Library of Birmingham PMP Condition Survey- 10 Years





December 2019

**BMBS 0286** 



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Approved by	Nick Peppitt

#### **Revision List**

Revision	Prepared by	Authorised by	Date
A	AA	N Peppitt	20-Dec-19

NCREE

**Distribution List** 

Name	Role
Lee Mills	Facilities Manager

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#### 1.0 Introduction

Gleeds Building Surveying have been commissioned by Lee Mills, Facilities Manager of Birmingham City Council (BCC) to prepare a detailed Planned Maintenance Plan Condition Survey for the Library of Birmingham.

The PMP is based on a 10 year profile. Life expectancy is based on BCIS and CIBSE standards. Elemental reporting is based on RICS - NRM. Asset numbers have been used where provided.

#### 1.1 The Building

Building construction was completed in 2013 and is now in its 7 year of life. Accommodation is over 9 levels with a total GIA of circa 31,000m2. Th majority of public library areas are positioned on Ground to Level 4. Specially conditioned archives stores are on levels 5&6 with ancillary office space on Levels 1 & 2. Plant is located in the Lower Ground Floor; levels 8&9.

The external fabric comprises of a large curtain wall glazing system wrapped in metal "filigree" fixed to a concrete and steel frame structure. Terrace areas are sited on the roof top gardens which public have access to. The building is heavily serviced and air conditioned. At the time of construction, a number of low carbon energy systems were installed including a ground water bore hole installed to draw cool water into the AC equipment; Grey Water Harvesting , both are no longer in commission. Heating is via a city wide district heat main which also serves the Birmingham Rep Theatre

#### 1.2 Condition Methodology

Condition ranks have been assed on the following criteria

- A This indicates that the surveyed portion is either in full compliance with, or exceeds the appropriate nationally published guidance and has a "full life" expectation. No expenditure, except for routine maintenance, is required.
- B Reasonable and fair condition even though it does not have a "full life" expectation or does not fully comply with the national guidance. No capital expenditure is required to improve the building. Repair and normal maintenance are adequate to sustain the portion at "B".
- B/C Currently as B but will fall below B within five years as a consequence of unabated deterioration or knowledge of impending mandatory fire safety requirements or statutory safety legislation.
- C This is assigned to a portion that is below the standard "B" and requires capital expenditure to upgrade it to grade "B". This expenditure should not exceed 50% of the replacement cost and should provide the portion with an expected remaining life comparable with that of a new provision.
- D This is assigned to a portion that is below "C" grade. The capital expenditure required to achieve a grade "B" will exceed 50% of the replacement cost but should be less than the total replacement cost and should provide the portion with an expected remaining life comparable with that of a new provision

#### 1.3 Basis of Order of Cost Estimate

The basis of the Order of Costs are summarised as follows:

- Order of Cost Estimate base date 4Q 2019
- Preliminaries provision\* 10.00%
- Contractor's overhead and profit provision\* 6.50%
- BCIS on Iline Maintenenace Prices
- Quottattions received from BCC LOB

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#### 1.4 Information Received

Gleeds Building Surveying were in receipt of all the following information

Architectrural GA Plans for all levels

**HVAC-** Schematics

Electrical O&M DWGS

**Test Certification** 

Current AirTECH FM Contravctos service contracts

#### 1.5 Linitations

Our scope of services and our fee proposal is based on the following assumptions, clarifications and exclusions as detailed in the BECS - Appointment dated 12/02/2019 Appendix A but summarsied as follows

Room condition survey undertaken on a 20% sample only

We are not undertaking an intrusive survey of all elements

M&E condition is based on a desktop study of service records, test certification and commissioning data provided by Birmingham City Council, or their appointed service engineers.

We have allowed to liaise with BCC FM software provider to have site of their database, and where possible will provide our report in a compatible format. We have not allowed for any software development charges incurred or physical data input into the database.

Costs for specialist high level access equipment is excluded.

All surveys will be undertaken during normal working hours.

We have been advised there is no asbestos used within the building, and where we suspect there is, we reserve the right to cease the survey and seek further testing.

#### 2.00 Executive Summary

- 2.10 The property has started to draw on life cycle funds due to the complex M&E ; HVAC Strategy installed at the time with components now becoming obsolete or very expensive to repair/ replace.
- 2.20 Glazing units are suffering from nickel sulphide contamination and or bird strikes on a frequent basis. The cost of the glass is relatively low but due to limited access and height, this makes replacement very costly.
- 2.30 The glass elevator within the main public atria has been de-commissioned due to availability of parts and not meeting insurance standards. This needs to be replaced
- 2.40 Grey Water Harvesting and Ground Source Heat Pumps have failed so the building would not meet its BREEAM rating when originally commissioned.
- 2.50 BMS systems are not functioning correctly and due to the Schneider closed protocol PLC controllers, being difficult to maintain unless using a system house provider. Costs have been included to replace it.
- 2.60 Decorations are now tired and re-dec needs to be planned over the next 3-4 years
- 2.70 Internal Lighting replacement is imminent as fittings are nearing the end of their life. It is suggested that these are replaced on a floor by floor basis from year 3-6
- 2.80 External Lighting is starting to fail. Each fitting being over £300 to replace with some 265 No, excluding control gear.
- 2.90 Floor coverings are failing and so planned replacement is required from years 1-6
- 2.10 Due to glazing leaking on roof garden terraces, likley that water proofing to up stand along floor joint is failing. This is concealed by the roof ballast and inverted insulation. Costs included for investigation and worst case secenario to recover roof decks.
- 2.11 Hypoxic system (Oxyreduct system) Wagner UK- is failing. Stat Compliance ; Appears system is continually running with no head room for resilience; reports of several outages.Overhaul within 2 years

#### 3.00 Summary of Cost Forecast/ Expenditure

Condition	All	D	C/D	С	B/C	В
Year 1	£2,052,337.55	£1,073,150.00	£210,500.00	£417,167.67	£19,400.00	£332,119.88
Year 2	£1,642,485.35	£11,000.00	£192,000.00	£611,516.00	£522,930.00	£305,039.35
Year 3	£1,230,383.16	£11,000.00	£182,000.00	£458,516.00	£237,930.00	£340,937.16
Year 4	£948,980.25	£11,000.00	£66,000.00	£124,766.00	£237,930.00	£509,284.25
Year 5	£859,389.80	£11,000.00	£66,000.00	£137,746.00	£237,930.00	£406,713.80
Year 6	£1,155,892.58	£11,000.00	£34,500.00	£209,557.48	£237,930.00	£662,905.10
Year 7	£539,822.85	£11,000.00	£34,500.00	£124,766.00	£19,400.00	£350,156.85
Year 8	£769,207.43	£11,000.00	£60,000.00	£124,516.00	£39,400.00	£534,291.43
Year 9	£732,291.60	£11,000.00	£34,500.00	£124,516.00	£19,400.00	£542,875.60
Year 10	£1,031,927.80	£21,000.00	£44,500.00	£135,885.00	£19,400.00	£811,142.80
Total	£10,962,718.37	£1,182,150.00	£924,500.00	£2,468,952.15	£1,591,650.00	£4,795,466.22



#### 4.0 Full Detail Schedule

4.1 Detailed in this section is the full elemental list of findings , irrespective of Condition Rank, together with forecast costs over 10 years.

