards					£0					£0	£0
SANITARY->WC					£0					£0	£0
SANITARY->Basins					£0					£0	£0
SANITARY->Sinks					£0					£0	£0
SANITARY->Baths					£0					£0	£0
MECHANICAL SERVICES->Gas Heating System					£0					£0	£0
MECHANICAL SERVICES->Extraction System					£0					£0	£0
MECHANICAL SERVICES->Domestic Hot Water					£0					£0	£0
ELECTRICAL SERVICES->Incoming Mains & Metering					£0					£0	£0
ELECTRICAL SERVICES->Mains Distribution					£0					£0	£0
ELECTRICAL SERVICES->Light Fittings Internal					£0					£0	£0
ELECTRICAL SERVICES->Light Fittings External					£0					£0	£0
ELECTRICAL SERVICES->Fire Alarms					£0					£0	£0
ELECTRICAL SERVICES->Security Systems					£0					£0	£0



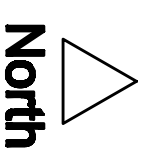
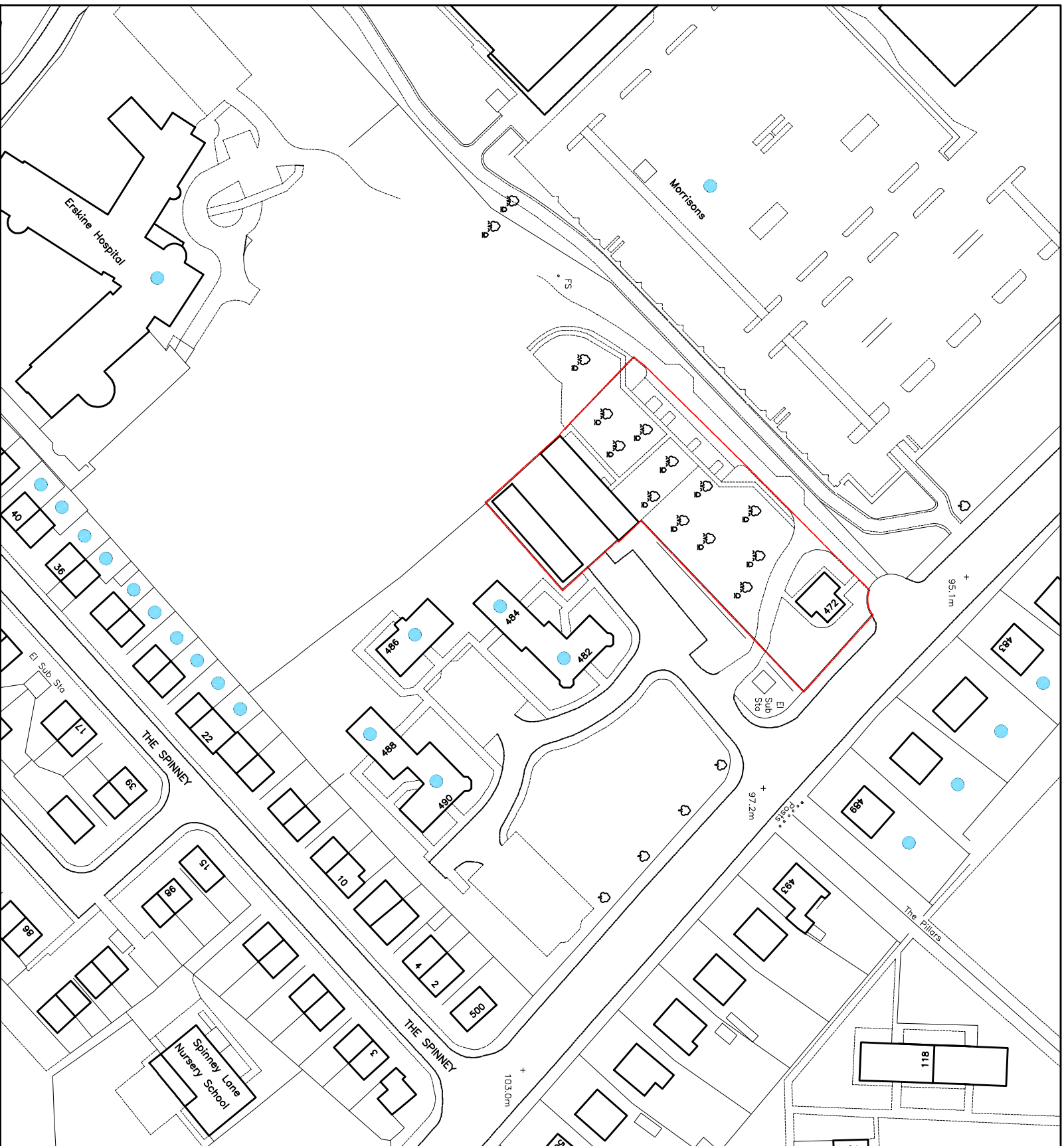