Item Ref	Asset No	Location	Sub Location	BCIS 1st level-Major	BCIS 2nd Level Sub Element	BCIS 3nd Level Sub Element	Description Co	ondition	Defects Remedial Action Qnty	Unit Rate	Life Life Rem	aining Cost	Year 1 Year	2 Year 3	Year 4	Year 5 Year 5	ear 6 Yea	ar 7 Year 8	Year 9	Year 10	Total
001	BF01	LGF	Front of House	3. Internal Finishes	3.3 Ceiling Finishes	3.3.2 False Ceilings	Timber acoustic panels. B		Timber panels are generally in a fair condition - 1150	m2	20 13	£0.00	£0.00								£0.00
002	BF02	Lower Ground Floor Mezz	Front of House	3. Internal Finishes	3.3 Ceiling Finishes	3.3.2 False Cellings	Timber acoustic panels. B		Timber panels are generally in a fair condition - 130	m2	20 13	£0.00	£0.00								£0.00
003	BF03	Ground Floor Mezz		2. Superstructure	2.6 Windows and External Doors	2.6.1 External windows: Windows and openings in external walls for ventilation and light	Replacement of timber doors. B		Timber doors were operation at time of allow to replace as part of lifecycle 5 inspection with evidence of cosmetic wear and lear epiacement each of the second s	nr £1,000.0	0 14 7	£5,000.00						£5,000.00			£5,000.00
004	BF04 BF05	Level 2	Back of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls. C		Decorations to walls are solied with evidence of Allow to redecorate walls with 2 coats of soling throughout to match existing.	m2 £6.97	7 8	£443.57	£443.57 £4.500.			£4	43.57				£887.14
005	BF05	Level 7	Back of House	2. Superstructure	2.8 Internal Doors	2.8.1 Internal Doors	Timber door and frame. B		Timber doors were operation at time of allow to replace as part of lifecycle 6 inspection with evidence of cosmetic wear and replacement tear	nr £750.00	14 /	£4,500.00		.0							£4,500.00
006	BF06	LGF	Front of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls. C		Decorate walls are solied with evidence of Allow to redecorate walls with 2 coats of solling throughout emulsion paint with colour to match existing.	m2 £6.97	7 0	£4,555.59	£4,555.59			£4,5	55.59				£9,111.18
007	BF07	LGF	Front of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applie to floor surfaces	years.		Laminate fooring is generally in fair condition Allow for lifecycle replacement. 1150 with evidence of wear and tear in high traffic areas	m2 £60.62	20 13	£69,713.00				£10,000.00 £10,0					£0.00
008	BFU8	LGF	Front of House	2. Superstructure	2.6 Windows and External Doors	2.6.1 External windows: Windows and openings in external walls for ventilation and light	4 total 3.6 x 1.1 glazing are damaged and need D replacing within year 1.allow for a recurring cost for 2 every year. This includes glazing for performance space. Cost also needs to include road closure; access and craneage.		Glazing to lower ground floor is cracked and Allow to replace glazing with new to 4 damaged 44	items £10,000.	JU 1 -6	£40,000.00	£40,000.00 £10,000.	20 £10,000.00	£10,000.00	£10,000.00 £10,0	00.00 £10,000	1.00 £10,000.00	£10,000.00	210,000.00	£130,000.00
009	BF09	LGF	Front of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applie to floor surfaces	d Carpet tiles. B		Carpet floor finish are showing signs of wear and tear but generally in good condition of lifecycle replacement programme 55	m2 £60.62	12 5	£3,334.10				£3,3	34.10				£3,334.10
010	BF10 BF11	LGF	Front of House Front of House	2. Superstructure 3. Internal Finishes	2.6 Windows and External Doors 3.3 Ceiling Finishes	2.6.1 External windows: Windows and openings in external walls for ventilation and light 3.3.1 Finishes to Ceilings: Preparatory work finishes	Double glazed units B Redecoration required to ceiling. C		No defects noted at the time of inspection 1 Decorations to ceiling are solied throughout Allow to redecorate ceiling with 2 coats of 244.4	items m2 £7.22	30 23 5 -2	£0.00 £1.764.57	£0.00 £1.764.57			£1.7	64.57				£0.00 £3,529.14
012	BF12	LGF	Front of House	3. Internal Finishes	3.1 Wall Finishes	applied to ceiling surfaces 3.1.1 Wall Finishes	Redecoration required to walls. C		emulsion paint with colour to match existing Decorations to walls are solled with evidence of Allow to redecorate walls with 2 coats of 252.86	m2 £6.97	7 0	£1.762.43	£1,762.43			£1.7			<u> </u>		£3,524.86
013	BF13	LGF	Front of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applie			soiling throughout emulsion paint with colour to match existing. Epoxy paint finish to concrete floor is in Allow to re-paint concrete floor with 244.4	m2 £22.27	10 3	£5,442.79			£5,442.79				<u> </u>		£5,442.79
						to floor surfaces			generally good condition but will need to be renewed as part of the lifecycle replacement.						,						
014	BF14	LGF	Front of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Raising damp is apparent in lobby leading to room C 099.028, removal and repairs will need to be done within year 1.		Evidence of damp in lobby leading to room Allow to investigate and undertake 5.8 099.028. remedial works and make good all affected surfaces.	m2 £100.00	0 -7	£580.00	£580.00								£580.00
015	BF15	LGF	Front of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls. C		Decorations to walls are solied with evidence of Allow to redecorate walls with 2 coats of solling throughout emulsion paint with colour to match existing.	m2 £6.97	7 0	£581.30	£581.30			£5	81.30				£1,162.60
016	BF16	LGF	Front of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applie to floor surfaces	d Redecoration required to Floors. B		Epoxy paint finish to concrete floor is in generally good condition but will need to be renewed as part of the lifecycle replacement.	m2 £22.27	10 3	£1,928.58			£1,928.58						£1,928.58
017	BF17	LGF	Front of House	3. Internal Finishes	3.3 Ceiling Finishes	3.3.1 Finishes to Ceilings: Preparatory work finishes applied to ceiling surfaces	Redecoration required to ceiling. C		Decorations to ceiling are solied throughout Allow to redecorate ceiling with 2 coats of 86.6 emulsion paint with colour to match	m2 £7.22	5 -2	£625.25	£625.25			£6	25.25				£1,250.50
018	BF18 BF19	LGF	Back of House Back of House	3. Internal Finishes 3. Internal Finishes	3.3 Ceiling Finishes 3.1 Wall Finishes	3.3.3 Demountable Suspended Ceilings: Construction and finishes of suspended ceilings 3.1.1 Wall Finishes	Mineral fibre ceiling tiles. B Redecoration required to walls. C		Mineral fibre ceiling tiles are generally in a fair allow for lifecycle replacement. Decorations to walls are solled with evidence of Allow to redecorate walls with 2 costs of 370	m2 £39.01	10 3	£5,161.02 £2,578.90	£2,578.90		£5,161.02	£2.5	78.90				£5,161.02 £5,157.80
020	BE20	LGF	Back of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applie			Decontations to waits are some wait eventice of individual to rescale waits waits 2 coals of emulsion ghroup waits and the some some some some some some some som	m2 £22.27	10 3	£2,946.32	12,578.80		£2,946.32	12,0	76.80		<u> </u>		£2,946.32
020	DF 20	LGF	back of house	3. Internal Philbhes	S.2 FIGH Fillibles	to floor surfaces	redeciration required to moois.		people paint missi of concrete incomentation in the penerally good condition but will need to be renewed as part of the lifecycle replacement.	112 122.27	10 5	12,540.32			12,540.32						22,840.32
021	BF21 BF22	LGF	Back of House Back of House	4. Fittings, Furnishings and Equipment 3. Internal Finishes	4.1 Fittings Furnishing and Equipment 3.2 Floor Finishes	4.1.3 Special Purpose Fittings, Furnishings and Equipmer 3.2.1 Finishes to Floors: Preparatory work finishes applie			Roller nexhing in working order at the time of inspection         Allow for an allowance annual reactive maintenance.         1           Metal flooring is generally in good condition         -         595	items 500 m2 55.00	10 3 30 23	£500.00 £32,725.00	£500.00 £500.	00 £500.00	£500.00	£500.00 £5	00.00 £500	10.00 £500.00	£500.00	£500.00	£5,000.00 £0.00
023	BF23	LGF	Lift Lobby / Staircase	3. Internal Finishes	3.3 Ceiling Finishes	to floor surfaces 3.3.3 Demountable Suspended Ceilings: Construction and			Mineral fibre ceiling tiles are generally in a fair Allow for lifecycle replacement. 33.44	m2 £39.01	10 3	£1,304.49			£1,304.49				<u> </u>		£1,304.49
024	BF24	LGF	Lift Lobby / Staircase	3. Internal Finishes	3.1 Wall Finishes	finishes of suspended ceilinas 3.1.1 Wall Finishes	Redecoration required to walls. C		condition Decorations to walls are solied with evidence of Allow to redecorate walls with 2 costs of 2.1 soling throughout emulsion paint with colour to match	m2 £100.00	7 0	£210.00	£210.00			£2	10.00		<u> </u>		£420.00
025	BF25	LGF	Lift Lobby / Staircase	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applie	d Redecoration required to Floors. B		existing. Epoxy paint finish to concrete floor is in Allow to re-paint concrete floor with 28.2	m2 £22.27	10 3	£628.01			£628.01						£628.01
026	BF26	LGF	Lift Lobby / Staircase	2. Superstructure	2.6 Windows and External Doors	2.6.1 External windows: Windows and openings in external walls for ventilation and light	Manifestation to glazing B		Manifestation is in fair condition with evidence Allow for lifecycle replacement. 33.44 of peeling in locations	m2 £10.00	5 -2	£334.40	£334.	40			£334	1.40			£668.80
027	BF27	LGF	Lift Lobby / Staircase	5. Services	5.10 Lift and Conveyor Installations / Systems	5.10.1 Lifts and Enclosed Hoists: Passenger and goods lifts and hoists enclosed in shafts			Stainless steel lift doors and reveals have Allow for annual French polish of 5 evidence of scutf marks stainless steel lift doors and lift reveals	nr £120.00	15 8	£600.00	£600.00 £600.	00 £600.00	£600.00	£600.00 £6	00.00 £600		2600.00	£600.00	£6,000.00
028	BF28 BF29	LGF	Lift Lobby / Staircase Lift Lobby / Staircase	2. Superstructure 3. Internal Finishes	2.4 Stairs & Ramps 3.2 Floor Finishes	2.4.2 Stair / Ramp Finishes: Finishes to stairs, ramps and landings 3.2.1 Finishes to Floors: Preparatory work finishes applie			Nosing to stairs is in good condition at the Allow for lifecycle replacement 24 time of inspection. Epoxy paint finish to concrete floor is in Allow to re-paint concrete floor with 143.2	nr £20.00 m2 £22.27	10 3 10 3	£480.00 £3,189.06			£3,189.06		£480	1.00	───		£480.00 £3,189.06
						to floor surfaces			generally good condition but will need to be renewed as part of the lifecycle replacement.												
030	BF30 BF31	LGF	Lift Lobby / Staircase Lift Lobby / Staircase	2. Superstructure 3. Internal Finishes	2.4 Stairs & Ramps 3.3 Ceiling Finishes	2.4.3 Stair / Ramp Balustrades and Handrails: Balustrades and Handrails to stairs, ramps and landing 3.3.1 Finishes to Ceilings: Preparatory work finishes	Becoration to railing.     B     Redecoration required to ceiling.     C		Railing is in solied condition.         Allow to Polish and varnish handrail         8.88           Decorations to ceiling are solied throughout         Allow to redecorate ceiling with 2 coats of 43.2         43.2	m2 20.61 m2 £7.22	5 -2	£183.02 £311.90	£183. £311.90	)2		£3	£183	1.02			£366.03 £623.81
						applied to ceiling surfaces			emulsion paint with colour to match existing												
032	BF32	LGF	Male and Female W/C's	3. Internal Finishes	3.3 Ceiling Finishes	3.3.1 Finishes to Ceilings: Preparatory work finishes applied to ceiling surfaces	Redecoration required to ceiling. C		Decorations to ceiling are solied throughout Allow to redecorate ceiling with 2 costs of 83.4 emulsion paint with colour to match existing	m2 £7.22	5 -2	£602.15	£602.15			£6	02.15				£1,204.30
033	BF33	LGF	Male and Female W/C's	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls. C		Decorations to walls are solied with evidence of Allow to redecorate walls with 2 coats of soling throughout evidence of allow to redecorate walls with 2 coats of emulsion paint with colour to match existing.	m2 £6.97	7 0	£1,737.27	£1,737.27			£1,7	37.27				£3,474.55
034	BF34	LGF	Male and Female W/C's	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applie to floor surfaces	d Redecoration required to Floors. B		Epoxy paint finish to concrete floor is in generally good condition but will need to be renewed as part of the lifecycle replacement.	m2 £22.27	10 3	£1,857.32			£1,857.32						£1,857.32
035	BF35	LGF	Male and Female W/C's	2. Superstructure	2.7 Internal Walls and Partitions	2.7.4 Cubicles: Proprietary cubicle partitions and doors	IPS panels. B		IPS panels are in good condition, no defects Allow for lifecycle replacement. 36.33 were noted at the time of inspection	m2 £250.00	12 5	£9,082.50				£9,0	82.50				£9,082.50
036	BF36 BF37	LGF	Male and Female W/C's Male and Female W/C's	5. Services 5. Services	5.1 Sanitary Installations 5.1 Sanitary Installations	5.1.1 Sanitary Appliances 5.1.1 Sanitary Appliances	Hand dryers. B WC B		Hand dryers were operational at the time of Allow for lifecycle replacement. 17 inspection WCs were in good condition at the time Allow for lifecycle replacement. 19	nr £450.00 nr £500.00	12 5 17 10	£7,650.00 £9,500.00				£7,6	50.00		£9,500.00		£7,650.00 £9,500.00
038	BF38	LGF	Male and Female W/C's	5. Services	5.1 Sanitary Installations	5.1.1 Sanitary Appliances	Hand wash basin B		Inspection Sinks were in good condition at the time of Allow for lifecycle replacement. 21 Inspection	nr 350	17 10	£7,350.00									£0.00
039	BF39	Lower Ground Floor Mezz	Front of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applie to floor surfaces			Laminate flooring is generally in fair condition Allow for lifecycle replacement. 398.25 with evidence of wear and tear in high traffic areas	m2 £60.62	20 13	£24,141.92									£0.00
040	BF40	Lower Ground Floor Mezz	Front of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls. C		Decorations to walls are solied with evidence of Allow to redecorate walls with 2 coats of soling throughout soliton paint with colour to match existing.	m2 £6.97	7 0	£2,326.24	£2,326.24			£2,3	26.24				£4,652.48
041	BF41 BF42	Lower Ground Floor Mezz Lower Ground	Front of House Front of House	2. Superstructure 3. Internal Finishes	2.1 Frame 3.3 Ceiling Finishes		Structural concrete column B						£0.00						<b> </b> +		£0.00 £927.05
043	BF43	Floor Mezz				3.3.1 Finishes to Ceilings: Preparatory work finishes	Redecoration required to ceiling. C		No defects noted at the time of inspection 1 Decorations to ceiling are solied throughout Allow to redecorate ceiling with 2 coats of 64.2	items m2 £7.22	47 40 5 -2	£0.00 £463.52	£463.52			£4	63.52				£3,194.67
044	BF44	Lower Ground	Front of House	3. Internal Finishes	3.2 Floor Finishes	applied to ceiling surfaces 3.2.1 Finishes to Floors: Preparatory work finishes applie			Decorations to ceiling are solied throughout Allow to redecorate ceiling with 2 coats of 64.2 emulsion paint with colour to match existing		47 40 5 -2 12 5					£4 £3,1		+			23,184.07
045		Floor Mezz Lower Ground	Front of House Front of House	3. Internal Finishes 2. Superstructure		applied to ceiling surfaces			Decorations to ceiling are solied throughout         Allow to redecorate ceiling with 2 coats of 64.2 emulsion paint with coluru to match existing         64.2           Carper floor fine/h are showing signs of wear         Allow to replace carpet floor finish as part of lifecycle replacement programme         52.7           No defects noted at the time of inspection.         Allow to reclocate with coluru to match         55.25	m2 £7.22	47 40 5 -2 12 5 7 0	£463.52						3.09			£770.19
046	BF45	Floor Mezz Lower Ground Floor Mezz Lower Ground Floor Mezz	Front of House Front of House	2. Superstructure 3. Internal Finishes	3.2 Floor Finishes 2.7 Internal Walls and Partitions 3.3 Ceiling Finishes	applied to ceiling surfaces 3.2.1 Finishes to Floors: Preparatory work finishes applie to floor surfaces 2.7.1 Walls and Partitions: Internal walls and partitions 3.3.3 Demountable Suspended Ceilings: Construction and finishes of suscended ceilings:	d Carpet tiles.     B     Low level timber partition with vision panel and steel     skittino.     Mineral fibre ceiling tiles.     B		Decorations to ceiling are solied throughout         Allow to redecorate ceiling with 2 costs of existing costs of the cost costs of the	m2 £7.22 m2 £60.62 m2 £6.97 m2 £39.01	47         40           5         -2           12         5           7         0           10         3           20         47	£463.52 £3,194.67 £385.09 £9,565.25	£463.52		£9,565.25		94.67	5.09			£770.19 £9,565.25
046	BF45 BF46 BF47	Floor Mezz Lower Ground Floor Mezz Lower Ground Floor Mezz Lower Ground Floor Mezz	Front of House Front of House Front of House	2. Superstructure 3. Internal Finishes 3. Internal Finishes	S.2 Floor Finishes     Z.7 Internal Walls and Partitions     S.3 Ceiling Finishes     S.2 Floor Finishes	applied to ceiling surfaces 3.2.1 Finishes to Floors: Preparatory work finishes applie to floor surfaces 2.7.1 Walls and Partitions: Internal walls and partitions 3.3.3 Demountable Suspended Ceilings: Construction and finishes of surfaces 3.2.1 Finishes to Floors: Preparatory work finishes applie to floor surfaces	d Carpet tiles.     Low level timber partition with vision panel and steel     B disting     Mineral fibre celling tiles.     B d Laminute flooring requires replacing within the next 2 B     years.		Decorations to ceiling are solied throughout         Allow to redecorate ceiling with 2 costs of enulsion paint with coluru to match         64.2 enulsion paint with coluru to match           Carpet floor finish are showing signs of ware and tear but generally in good condition         Allow to redecorate with colorur to match         52.7           No defacts noted at the time of inspection.         Allow to redecorate with colorur to match         52.5           Mineral tipe: ceiling tiles are generally in a fair         Allow for files/cei replacement.         245.2           continuition ceiling tiles are generally in a fair         Allow for files/cei replacement.         245.2           continuition ceiling tiles are generally in a fair         Allow for files/cei replacement.         245.2           areas         areas         Allow for files/cei replacement.         245.2	m2 £7.22 m2 £60.62 m2 £6.97 m2 £39.01 m2 £60.62	47         40           5         -2           12         5           7         0           10         3           20         13           7         0	£463.52 £3,194.67 £385.09 £9,565.25 £14,864.02	£463.52 £385.09		£9,565.25	£3,1	94.67 £385	5.09			£770.19 £9,565.25 £0.00
046	BF45 BF46 BF47	Floor Mezz Lower Ground Floor Mezz Lower Ground Floor Mezz Lower Ground Floor Mezz Lower Ground Floor Mezz	Front of House Front of House Front of House Front of House	Superstructure     Internal Finishes     Internal Finishes     Internal Finishes	3.2 Floor Finishes 2.7 Internal Walls and Partitions 3.3 Ceiling Finishes 3.2 Floor Finishes 3.1 Wall Finishes	applied to celling surfaces 3.2.1 Finishes to Floors: Preparatory work finishes applie to floor surfaces 2.7.1 Walls and Partitions 3.3.3 Demoushable Gampended Cellings: Construction and finishes of suspended cellings 3.2.1 Finishes to Floors: Preparatory work finishes applie to floor surfaces 3.1.1 Wall Finishes	Carpet tiles.     B Low level timber partition with vision panel and steel     B divinin.     Minear fibre ceiling tiles.     B     Laminate flooring requires replacing within the next 2     pars.     Redecoration requires to walls metal skinting.     C		Decorations to ceiling are solied throughout         Allow to redecorate ceiling with 2 costs of end/or paint with column to match         64.2           Carpet floor finish are showing sign of war         Allow to redecorate ceiling with 2 costs of end/or paint with column to match         64.2           Carpet floor finish are showing sign of war         Allow to redecorate ceiling with 2 costs of end/or paint as paint (52.7         64.2           No defects carpet floor finish as paint (52.7         Allow to redecorate with colour to match         65.25           More to registry of the file of inspection.         Allow to redecorate with colour to match         65.25           More to registry of the file of the pole replacement.         245.2         245.2           Liminate boring is generally in fair confil         Allow to redecorate with colour to match         62.55           Subminish paint (10.10)         Allow to redecorate with colour to match         62.52           Subminish paint (10.10)         Allow to redecorate with colour to match         62.52           Subminish paint (10.10)         Allow to redecorate with colour to match         62.52           Subminish paint (10.10)         Allow to redecorate wills with 2 costs of end/or to match         62.52           Subminish paint (10.10)         Allow to reducorate wills with 2 costs of end/or to match         76	m2         E7 22           m2         E60.62           m2         E6.97           m2         E39.01           m2         E60.62           m2         E6.97           m2         E6.97	47         40           5         -2           12         5           7         0           10         3           20         13           7         0           12         5	E463.52 E3,194.67 E385.09 E9,565.25 E14,864.02 E543.66	£463.52		£9,585.25	£3,1	94.67 £388 43.66	5.09			£770.19 £9,565.25 £0.00 £1,087.32
046 047 048 049	BF45 BF46 BF47 BF48 BF49	Floor Mezz Lower Ground Floor Mezz Lower Ground Floor Mezz Lower Ground Floor Mezz Lower Ground Floor Mezz Lower Ground Floor Mezz	Front of House	Superstructure     Superstructure     Internal Finishes     Internal Finishes     Internal Finishes     Internal Finishes	3.2 Floor Finishes     2.7 Internal Walls and Partitions     3.3 Gelling Finishes     3.2 Floor Finishes     3.1 Wall Finishes     3.2 Floor Finishes	applied to celling surfaces 2.4.1 Finishes to Floors. Preparatory work finishes applie of floor surfaces 2.7.1 Walls and Partitions: Internal walls and partitions 3.3.3 Demountable Suppended Cellings: Construction and finishes of suscended cellings: 3.2.1 Finishes to Floors. Preparatory work finishes applie to floor surfaces 3.1.1 Wall Finishes 3.2.1 Finishes for Floors. Preparatory work finishes applie to floor surfaces	Carpet Iles.     Carpet Iles.     Carpet Iles.     Carpet Iles.     Mineral fiber partition with Vision panel and steel B     Aking     Mineral fiber celling Iles.     G     Limitate flooring requires replacing within the next 2 B     years.     Redecoration required to walls metal skirting.     C     G     Carpet Iles.     B		Decorations to ceiling are solied throughout         Allow to indecorate ceiling with 2 costs of endocrate with ceiling with 2 costs of endocrate with ceiling with 2 costs of endocrate ceiling with 2 costs of endocrate with endocrate with ceiling part with	m2 £7.22 m2 £60.62 m2 £6.97 m2 £39.01 m2 £60.62	47         40           5         -2           12         5           7         0           10         3           20         13           7         0           12         5           7         0           13         20           7         0           12         5           7         0           12         5           7         10	£463.52 £3,194.67 £385.09 £9,565.25 £14,864.02	£463.52 £385.09 £543.66		£9,565.25	£3,1  £5  £7,8	94.67 £386 43.66 80.60	5.09			£770.19 £9,565.25 £0.00 £1,087.32 £7,880.60
046 047 048 049 050	BF45 BF46 BF47 BF48 BF49 BF50	Floor Mezz Lower Ground Floor Mezz Lower Ground Floor Mezz Lower Ground Floor Mezz Lower Ground Floor Mezz Lower Ground	Front of House Front of House Front of House Front of House	Superstructure     Internal Finishes     Internal Finishes     Internal Finishes	3.2 Floor Finishes 2.7 Internal Walls and Partitions 3.3 Ceiling Finishes 3.2 Floor Finishes 3.1 Wall Finishes 3.1 Wall Finishes 3.1 Wall Finishes	applied to celling surfaces 3.2.1 Finishes to Floors: Preparatory work finishes applie to floor surfaces 2.7.1 Walls and Partitions: Internal walls and partitions 3.3.3 Demountable Suspended Cellings: Construction and finishes of assured cellings 3.2.1 Finishes to Floors: Preparatory work finishes applie to floor surfaces 3.2.1 Finishes to Floors: Preparatory work finishes applie to floor surfaces 3.1.1 Wall Finishes 3.1.1 Wall Finishes	Carpet tiles.     B Low level timber partition with vision panel and steel     B divinin.     Minear fibre ceiling tiles.     B     Laminate flooring requires replacing within the next 2     pars.     Redecoration requires to walls metal skinting.     C		Decorations to ceiling are solied throughout         Allow to predecentrate ceiling with "2 coasts of e4.2" entration         64.2           Carpet floor finish are showing signs of two f	m2         E7.22           m2         £60.62           m2         £6.97           m2         £39.01           m2         £60.62           m2         £60.62           m2         £60.62	47         40           5         -2           12         5           7         0           10         3           20         13           7         0           12         5           7         0           12         5           7         0           12         5           7         0           7         0           7         0           7         0           7         0	E463.52 E3.194.67 E385.09 E9.665.25 E14.864.02 E543.66 E7.880.60 E339.58	£463.52 £385.09		£9,565.25	£3,1  £5  £7,8	94.67 £388 43.66				£770.19 £9,565.25 £0.00 £1,087.32 £7,880.60 £679.16
046 047 048 049 050 051	BF45 BF46 BF47 BF48 BF49 BF50 BF51	Floor Mezz Lower Ground Floor Mezz	Front of House	2. Superstructure 3. Internal Finishes	3.2 Floor Finishes     2.7 Internal Walls and Partitions     3.3 Gelling Finishes     3.2 Floor Finishes     3.1 Wall Finishes     3.2 Floor Finishes	applied to celling surfaces 2.4.1 Finishes to Floors. Preparatory work finishes applie of floor surfaces 2.7.1 Walls and Partitions: Internal walls and partitions 3.3.3 Demountable Suppended Cellings: Construction and finishes of suscended cellings: 3.2.1 Finishes to Floors. Preparatory work finishes applie to floor surfaces 3.1.1 Wall Finishes 3.2.1 Finishes for Floors. Preparatory work finishes applie to floor surfaces	d Carpet Iles.     Low level Imber partition with Vision panel and steel     Low level Imber partition with Vision panel and steel     Moreal fibre ceiling Illes.     Moreal fibre ceiling Illes.     Advance International Stream		Decorations to ceiling are solied throughout         Allow to redecorate ceiling with 2 costs of e4.2 emission paint with codur to match estimate paint with codur to match estimate paint with codur to match estimate paint of the pain	m2         E7.22           m2         E50.62           m2         E5.97           m2         E50.62           m2         E5.97           m2         E50.62           m2         E50.62           m2         E50.62           m2         E5.97           m2         E5.97           m2         E5.97           m2         E50.62	47         40           5         -2           12         5           7         0           10         3           20         13           7         0           12         5           7         0           7         0           7         0           7         0           7         0           7         0           7         0           7         0           7         0           7         0           7         0	E463.52 E3,194.67 E385.09 E9,565.25 E14,864.02 E543.66 E7,880.60	£463.52 £385.09 £543.66 £339.58	24	£9,565.25	£3,1  £5  £7,8	94.67 £385 43.66 80.60 39.58				£770.19 £9,565.25 £0.00 £1,087.32 £7,880.60
046 047 048 049 050 051 052	BF45           BF46           BF47           BF48           BF49           BF50           BF51	Floor Mezz Lower Ground Floor Mezz Lower Ground	Front of House	Superstructure     Suberstructure     Subersal Finishes     Internal Finishes     Internal Finishes     Internal Finishes     Internal Finishes     Superstructure	3.2 Floor Finishes     2.7 Internal Walls and Partitions     3.3 Geling Finishes     3.2 Floor Finishes     3.1 Wall Finishes     3.1 Wall Finishes     3.1 Wall Finishes     2.7 Internal Walls and Partitions	applied to celling surfaces 1.2.1. Finishes to Floors. Preparatory work finishes applie of floor surfaces 2.7.1 Walls and Partitions: Internal walls and partitions 3.3.3 Demountable Suppended Cellings: Construction and finishes of ausoended cellings: 3.3.1 Finishes to Floors. Preparatory work finishes applie to floor surfaces 3.1.1 Wall Finishes 3.2.1 Finishes to Floors. Preparatory work finishes applie to floor surfaces 3.1.1 Wall Finishes 3.1.1 Wall Finishes 2.7.1 Walls and Partitions: Internal walls and partitions	d         Carpet tiles.         B           Low level timber partition with vision panel and steel         B           Minimal fibre celling tiles.         B           d         Laminate flooring requires replacing within the next 2           great         Redecoration requires replacing within the next 2           Redecoration requires to walls metal akitting.         C           d         Carpet tiles.         B           Redecoration requires to walls timber skirting.         C           Low level partition requires to elecorate. Has timber         B		Decorations to celling are solied throughout         Allow to redecorate celling with 2 costs of end costs of the co	m2         E7.22           m2         E60.62           m2         E60.97           m2         E60.97           m2         E60.97           m2         E60.92           m2         E60.97           m2         E6.97           m2         E6.97           m2         E6.97	47         40           5         -2           12         5           7         0           10         3           20         13           7         0           12         5           7         0           7         0           7         0           7         0           7         0           7         0           14         7           20         13	E463.52 E3.194.67 E385.09 E9.665.25 E14.664.02 E543.66 E7.880.60 E339.58 E339.58 E339.44	£463.52 £385.09 £543.66 £339.58 £339.58 £339.44	34	£9,565.25	£3,1  £5  £7,8	94.67 £385 43.66 80.60 39.58				£770.19 £9,565.25 £0.00 £1,087.32 £7,880.60 £679.16 £678.88
046 047 048 049 050 051 052 053	BF45           BF46           BF47           BF48           BF49           BF50           BF51           BF52           BF53	Floor Mezz Lower Ground Floor Mezz Lower Ground	Front of House	2. Superstructure 3. Internal Finishes 2. Superstructure 2. Superstructure 3. Superstruct	3.2 Floor Finishes     2.7 Internal Walls and Partitions     3.3 Ceiling Finishes     3.2 Floor Finishes     3.1 Wall Finishes     3.1 Wall Finishes     3.1 Wall Finishes     2.7 Internal Walls and Partitions     2.8 Internal Ocors	applied to celling surfaces 3.2.1 Finishes to Florer: Preparatory work finishes applie to floor surfaces 2.7.1 Walls and Partitions: Internal walls and partitions 3.3.3 Demountable Suspended Cellings: Construction and finishes of supended cellings: Construction and finishes of supended cellings 3.1.1 Wall Finishes 3.2.1 Finishes to Floors: Preparatory work finishes applie to floor surfaces 3.1.1 Wall Finishes 3.1.1 Wall Finishes 2.7.1 Walls and Partitions: Internal walls and partitions 2.8.1 Internal Doors	d Carpet tiles.     Low level limber partition with vision panel and steel     Low level limber partition with vision panel and steel     Low level Inboring requires replacing within the next 2 B     years.     Redecoration required to walls metal skirting.     C     d Carpet tiles.     Redecoration required to walls timber skirting.     C     Low level partition requires to edecorate. Has timber     B		Decorations to ceiling are solied throughout         Allow to redecorate ceiling with 2 costs of effect on match.         64.2           Carpet floor finain are showing sign of wear and test but generally in good condition.         Allow to regicace carpet floor finain as part \$27.7         52.7           No defacts noted at the time of inspection.         Allow to regicace carpet floor finain as part \$27.2         52.2           More to regicace carpet floor finain as part \$20.2         Allow to regicace carpet floor finain as part \$2.2         52.5           More to regicace register for finain are solice with exploare the finain as part \$2.2         52.5         52.5           Miner time ceiling is any generality in all condition.         Allow to redecorate with colour to match \$2.5.2         52.5           Miner time ceiling is agenerality in fair condition.         Allow to redecorate wills with 2 costs of employment.         245.2           Decorations to waits are solided with evidence of Allow to redecorate wills with 2 costs of alloy to regulace carget in the ding throughout.         78.         43.7           Decorations to waits are solided with evidence of Allow to redecorate wills with 2 costs of 48.7         48.7         48.7           No defacts noted at the time of inspection.         Allow to reglace carget with colour to match and the solide of comments.         48.7           No defacts noted at the time of inspection.         Allow to redecorate with colour to match and the sol         48.7	m2         E7.22           m2         E60.62           m2         E60.77           m2         E60.77           m2         E6.97           m2         E1.97           m2         E1.97           m2         E1.97           m2         E1.97           m2         E1.97	47     40       5     -2       12     5       7     0       10     3       20     13       7     0       12     5       7     0       12     5       7     0       14     7       20     13       7     0       14     7       7     0	E463.52 E3.194.67 E385.09 E9.565.25 E14.864.02 E543.66 E7.880.60 E339.58 E339.44 E1.500.00	£463.52 £385.09 £543.66 £339.58 £339.58 £339.44	м	£9,565.25	E3,1 E5 E7,8 E3	94.67 £385 43.66 80.60 39.58				£770.19 £9,565.25 £0.00 £1,087.32 £7,880.60 £679.16 £678.88 £577.04