## **SECTION 7**

### **Floor Plans**



**Location plan**  
**scale 1:1250**

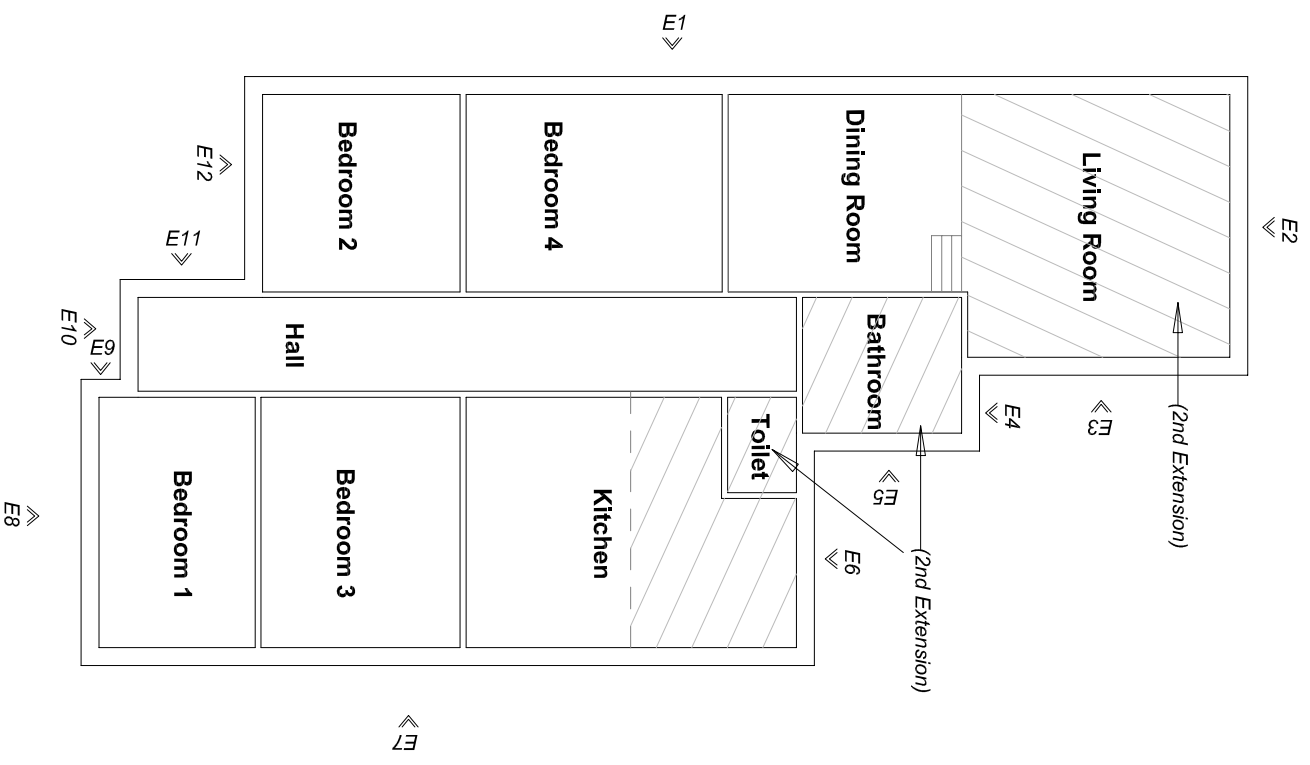
 Denotes notifiable neighbour

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**Courtyard Redevelopment**  
**The Murray Home**  
**470 Gilmerton Road, Edinburgh**  
**for**  
**Scottish Veterans Housing**  
**Association Ltd**  
**Date 19/12/2006**



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GILMERTON HOUSE