046 047 048 049 050 051 051 052 053	BF51 BF52	Floor Mezz Lower Ground Floor Mezz	Front of House Lift Lobby/Star Case	2. Superstructure 3. Internal Finishes 2. Superstructure 2. Superstructure 3. Internal Finishes	2.7 Internal Walls and Partitions     2.7 Internal Walls and Partitions     3.3 Celling Finishes     3.1 Wall Finishes     3.1 Wall Finishes     3.1 Wall Finishes     2.7 Internal Walls and Partitions     2.8 Internal Walls and Partitions     2.8 Internal Doors     3.3 Celling Finishes	applied to celling surfaces 3.2.1 Finishes to Floors: Preparatory work finishes applie to floor surfaces 2.7.1 Walls and Partitions: Internal walls and partitions 3.3.3 Demountable Suspended cellings: Construction and finishes of suspended cellings: Construction and finishes development of the supervised set of the supervised set of floor surfaces 3.1.1 Wall Finishes 3.1.1 Wall Finishes 2.7.1 Walls and Partitions: Internal walls and partitions 2.7.1 Walls and Partitions: Internal walls and partitions 2.7.1 Walls and Partitions: Internal walls and partitions 2.8.1 Internal Doors 3.3.2 False Cellings	a         Carpet tiles.         B           Low level limber partition with vision panel and steel         B           Mineral fibre celling tiles.         B           Low level limber partition with vision panel and steel         B           Low level limber partition with vision panel and steel         B           Low level partition requires replacing within the next 2         B           Vers.         Redecoration required to walls metal skirting.         C           d         Carpet tiles.         B           Redecoration required to walls timber skirting.         C           Low level partition requires redecorate. Has timber 8         B           Reduction requires to walls timber skirting.         C           Low level partition requires redecorate. Has timber 8         Mineral farenc.           B         Metal perforated celling.         B		Decorations to celling are solied throughout         Allow to redecorate celling with 2 costs of entuition paint with colur to match         64.2 entuition paint with colur to match           Carpet froor finish are showing sign of war and tear but generally in good condition         Allow to redecorate with colour to match         52.7           No defacts noted at the time of inspection.         Allow to redecorate with colour to match         52.5           Insminet Booring is generally in a target condition.         Allow to redecorate with colour to match         52.5           Laminate Booring is generally in tar condition with evidence of wara and tear in high traffic redition generalise match with evidence of allow to reglecorate with colour to match existing.         Allow to reglecorate with colour to match existing.         130           Decorations to walls are solied with evidence of lamous to reglecorate with colour to match existing.         Allow to reglecorate walls with 2 coats of allow to reglecorate with colour to match existing.         140.72           Decorations to walls are solied with evidence of lamous to generality in good condition existing.         Allow to redecorate with colour to match existing.         140.72           Timber doors were operation at time of inspections with colour to match existing.         140.72         140.72         140.72           Timber doors were operation at time of inspections with evidence of cosmetic weart and palacor to reglece as part of lifecycle palacorem         140.72         140.72           No defacts noted at the time of	m2         E7.22           m2         E60.62           m2         E60.77           m2         E60.77           m2         E6.97           m2         E1.97           m2         E1.97           m2         E1.97           m2         E1.97           m2         E1.97	47     40       5     -2       12     5       7     0       10     3       20     13       7     0       12     5       7     0       12     5       7     0       12     5       7     0       14     7       20     13       7     0	E463.52 E3.194.67 E385.09 E9,665.25 E14.864.02 E543.66 E7.880.60 E339.58 E339.44 E1.500.00 E4.155.98	E463.52 E385.09 E543.66 E543.66 E339.58 E339.44 E577.	4 4	£9,565.25	E3,1 E5 E7,8 E3	94.67				2770.19 29,565.25 20.00 21,087.32 27,880.60 2679.16 2678.88 2577.04 20.00
046 047 048 050 051 052 053 053	BF51 BF52 BF53	Floor Mezz Lower Ground Floor Mezz	Front of House Lift Lobby/Star Case	2. Superstructure 3. Internal Finishes 2. Superstructure 2. Superstructure 3. Internal Finishes	2.7 Internal Walls and Partitions     2.7 Internal Walls and Partitions     3.3 Celling Finishes     3.1 Wall Finishes     3.1 Wall Finishes     3.1 Wall Finishes     2.7 Internal Walls and Partitions     2.8 Internal Walls and Partitions     2.8 Internal Doors     3.3 Celling Finishes	applied to celling surfaces 3.2.1 Finishes to Floors: Preparatory work finishes applie to floor surfaces 2.7.1 Walls and Partitions: Internal walls and partitions 3.3.2 Demundable Gupmediate Cellings: Construction and 3.3.2 Finishes to Floors: Preparatory work finishes applie to floor surfaces 3.1.1 Wall Finishes 3.1.1 Walls and Partitions: Internal walls and partitions 2.7.1 Walls and Partitions: Internal walls and partitions 2.7.1 Walls and Partitions: Internal walls and partitions 2.7.1 Walls and Partitions: Internal walls and partitions 2.8.1 Internal Doors 3.3.2 False Cellings 3.1.1 Wall Finishes 3.1.1 Wall Finishes 2.7.1 Walls and Partitions: Internal walls and partitions 2.8.1 Internal Doors 3.3.2 False Cellings 3.1.1 Wall Finishes 3.2.1 Finishes to Floors: Preparatory work finishes applie 3.2.1 Finishes to Floors: Preparatory work finishes 3.2.2 Finishes to Floors: Preparatory work finishes 3.2.3 Finishes to Floors: Preparatory work finishes applie 3.2.4.1 External windows: Windows and openings in	a         Carpet tiles.         B           Low level limber partition with vision panel and steel         B           Mineral fibre celling tiles.         B           Juminate looring requires replacing within the next 2 B         B           Question         Carpet tiles.         B           d Carpet tiles.         B         B           d Carpet tiles.         B         Redecoration required to walls timber skirting.         C           d Carpet tiles.         B         Redecoration requires to walls timber skirting.         C           Low level partition requires to walls timber skirting.         C         Low level partition requires to walls timber skirting.         C           Low level partition requires to walls.         B         Redecoration required to walls.         C		Decorations to celling are solied throughout         Allow to redecorate celling with 2 costs of end of the cost of	m2         E7.22           m2         E60.62           m2         E60.77           m2         E60.77           m2         E6.97           m2         E1.97           m2         E1.97           m2         E1.97           m2         E1.97           m2         E1.97	47     40       5     -2       12     5       7     0       10     3       20     13       7     0       12     5       7     0       12     5       7     0       12     5       7     0       14     7       20     13       7     0       14     7       10     3       5     -2	E463.52 E3.194.67 E385.09 E9,665.25 E14.864.02 E543.66 E7.880.60 E339.58 E339.44 E1.500.00 E4.155.98	E463.52 E385.09 E543.66 E543.66 E339.58 E339.44 E577.		£9.565.25	E3,1 E5 E7,8 E3	94.67	9.44			2770.19 29,565.25 20.00 21,087.32 27,880.60 2679.16 2678.88 2577.04 20.00
046 047 048 049 050 051 052 053 053	BF51 BF52 BF53	Floor Mezz Lower Ground Floor Mez K K K K K K K K K K K K K K K K K K K	Front of House Lift Lobby/Stair Case Lift Lobby/Stair Case Lift Lobby/Stair Case	Superstructure     Subtrail Finishes     Internal Finishes     Internal Finishes     Internal Finishes     Internal Finishes     Internal Finishes     Superstructure     Superstructure     Internal Finishes     Internal Finishes     Superstructure	A 2 Floor Finishes     Z7 Internal Walls and Partitions     Z7 Internal Walls and Partitions     Z7 Floor Finishes     Z7 Floor Finishes     X1 Wall Finishes     Z7 Internal Walls and Partitions     Z8 Internal Doors     S3 Celling Finishes     X2 Floor Finishes     Z7 Internal Walls and Partitions     Z8 Internal Partitions     Z8 Internal Partitions     Z9 Ploor Finishes     Z9 Floor Finishes     Z9 Floor Finishes     Z9 Floor Finishes     Z9 Floor Finishes     Z9 Vertice Partitions     Z9 Vertice Partity     Z9 Vertice Parti	applied to celling surfaces 3.2.1 Finishes to Floors: Preparatory work finishes applie to floor surfaces 2.7.1 Walls and Partitions: Internal walls and partitions 3.3.3 Demountable Supported Cellings: Construction and finishes of suscended cellings 3.1.1 Wall Finishes 3.1.1 Wall Finishes 3.1.1 Walls and Partitions: Internal walls and partitions 2.7.1 Walls and Partitions: Internal walls and partitions 2.8.1 Internal Doors 3.3.2 Failes Cellings 3.1.1 Wall Finishes 3.2.1 Finishes to Floors: Preparatory work finishes applie 2.1.1 Wall Finishes 3.2.2 Finishes to Floors: Preparatory work finishes applie 2.2.1 External windows: Windows and openings in external walls for ventilation and light	a         Carpet tiles.         B           Low level limber partition with vision panel and steel         B           Mineral fibre celling tiles.         B           Juminate flooring requires replacing within the next 2 B         B           vers.         Redecoration requires replacing within the next 2 B           d Carpet tiles.         B           d Carpet tiles.         B           Redecoration requires to walls imber skirting.         C           Low level partition requires redecorate. Has timber         B           Interface dor and frame.         B           Metal perforated celling.         B           Redecoration required to walls.         C           d Redecoration required to gloons.         B           Metalperforated celling.         B		Decorations to celling are solied throughout         Allow to redecorate celling with 2 costs of e4.2 establishing paint with colur to match.         64.2 establishing paint with colurs to match.           Carpet from finish are showing sign of war of Morcycle replacement programme and test but generally in good condition.         Allow to redecorate with coluru to match.         52.7           No delets noted at the time of inspection.         Allow to redecorate with coluru to match.         52.6           More to registic carpet floor finish as part 4.2         245.2           More to registic regliacement.         245.2           More to registic regliacement programme         245.2           More to regliace regliacement.         245.2           More to regliace regliacement programme         245.2           Decoration of the are solard with evidence of all More to regliace carget floor finish as part 130         76           Simplify throughout         Allow to regliace carget floor finish as part 130         130           Decorations to walls are solied with evidence of all files/de regliacement programme of the part 140.2         147.2           Simplify throughout         Allow to redecorate walls with 2 coats of 48.72         147.2           Simplify throughout         Allow to redecorate walls with coluru to match easting.         140.2           No delects noted at the time of inspection.         Allow to redecorate with coluru to match easting.         13.23<	m2         E7.22           m2         E50.62           m2         E50.77           m2         E50.97           m2         E50.97           m2         E50.97           m2         E50.97           m2         E50.97           m2         E50.97           m2         E5.97           m2         E5.87           m2         E5.97           m2         E5.97           m2         E5.97           m2         E5.97           m2         E5.97	47     40       5     -2       12     5       7     0       10     3       20     13       7     0       12     5       7     0       12     5       7     0       12     5       7     0       14     7       20     13       7     0       14     7       20     13       5     -2       10     3       5     -2	E463.52 E3,194.67 E385.09 E9,665.25 E14,864.02 E543.66 E7,880.60 E339.58 E339.58 E339.44 E1,500.00 E4,155.98 E92.21 E761.63 E195.30	E463.52 E385.09 E385.09 E543.66 E339.58 E339.58 E339.54 E539.44 E577. E92.21 E92.21	30	<u>£761.63</u>	E3,1	94.67 E388 43.66 80.60 20.58 E338 92.21 E198	6.30			E770.19 E9,565.25 E0.00 E1,087.32 E7,880.60 E679.16 E678.88 E577.04 E0.00 E184.42 E761.63 E390.60
046 047 048 050 051 052 053 055 055 055 055 055	BF51 BF52 BF53	Floor Mezz Lower Ground Floor Mezz Lower Ground	Front of House Lift Lobby/Stair Case Lift Lobby/Stair Case	Superstructure     Suberstructure     Subersal Finishes     Internal Finishes     Internal Finishes     Internal Finishes     Superstructure     Superstructure     Internal Finishes     Internal Finishes     Internal Finishes     Internal Finishes	3.2 Floor Finishes     3.3 Ceiling Finishes     3.1 Wall Finishes     3.1 Wall Finishes     3.1 Wall Finishes     3.2 Floor Finishes	applied to celling surfaces 3.2.1 Finishes to Floors: Preparatory work finishes applie to floor surfaces 2.7.1 Walls and Partitions: Internal walls and partitions 3.3.2 Demundable Gupmediate Cellings: Construction and 3.3.2 Finishes to Floors: Preparatory work finishes applie to floor surfaces 3.1.1 Wall Finishes 3.1.1 Walls and Partitions: Internal walls and partitions 2.7.1 Walls and Partitions: Internal walls and partitions 2.7.1 Walls and Partitions: Internal walls and partitions 2.7.1 Walls and Partitions: Internal walls and partitions 2.8.1 Internal Doors 3.3.2 False Cellings 3.1.1 Wall Finishes 3.1.1 Wall Finishes 2.7.1 Walls and Partitions: Internal walls and partitions 2.8.1 Internal Doors 3.3.2 False Cellings 3.1.1 Wall Finishes 3.2.1 Finishes to Floors: Preparatory work finishes applie 3.2.1 Finishes to Floors: Preparatory work finishes 3.2.2 Finishes to Floors: Preparatory work finishes 3.2.3 Finishes to Floors: Preparatory work finishes applie 3.2.4.1 External windows: Windows and openings in	d         Carpet tiles.         B           Low level timber partition with vision panel and steel         B           Mineral timber partition with vision panel and steel         B           Mineral timber partition with vision panel and steel         B           Low level timber partition with vision panel and steel         B           Low level timber partition with vision panel and steel         B           Low level timber partition vision panel and steel         B           Redecoration requires replacing within the next 2         B           Carpet tiles.         B           Redecoration requires to walls timber skirting.         C           Low level partition requires redecorate. Has timber         B           Metal performed ceiling.         B           Metal performed ceiling.         B           Redecoration required to walls.         C           d         Redecoration required to walls.         C		Decorations to celling are solied throughout         Allow to indecorate celling with 2 costs of effect on match.         64.2           Carpet floor finain are showing signs of wear         Allow to indecorate celling with 2 costs of effect on match.         52.7           No defects noted at the time of inspection.         Allow to indecorate with colour to match.         52.5           Minimum file coling is age and with a condition         Allow to indecorate with colour to match.         52.5           Minimum file coling is age and with a condition.         Allow to indecorate with colour to match.         52.5           Minimum file coling is age and with a match on the file coling indecorate with colour to match.         52.5         5           Minimum file coling is age and with a condition.         Allow to indecorate wills with 2 costs of emplosement.         245.2           Decorations to will are solided with evidence of allow to indecorate wills with 2 costs of emplosement programme of the photometry program.         78           Decorations to will are solided with evidence of allow to redecorate wills with 2 costs of emplosement programme of the photometry programme of the photometry programme of the photometry program.         78           Decorations to will are solided with evidence of allow to redecorate wills with 2 costs of emplosement programme of the photometry photometry p	m2         E7.22           m2         E60.62           m2         E6.97           m2         E6.97           m2         E6.97           m2         E5.97           m2         E5.97           m2         E5.97           m2         E5.97           m2         E5.97	47     40       5     -2       12     5       7     0       10     3       20     13       7     0       12     5       7     0       12     5       7     0       14     7       20     13       7     0       14     7       20     13       5     -2       10     3       5     -2       15     8       0     14	£463.52           £3,194.67           £385.09           £9,665.25           £14,864.02           £543.66           £7,880.60           £339.58           £339.44           £1,500.00           £4,155.98           £92.21	£463.52 £385.09 £385.09 £543.66 £339.58 £339.58 £339.44 £577.	30 20 £720.00		E3,1	94.67 E384 43.60 80.60 E336 E336 E237 82.21	6.30	2 5720.00	£720.00	£770.19 £9,565.25 £0.00 £1,087.32 £7,880.60 £679.16 £678.86 £577.04 £0.00 £184.42
046 047 048 049 050 051 052 053 055 055 055 055 056 057	BF51 BF52 BF53	Floor Mezz Lower Ground Floor Mezz	Front of House Lift Lobby/Stair Case Lift Lobby/S	Superstructure     Superstructure     Substrain Finishes     Internal Finishes     Superstructure     Superstructure     Superstructure	3.2 Floor Finishes     2.7 Internal Walls and Partitions     3.3 Celling Finishes     3.2 Floor Finishes     3.1 Wall Finishes     3.3 Celling Finishes     3.3 Celling Finishes     3.1 Wall Finishes     3.1 Wall Finishes     3.2 Floor Finishes     3.3 Celling Finishes     3.4 Wall Finishes     3.5 Celling Finishes     3.5 Celling Finishes     3.6 Windows and External Doors     5.10 Lft and Conveyor Installations / Systems	applied to celling surfaces 3.2.1 Finishes to Floors: Preparatory work finishes applie to floor surfaces 2.7.1 Walls and Partitions: Internal walls and partitions 3.3.3 Demoustable Superardot Cellings: Construction and finishes of suscended cellings 3.1.1 Walls finishes 3.2.1 Finishes to Floors: Preparatory work finishes applie to floor surfaces 3.1.1 Walls and Partitions: Internal walls and partitions 2.6.1 Internal Doors 3.3.2 Floriabes 3.1.1 Wall Finishes 2.7.1 Walls and Partitions: Internal walls and partitions 2.8.1 Internal Doors 3.3.2 Floriabes 3.1.1 Wall Finishes 2.7.1 Walls and Partitions: Internal walls and partitions 2.8.1 Internal Doors 3.3.2 Floriabes to Floors: Preparatory work finishes applie to floor surfaces 3.1.1 Wall Finishes 3.1.1 Wall Finishes 3.1.1 Wall Finishes 3.2.1 Finishes to Floors: Preparatory work finishes applie to floor surfaces 3.1.1 Wall Finishes 3.2.2 Finishes to Floors: Preparatory work finishes applie to the surfaces 3.3.2 Finishes to Floors: Preparatory work finishes applie to the surfaces 3.1.1 Wall Finishes 3.2.2.1 Finishes to Floors: Preparatory work finishes applie to the surfaces 3.2.2.2.2.1 Finishes to Floors: Preparatory work finishes applie to the surfaces 3.3.2 Finishes to Floors: Preparatory work finishes applie to the surfaces 3.3.1 Finishes 3.3.1 Finishes 3.3.1 Finishes 3.3.1 Finishes 3.3.2 Finishes to Floors: Preparatory work finishes applie to the surfaces 3.3.2 Finishes to Floors: Preparatory work finishes applie to the surfaces 3.3.1 Finishes 3.3.2 Finishes to Floors: Preparatory work finishes applie to the surfaces 3.3.2 Finishes 3.3.2 Finishes 3.3.2 Finishes 3.3.2 Finishes 3.3.2 Finishes 3.3.1 Finishes 3.3.1 Finishes 3.3.2 Finishes 3.3.2 Finishes 3.3.2 Finishes 3.3.2 Finishes 3.3.2 Finishes 3.3.2 Finishes 3.3.3 Finishes 3.3.3 Finishes 3.3.4 Finishes 3.3.4 Finishes 3.3.4 Finishes 3.3.4 Finishes 3.3.5 Finishes 3	d     Carpet tiles.     B       Low level limber partition with vision panel and steel     B       Mineral fibre celling tiles.     B       Low level limber partition with vision panel and steel     B       Low level limber partition with vision panel and steel     B       Low level limber partition with vision panel and steel     B       Low level limber partition requires replacing within the next 2     B       Redecoration required to walls imber skirting.     C       d     Carpet tiles.     B       Redecoration required to walls imber skirting.     C       Low level partition requires redecorate. Has timber     B       Metal perforated celling.     B       Metalecoration required to walls.     C       d     Redecoration required to walls.     C       d     Redecoration required to walls.     C       d     Redecoration required to walls.     B       d     Redecoration required to floors.     B       Minifestation to glazing     B       Stateless steel ift door and frame     B       Glazed door.     B		Decorations to celling are solied throughout         Allow to redecorate celling with 2 costs of effect on match setting part with colors to match setting part with colors to match setting part with colors to match setting are solied with part of the period part of	m2         E7.22           m2         E50.62           m2         E50.7           m2         E5.97           m2         E5.97           m2         E5.97           m2         E5.97           m2         E12.52           m2         E12.52           m2         E12.52           m2         E5.97           m2         E12.52           m2         E12.52           m2         E12.52           m2         E12.52           m2         E10.00           m4         E10.00	47     40       5     -2       12     5       7     0       10     3       20     13       7     0       12     5       7     0       7     0       7     0       7     0       7     0       7     0       7     0       7     0       14     7       7     0       5     -2       15     8       0     14     7       10     3	£463.52           £3,194.67           £385.09           £9,665.25           £14,864.02           £543.66           £7,880.60           £39.58           £39.44           £1,500.00           £4,155.98           £92.21           £761.63           £195.30           £720.00	£463.52           £385.09           £339.58           £339.54           £339.44           £92.21           £92.21           £195.2           £195.2	30 20 £720.00	<u>£761.63</u>	E3,1	94.67 E388 43.66 80.60 20.58 E338 92.21 E198	9.44	£720.00	£720.00	E770.19 E9,565.25 E0.00 E1,087.32 E7,880.60 E679.16 E678.88 E577.04 E0.00 E184.42 E761.63 E390.60 E7,200.00
046 047 048 050 051 052 053 055 055 055 055 055 055 055 055 055	BF51 BF52 BF53	Floor Mezz Lower Ground Floor Mezz Lower Ground	Front of House Lift Lobby/Stair Case	2. Superstructure 3. Internal Finishes 2. Superstructure 2. Superstructure 3. Internal Finishes 3. Internal Finis	3.2 Floor Finishes     3.2 Floor Finishes     3.2 Floor Finishes     3.2 Floor Finishes     3.1 Wall Finishes     3.3 Ceiling Finishes     3.3 Ceiling Finishes     3.1 Wall Finishes     3.1 Wall Finishes     3.1 Wall Finishes     3.1 Wall Finishes     3.2 Floor Finishes     3.2 Floor Finishes     3.2 Floor Finishes     3.2 Floor Finishes     3.1 Wall Finishes     4.1 Wall Finishes     4.2 Floor Finishes     4.3 Wall Finishes     4.3 Wall Finishes     4.4 Wall Finishes     5.4 Wall Finishes     5.5 Wall Finishes     5.6 Wall Finishes     5.6 Wall Finishes     5.7 Wall Finishes     5.8 Wall Finishes     5.	applied to celling surface 3.2.1 Finishes to Floors: Preparatory work finishes applie to floor surfaces 2.7.1 Walls and Partitions: Internal walls and partitions 3.3.3 Demountable Superend Cellings: Construction and finishes of ausoended cellings: 3.1.1 Wall Finishes 3.1.1 Wall Finishes 2.7.1 Walls and Partitions: Internal walls and partitions 2.8.1 Internal Doors 3.3.2 False Cellings 3.1.1 Wall Finishes 3.1.1 Wall Finishes 3.2.1 Finishes to Floors: Preparatory work finishes applie center and wind over: Windows and openings in external walls for venitation and light 5.10.1 Lifts and Enclosed Holist: Passenger and goods	a         Carpet tiles.         B           Low level limber partition with vision panel and steel         B           Mineral fibre celling lite.         B           Low level limber partition with vision panel and steel         B           Low level limber partition with vision panel and steel         B           Low level partition requires replacing within the next 2         B           Redecoration requires to walls timber skirting.         C           d         Carpet tiles.         B           Redecoration requires to walls timber skirting.         C           Low level partition requires redecorate. Has timber         B           Immer door and frame.         B           Mediation required to walls.         C           a         Redecoration required to walls.         C           d         Redecoration required to walls.         B           Manifestation to gizzing         B         B           Stainless steel II door and frame         B         Glazed door.         B           Replacement of nosing.         B         B         B		Decorations to celling are solied throughout         Allow to redecorate celling with 2 costs of effect of main and the to mark of the solid part with column to mark of the solid part of the solid	m2         E7.22           m2         E60.62           m2         E60.77           m2         E60.97           m2         E60.97           m2         E60.97           m2         E60.97           m2         E60.97           m2         E6.97           m2         E1.97           m3         E1.97           m3         E1.97           m3         E1.97           m3         E1.97           m4         E1.97	47     40       5     -2       12     5       7     0       10     3       20     13       7     0       12     5       7     0       12     5       7     0       12     5       7     0       14     7       20     13       7     0       14     7       5     -2       15     8       0     14     7       10     3       10     3	E463.52           E3,194.67           E385.09           E9,665.25           E14,864.02           E7,880.60           E7,880.60           E339.58           E339.44           E1,500.00           E4,155.98           E92.21           E761.63           E720.00           E1,500.00	£463.52           £385.09           £339.58           £339.54           £339.44           £92.21           £92.21           £195.2           £195.2	30 20 £720.00	<u>£761.63</u>	E3,1	94.67 43.66 90.60 90.50 92.21 20.00 E720	9.44	E720.00	£720.00	£770.19           £0,565.25           £0.00           £1,087.32           £7,880.60           £579.16           £678.88           £577.04           £0.00           £184.42           £7,816.53           £390.60           £7,200.00           £1,500.00
046 047 048 050 051 053 053 055 055 056 057 056 059 059	BF51 BF52 BF53	Floor Mezz Ever Ground Floor Mezz Lower Ground Floor Mezz	Front of House Lift Lobby/Stair Case Lift Lobby/S	Superstructure     Superstructure     Superstructure     Internal Finishes     Internal Finishes     Internal Finishes     Internal Finishes     Superstructure     Superstructure     Internal Finishes     Internal Finishes     Superstructure     Superstructure     Superstructure     Superstructure     Superstructure     Superstructure     Superstructure	S.2 Floor Finishes     Z.7 Internal Walls and Partitions     S.2 Floor Finishes     S.2 Floor Finishes     S.2 Floor Finishes     S.1 Wall Finishes     S.1 Wall Finishes     S.1 Wall Finishes     S.2 Floor Finishes     S.3 Ceiling Finishes     S.3 Ceiling Finishes     S.3 Ceiling Finishes     S.2 Floor Finishes     S.4 Wall Finishes	applied to celling surface 3.2.1 Finishes to Floors: Preparatory work finishes applie to floor surfaces 2.7.1 Walls and Partitions: Internal walls and partitions 3.3.3 Demountable Suppende Cellings: Construction and finishes of ausoended cellings: Construction and finishes of automatices 3.1.1 Wall Finishes 3.1.1 Wall Finishes 3.2.1 Finishes to Floors: Internal walls and partitions 2.3.1 Finishes to Floors: Preparatory work finishes applie celling in construction and light 5.10.1 Lifts and Enclosed Holists: Passenger and goods Ilfits and holists enclosed in shafts 2.4.1 Internal Doors 2.4.2 Statir / Ramp Finishes: Finishes to statirs, ramps and landings 3.4.1 Finishes to Floors: Preparatory work finishes applie 5.4.1 Statirs and Finishes 3.4.1 Finishes Finishes to statirs, ramps and landings 3.4.1 Finishes to Floors: Preparatory work finishes applie 3.4.1 Statifies to Floors: Preparatory work finishes applie 3.4.1 Statifies to Floors: Preparatory work finishes applie 3.4.1 Statifies to Floors: Preparatory work finishes applie 3.4.1 Statifies to Floors: Pr	a         Carpet tiles.         B           Low level limber partition with vision panel and steel         B           Mineral fibre celling tiles.         B           Immediation topic requires replacing within the next 2         B           quers.         B           Redecoration requires replacing within the next 2         B           quers.         B           Redecoration required to walls imber skirting.         C           query tiles.         B           Redecoration requires to walls timber skirting.         C           Low level partition requires redecorate. His timber         B           Redecoration required to walls.         C           Low level partition requires redecorate. His timber         B           Metal perforated ceiling.         B           Redecoration required to loos.         B           Manifestation to glazing         B           Glazed door.         B           Replacement of nosing.         B           Replacement of nosing.         B		Decorations to celling are solied throughout         Allow to redecorate celling with 2 costs of e4.2 emission 2.         64.2           Carpet floor finish are showing sign of weak on the cost of match are showing sign of weak on the cost of the cost	m2         E7.22           m2         E60.62           m2         E60.77           m2         E60.82           m2         E60.97           m2         E60.97           m2         E60.97           m2         E60.97           m2         E6.97           m2         E5.97           m2         E5.97	47     40       5     -2       12     5       7     0       10     3       20     13       7     0       12     5       7     0       12     5       7     0       12     5       7     0       14     7       20     13       7     0       14     7       20     13       7     0       14     7       20     13       15     8       9     14     7       10     3       10     3       10     3       5     -2	E463.52           E3,194.67           E385.09           E9,565.25           E14,884.02           E7,880.60           E7,880.60           E339.58           E339.44           E1,500.00           E4,155.98           E92.21           E761.63           E720.00           E1,500.00           E1,500.00	£463.52           £385.09           £339.58           £339.54           £339.44           £92.21           £92.21           £195.2           £195.2	00 E720.00	£761.63 £720.00	E3,1	94.67 43.66 90.60 90.50 92.21 20.00 E720	19.44 19.44 10.44 10.00 10	E720.00	£720.00	£770.19           £0.565.25           £0.00           £1,087.32           £7,880.60           £879.16           £678.88           £577.04           £0.00           £184.42           £7,6163           £390.60           £7,200.00           £1,500.00           £920.00



Item Ref	Asset No	Location Sub Location	BCIS 1st level-Major Element	BCIS 2nd Level Sub Element	BCIS 3nd Level Sub Element Description Condition	Defects Remedial Action Onty	Unit Rate	Life Life Remaining Cost Expectancy = LE - 7 years	Year 1 Year 2 Year 3	Year 4 Year 5	5 Year 6	Year 7	Year 8 Year 9 Year 10 Total
061	BF61	Lower Ground Lift Lobby/Stair Case Floor Mezz	3. Internal Finishes	3.3 Ceiling Finishes	3.3.1 Finishes to Ceilings: Preparatory work finishes applied to ceiling surfaces C	Decorations to ceiling are solled throughout Allow to redecorate ceiling with 2 coats of 43.2 emulsion paint with colour to match	m2 £7.22	5 -2 £311.90	£311.90		£311.90		£623.81
062	BF62	Lower Ground Male and Female W/C's Floor Mezz	3. Internal Finishes	3.3 Ceiling Finishes	3.3.1 Finishes to Cellings: Preparatory work finishes Redecoration required to celling. C applied to celling surfaces	existing Decorations to ceiling are solied throughout Allow to redecorate ceiling with 2 coats of 8.3 emulsion paint with colour to match	m2 £7.22	5 -2 £59.93	£59.93		£59.93		£119.85
063	BF63	Lower Ground Male and Female W/C's Floor Mezz Lower Ground Male and Female W/C's	3. Internal Finishes	3.1 Wall Finishes 3.2 Floor Finishes	3.1.1 Wall Finishes Redecoration required to walls. C	Decorations to walls are solied with evidence of Allow to redecorate walls with 2 costs of soling throughout emulsion paint with colour to match	m2 £6.97	7 0 £307.38 10 3 £184.84	£307.38	£184.84	£307.38		£614.76 £184.84
064	BF04	Floor Mezz	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors. Preparatory work finishes applied Redecoration required to Floors. B to floor surfaces	Epoxy paint finish to concrete floor is in generally good condition but will need to be renewed as part of the lifecycle replacement.	m2 £22.27	10 5 £104.84		£104.04			L104.04
065	BF65	Lower Ground Male and Female W/C's Floor Mezz	2. Superstructure	2.7 Internal Walls and Partitions	2.7.4 Cubicles: Proprietary cubicle partitions and doors Replace LPS panel. B	IPS panels are in good condition, no defects were noted at the time of inspection	m2 £250.00	12 5 £1,575.00			£1,575.00		£1,575.00 £1,350.00
066	BF67	Lower Ground Male and Female W/C's Floor Mezz Lower Ground Male and Female W/C's	5. Services 5. Services	5.1 Sanitary Installations 5.1 Sanitary Installations	5.1.1 Sanitary Appliances         Hand dryers.         B           5.1.1 Sanitary Appliances         WC         B	Hand dryers were operational at the time of Allow for lifecycle replacement. 3 Inspection WCs were in good condition at the time Allow for lifecycle replacement. 3	nr £450.00	12 5 £1,350.00 17 10 £1,500.00			£1,350.00		£1,350.00 £0.00
068	BF68	Floor Mezz Lower Ground Male and Female W/C's Floor Mezz	5. Services	5.1 Sanitary Installations	5.1.1 Sanitary Appliances Hand wash basin B	Inspection Sinks were in good condition at the time of Allow for lifecycle replacement. 3 Inspection Timber doors were operation at time of allow to replace as part of lifecycle 3	nr 350	17 10 £1,050.00	£865.56				£0.00 £865.56
069	81-69	Lower Ground Male and Female W/C's Floor Mezz	2. Superstructure	2.8 Internal Doors	2.8.1 Internal Doors Timber door and frame. B	inspection with evidence of cosmetic wear and replacement tear	nr £750.00	14 7 £2,250.00	1865.56				1865.56
070	BF70 BF71	GF Front of House GF Front of House	3. Internal Finishes 2. Superstructure	3.2 Floor Finishes 2.1 Frame	3.2.1 Finishes to Floors: Preparatory work finishes applied Floor tiles. B to floor surfaces Structural concrete column B	Floor tiles are generally in a good condition Allow for lifecycle replacement. 335 No defects noted at the time of inspection 1	m2 £137.00 items	50         43         £45,895.00           47         40         £0.00	£0.00				£0.00 £0.00
072	BF72	GF Front of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes Redecoration required to walls and steel skirting. C	Decorations to walls are solied with evidence of Allow to redecorate walls with 2 coats of solling throughout emulsion paint with colour to match existing.	m2 £6.97	7 0 £768.44	£768.44		£768.44		£1,536.88
073	BF74	GF Front of House	2. Superstructure 3. Internal Finishes	3.2 Floor Finishes 3.3 Ceiling Finishes 3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces.         Replacement of mat.         8           3.3.2 Flaishes to Floors: Preparatory work finishes applied 3.3.2.1 Finishes to Floors: Preparatory work finishes applied Replace terminate flooring year 5.         8	Entrance mat is in fair condition Allow for lifecycle replacement 2 No defects noted at the time of inspection 335	nr £350.00 m2 £121.52	10 3 £700.00 20 13 £40,709.20		£700.00			00.0073 <u> </u>
075	BF75	GF Front of House	3. Internal Finishes		to floor surfaces	Laminate flooring is generally in fair condition with evidence of wear and tear in high traffic areas 357.4	m2 £60.62	20 13 £21,665.59					
076	BF76	GF Front of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes Redecoration required to walls and steel skirting. C	Decorations to walls are solied with evidence of Allow to redecorate walls with 2 coats of 216.75 solling throughout emulsion paint with colour to match existing.	m2 £6.97	7 0 £1,510.75	£1,510.75		£1,510.75		£3,021.50
077 078	BF77 BF78	GF Front of House GF Front of House	2. Superstructure 5. Services	2.1 Frame 5.8 Electrical Installations	5.8.2 Power Installations: (Small power) General purpose Dado Rai. B power supplies and supply to other services Dado Rai. S 3.1.1 Wall Finishes Redecoration required to walls and timber skirting. C	No defects noted at the time of inspection 1 Dado rails were in fair condition at the time of inspection 95.6	m £80.00	47 40 £0.00 10 3 £7,648.00	£0.00 £7,648.00				£0.00 £7,648.00
079	BF79	GF Front of House	3. Internal Finishes	3.1 Wall Finishes		Decorations to walls are solied with evidence of Allow to redecorate walls with 2 coats of solling throughout emulsion paint with colour to match existing.	m2 £6.97	7 0 £2,263.44	£2,263.44		£2,263.44		£4,526.88
080	BF80	GF Front of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces	Laminate flooring is generally in fair condition with evidence of wear and tear in high traffic areas	m2 £55.00	30 23 £8,525.00					£0.00
081	BF81 BF82	GF Front of House GF Front of House	3. Internal Finishes 2. Superstructure	3.3 Ceiling Finishes 2.8 Internal Doors	3.3.3 Demountable Suspended Ceilings: Construction and finishes of suspended ceilings         B           2.8.1 Internal Doors         Replace fire door year 1 .         D	areas Mineral fibre ceiling tiles are generally in a fair Allow for lifecycle replacement. 155 condition Fire door are non compliant and in poor Allow to replace like for like in year 1 9	m2 £39.01 nr £750.00	10         3         £6,046.55           14         7         £6,750.00	£6,750.00	£6,046.55	+		£6,046.55 £6,750.00
083 084	BF83 BF84	GF Back of House GF Back of House	3. Internal Finishes 2. Superstructure	3.1 Wall Finishes 2.8 Internal Doors	3.1.1 Wall Finishes         Timber walls varnish.         B           2.8.1 Internal Doors         Replace all doors within studio year 1.         D	condition 635 Fire door are non compliant and in poor Allow to replace like for like in year 1 12	m2 £10.53 nr £750.00	7 0 £6,686.55 14 7 £9,000.00	£6,686.55 £9,000.00		£6,686.55		£13,373.10 £9,000.00
085	BF85	GF Back of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes Redecoration required to walls and timber skirting. C	condition Decorations to walls are solled with evidence of solling throughout 660 emulsion paint with colour to match	m2 £6.97	7 0 £4,600.20	£4,600.20		£4,600.20		£9,200.40
086	BF86	GF Back of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied Redecoration required to Floors. 8 to floor surfaces	Epoxy paint finish to concrete floor is in Allow to re-paint concrete floor with generally good condition but will need to be colour and paint to match existing.	m2 £22.27	10 3 £6,903.70		£6,903.70			£6,903.70
087	BF87	GF Back of House	3. Internal Finishes	3.3 Ceiling Finishes	3.3.3 Demountable Suspended Cellings: Construction and Mineral fibre celling tiles.     Bitaches of suspended cellings     Bitaches of suspended cellings	renewed as part of the lifecycle replacement. Mineral fibre ceiling tiles are generally in a fair Allow for lifecycle replacement. 310	m2 £39.01	10 3 £12,093.10		£12,093.10			£12,093.10
088	BF88	GF Back of House	8. External works	8.2 Roads, paths, paving's and surfacing	finishes of suspended cellings         8.2.1 Roads, paths and paving's: Preparation and the subscript of the s	condition Thermoplastic line markings are worn away. Allow to renew thermoplastic line 5	Bays £50.00	3 -4 £250.00	£250.00	£250.00		£250.00	£250.00 £1,000.00
089	BF89	GF Back of House	3. Internal Finishes	3.1 Wall Finishes	completion of unenclosed usable surfaces within the site         Redecoration required to wells.         C           3.1.1 Wall Finishes         Redecoration required to wells.         C	markings Decorations to walls are solled with evidence of Allow to redecorate walls with 2 coats of 97.47 provision because of a solled with evidence of a with evidence of a with evidence of a solled	m2 £6.97	7 0 £679.37	£679.37		£679.37		£1,358.73
090	BF90	GF Back of House	2. Superstructure	2.4 Stairs & Ramps	2.4.3 State / Ramp Balustrades and Handrails: Balustrades     Redecoration required to rail.     B	soiling throughout         emulsion paint with colour to match existing.           Railing is in soiled condition.         Allow to Polish and varnish handrail         21.2	m £20.61	5 -2 £436.93	£436.93			£436.93	£873.86
091	BF91	GF Lift Lobby's / Stair Case	3. Internal Finishes	3.3 Ceiling Finishes	and Handralis to stairs, ramps and landing 3.3.2 False Ceilings B	No defects noted at the time of inspection 29.2	m2 £121.52	20 13 £3,548.38					£0.00
092	BF92	GF Lift Lobby's / Stair Case	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes Redecoration required to walls. C	Decorations to walls are solled with evidence of Allow to redecorate walls with 2 coats of solling throughout evidence of a solling throughout to match existing.	m2 £6.97	7 0 £242.56	£242.56		£242.56		£485.11
093	BF93	GF Lift Lobby's / Stair Case	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied Redecoration required to Floors. B to floor surfaces	Epoxy paint finish to concrete floor is in generally good condition but will need to be renewed as part of the lifecycle replacement.	m2 £22.27	10 3 £650.28		£650.28			£650.28
094	BF94	GF Lift Lobby's / Stair Case	2. Superstructure	2.6 Windows and External Doors	2.6.1 External windows: Windows and openings in external walls for ventilation and light B	Manifestation is in fair condition with evidence Allow for lifecycle replacement. 31.03 of peeling in locations	m2 £10.00	5 -2 £310.30	£310.30			£310.30	£620.60
095	BF95	GF Auto Doors- Main Entrance	2. Superstructure	2.6 Windows and External Doors	2.6.1 External windows: Windows and openings in Auto Doors- façade B	Routine PPM on mechanisms 1	items £500.00	20 13 £500.00	£500.00 £500.00 £500.00	£500.00 £500.00	D £500.00	£500.00	£500.00 £500.00 £5,000.00
096	BF96	GF Auto Doors- Main Entrance	2. Superstructure	2.6 Windows and External Doors	external walls for ventilation and light 2.6.1 External windows: Windows and openings in Revolving Doors B	Routine PPM on mechanisms 1	items £4,000.00	20 13 £4,000.00	£4,000.00 £4,000.00 £4,000.00	£4,000.00 £4,000.00	D £4,000.00	£4,000.00	£4,000.00 £4,000.00 £40,000.00
007	RE07				external walls for ventilation and light								
ua.	BE9/	GF Auto Doors- Main Entrance	2. Superstructure	2.6 Windows and External Doors	2.6.1 External windows: Windows and openings in external walls for ventilation and light	Routine PPM on mechanisms 1	items £4,500.00	20 13 £4,500.00	£4,500.00 £4,500.00 £4,500.00	£4,500.00 £4,500.00	0 £4,500.00	£4,500.00	£4,500.00 £4,500.00 £4,500.00 £45,000.00
098 099	BF98 BF99	GF Lift Lobby's / Stair Case GF Lift Lobby's / Stair Case	5. Services 2. Superstructure	5.10 Lift and Conveyor Installations / Systems 2.8 Internal Doors	5.10.1 Lifts and Enclosed Hoists: Passenger and goods         Stainless steel lift door and frame         B           Ilfts and hoists enclosed in shafts         Classed door.         B           2.8.1 Internal Doors         Glazed door.         B	Stainless steel lift doors and reveals have Allow for annual French polish of evidence of scutt marks. Stainless steel lift doors and lift reveals Timber doors were operation at time of allow to replace as part of lifte/cite 4	nr £120.00 nr £1,500.00	15 8 £720.00 14 7 £6,000.00	£720.00 £720.00 £720.00	£720.00 £720.00 £6,000.00	D £720.00	£720.00	£720.00 £720.00 £720.00 £7,200.00 £6,000.00
100	BF100	GF Lift Lobby's / Stair Case	2. Superstructure	2.4 Stairs & Ramps	2.4.2 Stair / Ramp Finishes: Finishes to stairs, ramps and Replacement of nosing.     B	inspection with evidence of cosmetic wear and replacement tear Nosing to stairs is in good condition at the Allow for lifecycle replacement 46	nr £20.00	10 3 £920.00				£920.00	£920.00
101	BF101	GF Lift Lobby's / Stair Case	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied     becoration to Floor     B	time of inspection. Epoxy paint finish to concrete floor is in generally good condition but will need to be colour and paint to match existing.	m2 £22.27	10 3 £3,189.06		£3,189.06			£3,189.06
102	BF102	GF Lift Lobby's / Stair Case	2. Superstructure	2.4 Stairs & Ramps	2.4.3 Stair / Ramp Balustrades and Handralis: Balustrades Handralis. B	renewed as part of the lifecycle replacement. Railing is in solled condition. Allow to Polish and varnish handrall 8.88	m2 £20.64	5 -2 £183.28	£183.28			£183.28	£366.57
103	BF103	GF Lift Lobby's / Stair Case	3. Internal Finishes	3.3 Ceiling Finishes	and Handralis to stairs, ramps and landing 3.3.1 Finishes to Ceilings: Preparatory work finishes applied to ceiling surfaces C	Decorations to ceiling are solled throughout Allow to redecorate ceiling with 2 coats of 43.2 emulsion paint with colour to match	m2 £7.22	5 -2 £311.90	£311.90		£311.90		£623.81
104	BF104	GF Male and Female W/C's	3. Internal Finishes	3.3 Ceiling Finishes	3.3.1 Finishes to Cellings: Preparatory work finishes applied to celling surfaces C	Existing     Decorations to ceiling are solied throughout     Allow to redecorate ceiling with 2 coats of 3.7     emulsion paint with colour to match	m2 £7.22	5 -2 £26.71	£26.71		£26.71		£53.43
105	BF105	GF Male and Female W/C's	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes Redecoration required to walls. C	existing Decorations to walls are solied with evidence of Allow to redecorate walls with 2 costs of 17.7 soiling throughout emulsion paint with colour to match	m2 £6.97	7 0 £123.37	£123.37		£123.37		£246.74
106	BF106	GF Male and Female W/C's	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied Redecoration required to Floors.     B to floor surfaces	existing. Epoxy paint finish to concrete floor is in Allow to re-paint concrete floor with 3.7 generally good condition but will need to be colour and paint to match existing.	m2 £22.27	10 3 £82.40		£82.40			£82.40
107	BF107	GF Male and Female W/C's	2. Superstructure	2.7 Internal Walls and Partitions	2.7.4 Cubicles: Proprietary cubicle partitions and doors IPS panels. B	renewed as part of the lifecycle replacement. IPS panels are in good condition, no defects Allow for lifecycle replacement. 2.7	m2 £250.00	12 5 £675.00			£675.00		£675.00
108	BF108	GF Male and Female W/C's	5. Services	5.1 Sanitary Installations	5.1.1 Sanitary Appliances Hand dryers. B	were noted at the time of inspection Hand dryvers were operational at the time of Inspection Allow for lifecycle replacement. I Inspection I Inspection I IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	nr £450.00	12 5 £450.00			£450.00		£450.00
109	BF109 BF110	GF Male and Female W/C's GF Male and Female W/C's	5. Services 5. Services	5.1 Sanitary Installations 5.1 Sanitary Installations	5.1.1 Sanitary Appliances         WC         B           5.1.1 Sanitary Appliances         Hand wash basin         B	WCs were in good condition at the time Allow for lifecycle replacement. 1 Sinks were in good condition at the time of Allow for lifecycle replacement. 1	nr £500.00 nr 350	17 10 £500.00 17 10 £350.00					00.03
111	BF111	GF Male and Female W/C's	2. Superstructure	2.8 Internal Doors	2.8.1 Internal Doors Replace timber door. B	Inspection Timber doors were operation at time of allow to replace as part of lifecycle 1 inspection with evidence of cosmetic wear and replacement tear	nr £750.00	14 7 £750.00		£750.00			£750.00
112	BF112	Ground Floor Mezz Front of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied Replace carpet tiles. B to floor surfaces	tear Carpet floor finish are showing signs of wear and tear but generally in good condition of lifecycle replacement programme	m2 £60.62	12 5 £12,669.58			£12,669.58		£12,669.58
113	BF113	Ground Floor Mezz Front of House	2. Superstructure	2.1 Frame	Structural concrete column B	No defects noted at the time of inspection 1	items	47 40 £0.00					0.03
114	BF114	Ground Floor Mezz Front of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes Redecoration required to walls and steel skirting. C	Decorations to walls are solied with evidence of Allow to redecorate walls with 2 coats of soling throughout existing, Railing is in solied condition. Allow to Polish and varnish handrail 22	m2 £6.97	7 0 £695.26	£695.26		£695.26		£1,390.52
115	BF115 BF116	Ground Floor Mezz Front of House Ground Floor Mezz Front of House	2. Superstructure 3. Internal Finishes	2.4 Stairs & Ramps 3.3 Ceiling Finishes	2.4.3 Stair / Ramp Balustrades and Handrails: Balustrades and Handrails to stairs, ramps and landing 3.3.1 Finishes to Cellings: Preparatory work finishes         Redecoration required to celling.         C	Decorations to ceiling are solled throughout Allow to redecorate ceiling with 2 coats of 209	m2 £20.64 m2 £7.22	5 -2 £454.08 5 -2 £1,508.98	£454.08 £1,508.98		£1,508.98	£454.08	£908.16 £3,017.96
117	BF117	Ground Floor Mezz Back of House	3. Internal Finishes	3.2 Floor Finishes	applied to celling surfaces 3.2.1 Finishes to Floors: Preparatory work finishes applied Carpet tiles. B to floor surfaces	emulsion paint with colour to match Carpet floor finish are showing signs of wear and tear but generally in good condition of lifecycle replacement programme	m2 £60.62	12 5 £6,898.56			£6,898.56		£6,898.56
118	BF118	Ground Floor Mezz Back of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes Redecorate partition walls.	and tear but generating in good containon in the metoder replacement programme Decorations to wails are solled with evidence of Allow to redecorate walls with 2 costs of 105 solling throughout to match	m2 £6.97	7 0 £731.85	£731.85		£731.85		£1,463.70
						existing.							
119	BF119	Ground Floor Mezz Back of House	2. Superstructure	2.7 Internal Walls and Partitions	2.7.1 walls and Partitions: Internal walls and partitions Internal glazing B	No defects noted at the time of inspection 1	items	30 23 00.00					00.03
120	BF120	Ground Floor Mezz Back of House	3. Internal Finishes	3.3 Ceiling Finishes	2.7.1 waits and rationals, memory waits and partitions     memory decing     3.3.3 Demountable Suspended Ceilings: Construction and     Mineral fibre ceiling tiles.     C	Mineral fibre celling ties are heavily solied Allow to replace tiles like for like in year 1 113.8	m2 £39.01	10 3 £4,439.34	£4,439.34				£4,439.34
121	BF121	Ground Floor Mezz Back of House	2. Superstructure	2.8 Internal Doors	Inishes of suspended cellings         Orienteeven and finishes of suspended cellings         Orienteeven and Belacement of timber doors.         Orienteeven and Belacement of timber doors.	Timber dors were operation at time of allow to replace as part of lifecycle 3 inspection with evidence of cosmetic wear and replacement	nr £750.00	14 7 £2,250.00		£2,250.00			£2,250.00
122	BF122	Ground Floor Mezz Back of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied Carpet tiles.     b floor surfaces	tear Carpet floor finish are showing signs of wear and tear but generally in good condition of lifecycle replacement programme	m2 £60.62	12 5 £9,050.57			£9,050.57		£9,050.57
123	BF123	Ground Floor Mezz Back of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes Redecorate partition walls. C	Decorations to walls are solled with evidence of Allow to redecorate walls with 2 coats of 297 solling throughout emulsion paint with colour to match	m2 £6.97	7 0 £2,070.09	£2,070.09		£2,070.09		£4,140.18
L		I I	1			existing.					1		



Item Ref Asset N	Location	Sub Location	BCIS 1st level-Major Element	BCIS 2nd Level Sub Element	BCIS 3nd Level Sub Element	Description Condition	Defects	Remedial Action Qni	y Uni	it Rate	Life Expectancy	Life Remaining = LE - 7 years	Cost	Year 1	Year 2	Year 3	Year 4	Year 5 Year 6	Year 7 Year 8 Yea	9 Year 1	10 Total
124 BF124	Ground Floor Mezz	z Back of House	3. Internal Finishes	3.3 Ceiling Finishes	3.3.3 Demountable Suspended Ceilings: Construction and finishes of suspended ceilings	Mineral fibre ceiling tiles. C	Mineral fibre ceiling tiles are heavily soiled	Allow to replace tiles like for like in year 1 149.	3 m2	£39.01	10	3	£5,824.19	£5,824.19							£5,824.19
125 BF125	Ground Floor Mezz		2. Superstructure	2.8 Internal Doors	finishes of suspended cellings 2.8.1 Internal Doors	Replacement of timber doors. B	Timber doors were operation at time of inspection with evidence of cosmetic wear and tear	allow to replace as part of lifecycle 7 replacement	nr	£750.00	14	7	£5,250.00				£5,250.00				£5,250.00
126 BF126		z Lift Lobby's / Stair Case	3. Internal Finishes 3. Internal Finishes	3.3 Ceiling Finishes 3.1 Wall Finishes	3.3.2 False Ceilings 3.1.1 Wall Finishes	Metal perforated ceiling. B Redecoration required to walls. C	No defects noted at the time of inspection. Decorations to walls are solled with evidence of	29.2     Allow to redeserate wells with 2 costs of 28	m2	£121.52	20	13	£3,548.38	6105.16				£195.16			£0.00 £390.32
128 BF128		z Lift Lobby's / Stair Case	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces		soiling throughout Epoxy paint finish to concrete floor is in generally good condition but will need to be	Allow to re-paint with colour to match Allow to re-paint concrete floor with colour and paint to match existing.	m2	£22.27	10	3	£650.28	2155.10			£650.28	2100.10			£650.28
129 BF129	Ground Floor Mezz	z Lift Lobby's / Stair Case	2. Superstructure	2.6 Windows and External Doors	2.6.1 External windows: Windows and openings in external walls for ventilation and light	Manifestation to glazing B	renewed as part of the lifecycle replacement. Manifestation is in fair condition with evidence of peeling in locations	Allow for lifecycle replacement. 54.6	m2	£10.00	5	-2	£546.00		£546.00				£546.00		£1,092.00
130 BF130	Ground Floor Mezz	z Lift Lobby's / Stair Case	5. Services	5.10 Lift and Conveyor Installations / Systems	5.10.1 Lifts and Enclosed Hoists: Passenger and goods lifts and hoists enclosed in shafts	Stainless steel lift door and frame B	Stainless steel lift doors and reveals have evidence of scuff marks	Allow for annual French polish of 8 stainless steel lift doors and lift reveals	nr	£120.00	15	8	£960.00	£960.00	£960.00	£960.00	£960.00	£960.00 £960.00	£960.00 £960.00 £960.	00 £960.0	1.00 £9,600.00
131 BF131	Ground Floor Mezz	z Lift Lobby's / Stair Case	2. Superstructure	2.8 Internal Doors	2.8.1 Internal Doors	Glazed door. B	Timber doors were operation at time of inspection with evidence of cosmetic wear and	allow to replace as part of lifecycle 4 replacement	nr	£750.00	14	7	£3,000.00				£3,000.00				£3,000.00
132 BF132	Ground Floor Mezz	z Lift Lobby's / Stair Case	2. Superstructure	2.4 Stairs & Ramps	2.4.2 Stair / Ramp Finishes: Finishes to stairs, ramps and landings	Replacement of nosing. B	tear Nosing to stairs is in good condition at the time of inspection.	Allow for lifecycle replacement 46	nr	£20.00	10	3	£920.00						£920.00		£920.00
133 BF133	Ground Floor Mezz	z Lift Lobby's / Stair Case	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces	i Decoration to Floor B	Epoxy paint finish to concrete floor is in generally good condition but will need to be renewed as part of the lifecycle replacement.	Allow to re-paint concrete floor with colour and paint to match existing.	2 m2	£22.27	10	3	£3,189.06				£3,189.06				£3,189.06
134 BF134		z Lift Lobby's / Stair Case	2. Superstructure	2.4 Stairs & Ramps	2.4.3 Stair / Ramp Balustrades and Handrails: Balustrades and Handrails to stairs. ramps and landing 3.3.1 Finishes to Cellings: Preparatory work finishes		Railing is in soiled condition.	Allow to Polish and varnish handrail 8.88	m2	£20.61	5	-2	£183.02		£183.02				£183.02		£366.03 £623.81
135 BF135		z Lift Lobby's / Stair Case	3. Internal Finishes	3.3 Ceiling Finishes	applied to ceiling surfaces	Redecoration required to ceiling. C	Decorations to ceiling are soiled throughout	Allow to redecorate ceiling with 2 coats of 43.2 emulsion paint with colour to match existing	mz	£7.22	5	-2	£311.90	£311.90				£311.90			
136 BF136		z Male and Female W/C's	3. Internal Finishes	3.3 Ceiling Finishes	3.3.1 Finishes to Ceilings: Preparatory work finishes applied to ceiling surfaces	Redecoration required to ceiling. C	Decorations to ceiling are soiled throughout	Allow to redecorate ceiling with 2 coats of 3.7 emulsion paint with colour to match existing	m2	£7.22	5	-2	£26.71	£26.71				£26.71			£53.43
137 BF137	Ground Floor Mezz	z Male and Female W/C's	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls. C	Decorations to walls are solled with evidence of solling throughout	If Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing.	m2	£6.97	7	0	£123.37	£123.37				£123.37			£246.74
138 BF138	Ground Floor Mezz	z Male and Female W/C's	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces	I Redecoration required to Floors. B	Epoxy paint finish to concrete floor is in generally good condition but will need to be renewed as part of the lifecycle replacement.	Allow to re-paint concrete floor with colour and paint to match existing.	m2	£22.27	10	3	£82.40				£82.40				£82.40
139 BF139		z Male and Female W/C's	2.7 Internal Walls and Partitions	2.7 Internal Walls and Partitions	2.7.4 Cubicles: Proprietary cubicle partitions and doors	Replace LPS panels. B	IPS panels are in good condition, no defects	Allow for lifecycle replacement. 15.6	6 m2	£250.00	12	5	£3,915.00					£3,915.00			£3,915.00
140 BF140		Z Male and Female W/C's	5. Services	5.1 Sanitary Installations	5.1.1 Sanitary Appliances	Hand dryers. B	were noted at the time of inspection Hand dryers were operational at the time of inspection	Allow for lifecycle replacement. 1	nr	£450.00	12	5	£450.00					£450.00			£450.00
141 BF141 142 BF142		z Male and Female W/C's z Male and Female W/C's	5. Services 5. Services	5.1 Sanitary Installations 5.1 Sanitary Installations	5.1.1 Sanitary Appliances 5.1.1 Sanitary Appliances	WC B Hand wash basin B	WCs were in good condition at the time inspection Sinks were in good condition at the time of	Allow for lifecycle replacement. 1 Allow for lifecycle replacement. 1	nr	£500.00 350	17	10	£500.00 £350.00								£0.00 £0.00
143 BF143		z Male and Female W/C's	2. Superstructure	2.8 Internal Doors	2.8.1 Internal Doors	Timber door. B	inspection Timber doors were operation at time of inspection with evidence of cosmetic wear and	allow to replace as part of lifecycle 1	nr	£750.00	14	7	£750.00					£750.00			£750.00
144 BF144	Level 1	Front of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces	I Floor tiles. B	tear Floor tiles are generally in a good condition	Allow for lifecycle replacement. 350.	6 m2	£60.62	50	43	£21,253.37								£0.00
145 BF145 146 BF146	Level 1 Level 1	Front of House Front of House	3. Internal Finishes 2. Superstructure	3.3 Ceiling Finishes 2.6 Windows and External Doors	3.3.2 False Ceilings 2.6.1 External windows: Windows and openings in	Metal perforated ceiling. B Window blinds B	No defects noted at the time of inspection. Window blinds are in fair condition	- 350. Allow for lifecycle replacement 80	6 m2 nr	£121.52 £41.39	20 10	13 3	£42,604.91 £3,311.20				£3,311.20				£0.00 £3,311.20
147 BF147	Level 1	Front of House	3. Internal Finishes	3.2 Floor Finishes	external walls for ventilation and light 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces	I Tiled carpet flooring. B	Carpet floor finish are showing signs of wear and tear but generally in good condition	Allow to replace carpet floor finish as part 131: of lifecycle replacement programme	3.3 m2	£60.62	12	5	£79,612.25					£79,612.25			£79,612.25
148 BF148	Level 1	Front of House	3. Internal Finishes	3.1 Wall Finishes	2.6.1 External windows: Windows and openings in external walls for ventilation and light	Double glazed units B	No defects noted at the time of inspection.	- 1	item	ns	30	23	£0.00								£0.00
149 BF149 150 BF150	Level 1 Level 1	Front of House Front of House	3. Internal Finishes 3. Internal Finishes	3.3 Ceiling Finishes 3.2 Floor Finishes	3.3.2 False Cellings 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces	Metal perforated ceiling. B Floor tiles. B	No defects noted at the time of inspection. Floor tiles are generally in a good condition	- 131 Allow for lifecycle replacement. 221	3.3 m2 9 m2	£121.52 £60.62	20 50	13 43	£159,592.22 £13,451.58								£0.00 £0.00
151 BF151 152 BF152	Level 1 Level 1	Front of House Front of House	3. Internal Finishes 3. Internal Finishes	3.3 Ceiling Finishes 3.2 Floor Finishes		Metal perforated ceiling. B d Carpet Tiles. B	No defects noted at the time of inspection. Carpet floor finish are showing signs of wear	Allow to replace carpet floor finish as part     12.1     of lifecycle replacement programme	9 m2 m2	£121.52 £60.62	20 12	13 5	£26,965.29 £733.50					£733.50			£0.00 £733.50
153 BF153	Level 1	Front of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces	Redecorate concrete flooring.     B	and tear but generally in good condition Epoxy paint finish to concrete floor is in generally good condition but will need to be renewed as part of the lifecycle replacement.	Allow to re-paint concrete floor with colour and paint to match existing.	m2	£22.27	10	3	£1,970.90				£1,970.90				£1,970.90
154 BF154	Level 1	Back of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration to Walls. C	Decorations to walls are solled with evidence of solling throughout	If Allow to redecorate walls with 2 coats of emulsion paint with colour to match	9 m2	£6.97	7	0	£1,100.56	£1,100.56				£1,100.56			£2,201.13
155 BF155	Level 1	Lift Lobby's / Stair Case	3. Internal Finishes	3.3 Ceiling Finishes	3.3.2 False Cellings	Metal perforated ceiling. B	No defects noted at the time of inspection.	existina. - 28.8	m2	£121.52	20	13	£3,499.78								£0.00
156 BE156	Level 1	Lift Lobby's / Stair Case	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls. C	Decorations to walls are soiled with evidence of	f Allow to redecorate walls with 2 coats of 31.1	6 m2	£6.97	7	0	£217 19	£217.19				£217.19			£434.37
157 BF157	Level 1	Lift Lobby's / Stair Case	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces		soiling throughout Epoxy paint finish to concrete floor is in generally good condition but will need to be renewed as part of the lifecycle replacement.	emulsion paint with colour to match Allow to re-paint concrete floor with 28.8	m2	£22.27	10	3	£641.38				£641.38				£641.38
158 BF158	Level 1	Lift Lobby's / Stair Case	2. Superstructure	2.6 Windows and External Doors	2.6.1 External windows: Windows and openings in external walls for ventilation and light	Manifestation to glazing B	Manifestation is in fair condition with evidence of peeling in locations	Allow for lifecycle replacement. 62.7	m2	£10.00	5	-2	£627.00		£627.00				£627.00		£1,254.00
159 BF159	Level 1	Lift Lobby's / Stair Case	5. Services	5.10 Lift and Conveyor Installations / Systems	5.10.1 Lifts and Enclosed Hoists: Passenger and goods lifts and hoists enclosed in shafts	Stainless steel lift door and frame B	Stainless steel lift doors and reveals have evidence of scuff marks	Allow for annual French polish of 8 stainless steel lift doors and lift reveals	nr	£120.00	15	8	£960.00	£960.00	£960.00	£960.00	£960.00	£960.00 £960.00	£960.00 £960.00	00 £960.0	0.00 £9,600.00
160 BF160	Level 1	Lift Lobby's / Stair Case	2. Superstructure	2.8 Internal Doors	2.8.1 Internal Doors	Glazed door. B	Timber doors were operation at time of	allow to replace as part of lifecycle 4	nr	£1,500.00	14	7	£6,000.00					£6,000.00			£6,000.00
161 BF161	Level 1	Lift Lobby's / Stair Case	2. Superstructure	2.4 Stairs & Ramps	2.4.2 Stair / Ramp Finishes: Finishes to stairs, ramps and	Replacement of nosing. B	inspection with evidence of cosmetic wear and tear Nosing to stairs is in good condition at the		nr	£20.00	10	3	£920.00						£920.00		£920.00
162 BF162	Level 1	Lift Lobby's / Stair Case	3. Internal Finishes	3.2 Floor Finishes	Iandings 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces		time of inspection. Epoxy paint finish to concrete floor is in	Allow to re-paint concrete floor with colour and paint to match existing.	2 m2	£22.27	10	3	£3,189.06				£3,189.06				£3,189.06
163 BF163	Level 1	Lift Lobby's / Stair Case	2. Superstructure	2.4 Stairs & Ramps	2.4.3 Stair / Ramp Balustrades and Handrails: Balustrades	Handrails are soiled B	generally good condition but will need to be renewed as part of the lifecycle replacement. Railing is in soiled condition.	Allow to Polish and varnish handrail 8.88	m2	£20.61	5	-2	£183.02		£183.02				£183.02		£366.03
164 BF164	Level 1	Lift Lobby's / Stair Case	3. Internal Finishes	3.3 Ceiling Finishes	and Handrails to stairs. ramos and landing 3.3.1 Finishes to Ceilings: Preparatory work finishes applied to ceiling surfaces	Redecoration required to ceiling. C	Decorations to ceiling are soiled throughout	Allow to redecorate ceiling with 2 coats of 43.2 emulsion paint with colour to match	m2	£7.22	5	-2	£311.90	£311.90				£311.90			£623.81
165 BF165	Level 1	Male and Female W/C's	3. Internal Finishes	3.3 Ceiling Finishes	3.3.1 Finishes to Ceilings: Preparatory work finishes applied to ceiling surfaces	Redecoration required to ceiling.	Decorations to ceiling are solled throughout	existing Allow to redecorate ceiling with 2 coats of 35 emulsion paint with colour to match	m2	£7.22	5	-2	£252.70	£252.70				£252.70			£505.40
166 BF166	Level 1	Male and Female W/C's	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls. C	Decorations to walls are solled with evidence of solling throughout	existing	76 m2	£6.97	7	0	£862.61	£862.61				£862.61			£1,725.21
167 BF167	Level 1	Male and Female W/C's	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces	Redecoration required to Floors.     B	Epoxy paint finish to concrete floor is in generally good condition but will need to be renewed as part of the lifecvcle replacement.	existing. Allow to re-paint concrete floor with 35 colour and paint to match existing.	m2	£22.27	10	3	£779.45				£779.45				£779.45
168 BF168	Level 1	Male and Female W/C's	2.7 Internal Walls and	2.7 Internal Walls and Partitions	2.7.4 Cubicles: Proprietary cubicle partitions and doors	Replace IPS panels. B	IPS panels are in good condition, no defects	Allow for lifecycle replacement. 27.5	6 m2	£250.00	12	5	£6,890.00					£6,890.00			£6,890.00
169 BF169	Level 1	Male and Female W/C's	Partitions 5. Services	5.1 Sanitary Installations	5.1.1 Sanitary Appliances	Hand dryers. B	were noted at the time of inspection Hand dryers were operational at the time of inspection		nr	£450.00	12	5	£3,150.00					£3,150.00			£3,150.00
170 BF170 171 BF171	Level 1 Level 1	Male and Female W/C's Male and Female W/C's	5. Services 5. Services	5.1 Sanitary Installations 5.1 Sanitary Installations	5.1.1 Sanitary Appliances 5.1.1 Sanitary Appliances	WC B Hand wash basin B	WCs were in good condition at the time inspection Sinks were in good condition at the time of	Allow for lifecycle replacement. 10 Allow for lifecycle replacement. 7	nr	£500.00 350	17	10	£5,000.00 £2,450.00								£0.00 £0.00
172 BF172	Level 1	Male and Female W/C's	2. Superstructure	2.8 Internal Doors	2.8.1 Internal Doors	Timber door. B	Inspection Timber doors were operation at time of Inspection with evidence of cosmetic wear and	allow to replace as part of lifecycle 8	nr	£750.00	14	7	£6,000.00					£6,000.00		+	£6,000.00
173 BF173	Level 2	Front of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls. C	tear Decorations to walls are solled with evidence of solling throughout		56 m2	£6.97	7	0	£770.60	£770.60				£770.60			£1,541.21
174 BF174	Level 2	Front of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied	I Floor tiles. B	Floor tiles are generally in a good condition	existing. Allow for lifecycle replacement. 213	5 m2	£60.62	50	43	£129,484.32								£0.00
175 BF175 176 BF176	Level 2 Level 2	Front of House Front of House	3. Internal Finishes 2. Superstructure	3.3 Ceiling Finishes 2.6 Windows and External Doors	to floor surfaces 3.3.2 False Ceilings 2.6.1 External windows: Windows and openings in	Metal perforated ceiling. B Window blinds B	No defects noted at the time of inspection. Window blinds are in fair condition	- 213 Allow for lifecycle replacement 80	i m2 nr	£121.52 £41.39	20 10	13 3	£259,566.72 £3,311.20				£3,311.20				£0.00 £3,311.20
					external walls for ventilation and light																
177 BF177 178 BF178	Level 2 Level 2	Front of House Front of House	3. Internal Finishes 3. Internal Finishes	3.3 Ceiling Finishes 3.3 Ceiling Finishes	2.6.1 External windows: Windows and openings in external walls for ventilation and light 3.3.1 Finishes to Cellings: Preparatory work finishes	Double glazed units B Redecoration of soffit to under side of re rotunda B	No defects noted at the time of inspection. Redecoration of soffit	- 1 Allow to redecorate ceiling with 2 coats of 45	item m2	£13.06	3U 5	-2	£0.00 £587.70		£587.70				£587.70		£0.00 £1,175.40
179 BF179	Level 2	Front of House Front of House	2. Superstructure	2.1 Frame 2.4 Stairs & Ramps	applied to ceiling surfaces	balcony's Structural concrete column B Benerative of moter band roll 2m long 1 biob 20m2 R	No defects noted at the time of inspection.	emulsion paint with colour to match - 1 Allow to redecorate with colour to match 30	item	ns coo co	47	40	£0.00 £618.30		£618.30				£618.30	-	£0.00 £1,236.60
180 BF180 181 BF181	Level 2	Front of House	2. Superstructure 3. Internal Finishes	2.4 Stairs & Ramps 3.2 Floor Finishes	2.4.3 Stair / Ramp Balustrades and Handralis: Balustrades and Handralis to stairs, ramps and landing 3.2.1 Finishes to Floors: Preparatory work finishes applied		Railing is in soiled condition.	Allow to redecorate with colour to match 30 existing Allow for lifecycle replacement. 220	m2 m2	£20.61 £55.00	30	23	£618.30 £12,100.00		10(8.30				1010.30		£1,236.60 £0.00
182 BF182	Level 2	Front of House	3. Internal Finishes	3.2 Floor Finishes	to floor surfaces 3.2.1 Finishes to Floors: Preparatory work finishes applied	I Replace vinyl flooring. B	with evidence of wear and tear in high traffic areas Vinyl flooring in generally fair condition with	Allow for lifecycle replacement 335	m2	£55.00	10	3	£18,425.00					£18,425.00			£18,425.00
183 BF183	Level 2	Front of House	2. Superstructure	2.8 Internal Doors	to floor surfaces 2.8.1 Internal Doors	Timber Doors. B	evidence of wear and tear Timber doors were operation at time of inspection with evidence of cosmetic wear and	allow to replace as part of lifecycle 9	nr	£750.00	14	7	£6,750.00					£6,750.00			£6,750.00
184 BF184	Level 2	Front of House	3. Internal Finishes	3.3 Ceiling Finishes	3.3.3 Demountable Suspended Ceilings: Construction and finishes of suspended ceilings	Mineral fibre ceiling tiles. C	tear Mineral fibre ceiling tiles are heavily soiled	Allow to replace tiles like for like in year 1 80.5	5 m2	£39.01	10	3	£3,142.26	£3,142.26							£3,142.26
185 BF185	Level 2	Front of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls. C	Decorations to walls are solled with evidence of solling throughout	f Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing.	5 m2	£6.97	7	0	£472.91	£472.91				£472.91			£945.83
186 BF186	Level 2	Back of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecorate walls. C	Decorations to walls are solled with evidence of soiling throughout	Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing.	9 m2	£6.97	7	0	£158.85	£158.85				£158.85			£317.69
187 BF187	Level 2	Back of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces	Deep Clean carpet year accruing and replace within B 10.	Carpet floor finish are showing signs of wear and tear but generally in good condition	existing. Allow to replace carpet floor finish as part 158. of lifecycle replacement programme	8 m2	£60.62	12	5	£9,626.46					£9,626.46			£9,626.46
	1	1	1	1	1		1	1	I	I			ı – – – – – – – – – – – – – – – – – – –							1	



Item Ref Asset No Location	Sub Location	BCIS 1st level-Major	BCIS 2nd Level Sub Element	BCIS 3nd Level Sub Element Description	Condition Defects	Remedial Action	Qnty Unit	Rate	Life	Life Remaining	Cost	Year 1	Year 2 Year 3 Year 4 Year 5	Year 6	i Year 7	Year 8 Year 9 Year 10 Total
188 BF188 Level 2	Back of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied Vinyl flooring to kitchenette replace 10 years.	B Vinyl flooring in generally fair condition with	Allow for lifecycle replacement	17.2 m2	£55.00	Expectancy	= LE - 7 years	2946.00		£946.00			£946.00
189 BF189 Level 2	Back of House	4. Fittings, Furnishings and		to floor surfaces 4.1.2 Domestic Kitchen Fittings and Equipment: Fittings, Replacement of kitchen unit.	B B	Allow for lifecycle replacement	1 nr	233.00	10	-7 £	20.00		2340.00			£940.00
190 BF190 Level 2 191 BF191 Level 2	Back of House Back of House	2. Superstructure	3.3 Ceilina Finishes 2.8 Internal Doors	equipment and appliances 3.3.2 False Ceilinos L8.1 Internal Doors Replace metal door frame year 1.	B No defects noted at the time of inspection. C Metal door is in poor condition	- Allow to replace like for like in year 1	175 m2 2 nr	£121.52 £1,500.00	20 14	13 <u>f</u> 7 f	21.266.00	£3,000.00				£0.00 £3.000.00
192 BF192 Level 2 193 BF193 Level 2	Back of House Back of House	2. Superstructure 3. Internal Finishes	2.8 Internal Doors 3.3 Ceiling Finishes	2.8.1 Internal Doors Replace metal door frame year 1. 3.3.3 Demountable Suspended Cellings: Construction and Mineral fibre celling tiles.	C Metal door is in poor condition C Mineral fibre ceiling tiles are heavily solled	Allow to replace like for like in year 1 Allow to replace tiles like for like in year 1	4 nr 135.16 m2	£1,500.00 £39.01	14 10	7 É	26,000.00 25,272.59	£6,000.00 £5,272.59				£6,000.00 £5,272.59
194 BF194 Level 2	Back of House	3. Internal Finishes	3.1 Wall Finishes	finishes of suspended ceilings 3.1.1 Wall Finishes Redecoration required to walls.	C Soiled decorations	Allow to redecorate walls with 2 coats of emulsion paint with colour to match	30.4 m2	£6.97	7	0 f	211.89	£211.89		£211.89		£423.78
195 BF195 Level 2	Back of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied Redecoration required to Floors. to floor surfaces	B Epoxy paint finish to concrete floor is in generally good condition but will need to be	Allow to re-paint concrete floor with colour and paint to match existing.	40.4 m2	£22.27	10	3 É	2899.71		£899.71			£899.71
196 BF196 Level 2 197 BF197 Level 2	Back of House Back of House	2. Superstructure 2. Superstructure	2.8 Internal Doors 2.8 Internal Doors	2.8.1 Internal Doors Timber Doors. 2.8.1 Internal Doors Timber Doors.	B Double door is non compliant B Timber doors were operation at time of	Allow to replace with new to match existing allow to replace as part of lifecycle	1 nr	£800.00 £750.00	14		2800.00 26,750.00	£800.00		£6.750.00		£800.00 £6,750.00
					inspection with evidence of cosmetic wear and tear	I replacement	5 11		14	, <u> </u>				20,730.00		
198 BF198 Level 2 199 BF199 Level 2	Back of House Lift Lobby / Staircase	5. Services 3. Internal Finishes	5.8 Electrical Installations 3.3 Ceiling Finishes	5.8.2 Power Installations: (Small power) General purpose Dado Rail. power subolies and supply to other services Metal perforated ceiling. 3.3.2 False Ceilings	B Dado rails were in fair condition at the time of inspection     B No defects noted at the time of inspection.	Allow for lifecycle replacement	21 m 31.2 m2	£80.00 £121.52	20	3 f	21,680.00		£1,680.00	-		£1,680.00 £0.00
200 BF200 Level 2	Lift Lobby / Staircase	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes Redecoration required to walls.	C Decorations to walls are soiled with evidence of soiling throughout	emulsion paint with colour to match	27.06 m2	£6.97	7	0 f	2188.61	£188.61		£188.61		£0.00 £377.22
201 BF201 Level 2	Lift Lobby / Staircase	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied Redecoration required to Floors. to floor surfaces	B Epoxy paint finish to concrete floor is in generally good condition but will need to be		31.2 m2	£22.27	10	3 É	694.82		£694.82			£694.82
202 BF202 Level 2 203 BF203 Level 2	Lift Lobby / Staircase Lift Lobby / Staircase	2. Superstructure 5. Services	2.6 Windows and External Doors 5.10 Lift and Conveyor Installations /	2.6.1 External windows: Windows and openings in Manifestation to glazing external walls for ventilation and light 5.10.1 Lifts and Enclosed Hoists: Passenger and goods Stainless steel lift door and frame	B Manifestation is in fair condition with evidence of peeling in locations     B Stainless steel lift doors and reveals have	Allow for lifecycle replacement. Allow for annual French polish of	50.49 nr	£10.00 £120.00	5		2504.90	£840.00	£504.90 £840.00 £840.00 £840.00 £840.00	£840.00	£504.90 £840.00	£840.00 £840.00 £840.00
	Lift Lobby / Staircase	2. Superstructure	2.8 Internal Doors	lifts and hoists enclosed in shafts	B Timber doors were operation at time of	stainless steel lift doors and lift reveals allow to replace as part of lifecycle		£1,500.00	10		26,000.00	2040.00			2040.00	£6,000.00
					inspection with evidence of cosmetic wear and tear	replacement	4 ni		14					£6,000.00		
205 BF205 Level 2	Lift Lobby / Staircase	2. Superstructure	2.8 Internal Doors	2.8.1 Internal Doors Glazed door.	B Timber doors were operation at time of inspection with evidence of cosmetic wear and tear	allow to replace as part of lifecycle replacement	4 nr	£1,500.00	14	7 1	26,000.00			£6,000.00		£6,000.00
206 BF206 Level 2	Lift Lobby / Staircase	2. Superstructure	2.4 Stairs & Ramps	2.4.2 Stair / Ramp Finishes: Finishes to stairs, ramps and Replacement of nosing.	B Nosing to stairs is in good condition at the	Allow for lifecycle replacement	58 nr	£20.00	10	3 É	21,160.00				£1,160.00	£1,160.00
207 BF207 Level 2	Lift Lobby / Staircase	3. Internal Finishes	3.2 Floor Finishes	Iandings 3.2.1 Finishes to Floors: Preparatory work finishes applied Decoration to Floor to floor surfaces	B Epoxy paint finish to concrete floor is in generally good condition but will need to be	Allow to re-paint concrete floor with colour and paint to match existing.	143.2 m2	£22.27	10	3 É	23,189.06		£3,189.06			£3,189.06
208 BF208 Level 2	Lift Lobby / Staircase	2. Superstructure	2.4 Stairs & Ramps	2.4.3 Stair / Ramp Balustrades and Handrails: Balustrades Handrails are solled and Handrails to stairs, ramps and landing	B Railing is in solled condition.	Allow to Polish and varnish handrail	10.8 m2	£20.61	5		222.59		£222.59		£222.59	£445.18
209 BF209 Level 2	Lift Lobby / Staircase	3. Internal Finishes	3.3 Ceiling Finishes	3.3.1 Finishes to Cellings: Preparatory work finishes applied to celling surfaces Redecoration required to celling.	C Decorations to ceiling are solled throughout	emulsion paint with colour to match existing		£7.22	5		2311.90	£311.90		£311.90		£623.81
210 BF210 Level 2	Male and Female W/C's	3. Internal Finishes	3.3 Ceiling Finishes	3.3.1 Finishes to Ceilings: Preparatory work finishes applied to ceiling surfaces	C Decorations to ceiling are solled throughout	Allow to redecorate ceiling with 2 coats or emulsion paint with colour to match existing	if 40.8 m2	£7.22	5	-2 1	294.58	£294.58		£294.58	·	£589.15
211 BF211 Level 2	Male and Female W/C's	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes Redecoration required to walls.	C Decorations to walls are solled with evidence of soiling throughout	emulsion paint with colour to match	136.65 m2	£6.97	7	0 f	2952.45	£952.45		£952.45		£1,904.90
212 BF212 Level 2	Male and Female W/C's	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied Redecoration required to Floors. to floor surfaces	B Epoxy paint finish to concrete floor is in generally good condition but will need to be	existing. Allow to re-paint concrete floor with colour and paint to match existing.	40.8 m2	£22.27	10	3 <u>f</u>	2908.62		£908.62	<u> </u>		£908.62
213 BF213 Level 2	Male and Female W/C's	2. Superstructure	2.7 Internal Walls and Partitions	2.7.4 Cubicles: Proprietary Cubicle partitions and doors Replace IPS panels.	B IPS panels are in good condition, no defects		27.4 m2	£250.00	12	5 6	6,850.00			£6,850.00		£6,850.00
213 BF213 Level 2 214 BF214 Level 2	Male and Female W/C's	5. Services	5.1 Sanitary Installations	2.1.4 Cubicles: Proprietary Cubicle partitions and doors     1.1 Sanitary Appliances     Hand dryers.	B Hand dryers were operational at the time of inspection B Hand dryers were operational at the time of inspection	Allow for lifecycle replacement.	8 nr	£450.00	12		23,600.00			£3,600.00	)	£3,600.00
215 BF215 Level 2	Male and Female W/C's	5. Services	5.1 Sanitary Installations	5.1.1 Sanitary Appliances WC	B WCs were in good condition at the time inspection	Allow for lifecycle replacement.	8 nr	£500.00	17	10 É	24,000.00					£0.00
216 BF216 Level 2 217 BF217 Level 3	Male and Female W/C's Front of House	5. Services 3. Internal Finishes	5.1 Sanitary Installations 3.2 Floor Finishes	5.1.1 Sanitary Appliances         Hand wash basin           3.2.1 Finishes to Floors: Preparatory work finishes applied         Replacement of carpets.	B Sinks were in good condition at the time of inspection     B Carpet floor finish are showing signs of wear	Allow for lifecycle replacement. Allow to replace carpet floor finish as part	8 nr t 60.8 m2	350 £60.62	17	10 f	2,800.00			£3,685.70		£0.00 £3,685.70
218 BF218 Level 3	Front of House	3. Internal Finishes	3.3 Ceiling Finishes	to floor surfaces 3.3.3 Demountable Suspended Ceilings: Construction and Mineral fibre ceiling tiles.	C Mineral fibre ceiling tiles are heavily soiled	of lifecycle replacement programme		£39.01	10	2	2.371.81	£2.371.81				£2,371.81
219 BF219 Level 3	Front of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes     3.1.1 Wall Finishes     Redecoration of walls and steel skirting.	C Decorations to walls are soiled with evidence of	of Allow to redecorate walls with 2 coats of		£6.97	7		2794.30	£794.30		£794.30		£1,588.60
220 BF220 Level 3	Front of House	3. Internal Finishes	3.3 Ceiling Finishes	3.3.1 Finishes to Ceilings: Preparatory work finishes Redecoration required to ceiling.	C Decorations to ceiling are solled throughout	emulsion paint with colour to match existing. Allow to redecorate ceiling with 2 coats of	f 30 m2	7.22	5	-2 1	216.60	£216.60		£216.60		£433.20
221 BF221 Level 3	Front of House	3. Internal Finishes	3.2 Floor Finishes	applied to ceiling surfaces 3.2.1 Finishes to Floors: Preparatory work finishes applied Flooring: Laminate flooring.	B Laminate flooring is generally in fair condition	emulsion paint with colour to match existing	45 m2	£60.62	12	5 6	2,727.90					00.03
	THE OFFICE	o. memar misies	5.2 1100 T MISICS	to floor surfaces	with evidence of wear and tear in high traffic areas	now to medice replacement.	10	200.02			1,111.00					
222 BF222 Level 3	Front of House	2. Superstructure	2.1 Frame	Structural concrete column	B No defects noted at the time of inspection.	-	1 items		47	40 É	20.00					£0.00
223 BF223 Level 3	Front of House	2. Superstructure	2.4 Stairs & Ramps	2.4.3 Stair / Ramp Balustrades and Handrails: Balustrades and Handrails to stairs, ramps and landing	B Railing is in soiled condition.	Allow to redecorate with colour to match existing	30 m2	£20.61	5	-2 1	2618.30					£0.00
224 BF224 Level 3	Front of House	3. Internal Finishes	3.3 Ceiling Finishes	3.3.1 Finishes to Ceilings: Preparatory work finishes     Redecoration of soffit to under side of re rotunda     butters of no.2.2.2.2.2.2.2.2.2.2.2.2.2.2.2.2.2.2.2	B Redecoration of soffit	Allow to redecorate ceiling with 2 coats of	f 45 m2	£13.06	5	-2 £	2587.70	£587.70		£587.70	)	£1,175.40
225 BF225 Level 3	Front of House	3. Internal Finishes	3.2 Floor Finishes	applied to ceiling surfaces balcony's 3.2.1 Finishes to Floors: Preparatory work finishes applied Floor tiles.	B Floor tiles are generally in a good condition	emulsion paint with colour to match existing Allow for lifecycle replacement.	2136 m2	£60.62	50	43 É	129,484.32					£0.00
226 BF226 Level 3	Front of House	2. Superstructure	2.6 Windows and External Doors	to floor surfaces 2.6.1 External windows: Windows and openings in Double glazed units external walls for ventilation and light	B No defects noted at the time of inspection.	-	1 items		30	23 É	20.00					£0.00
227 BF227 Level 3	Front of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes Redecoration required to walls.	C Decorations to walls are soiled with evidence of soiling throughout	emulsion paint with colour to match	159.48 m2	£6.97	7	0 f	21,111.58					£0.00
228 BF228 Level 3	Front of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied Floor tiles. to floor surfaces		existing. Allow for lifecycle replacement.	935.6 m2	£60.62	50	43 É	256,716.07					£0.00
229 BF229 Level 3	Front of House	3. Internal Finishes	3.3 Ceiling Finishes	3.3.2 False Ceilings Metal perforated ceiling.	B No defects noted at the time of inspection.	-	935.6 m2	£121.52	20	13 É	20.00					£0.00
230 BF230 Level 3 231 BF231 Level 3	Front of House Front of House	2. Superstructure 2. Superstructure	2.6 Windows and External Doors 2.6 Windows and External Doors	2.6.1 External windows: Windows and openings in external wails for ventilation and light     2.6.1 External windows: Windows and openings in     Double glszed units	B Window blinds are in fair condition     B No defects noted at the time of inspection.	Allow for lifecycle replacement	27 nr	£41.39	10	3 5	21,117.53		£1,117.53			£1,117.53
232 BF232 Level 3	Back of House	3. Internal Finishes	3.3 Ceiling Finishes	external walls for ventilation and light 3.3.1 Finishes to Ceilings: Preparatory work finishes Redecoration required to ceiling.	C Decorations to ceiling are solied throughout	Allow to redecorate ceiling with 2 coats of	f 21.7 m2	£7.22	5	-2 1	2156.67					£0.00
233 BF233 Level 3	Back of House	3. Internal Finishes	3.2 Floor Finishes	applied to ceiling surfaces 3.2.1 Finishes to Floors: Preparatory work finishes applied Redecorate Concrete Floor.	B Epoxy paint finish to concrete floor is in	emulsion paint with colour to match existing Allow to re-paint concrete floor with	21.7 m2	£22.27	10	3 1	2483.26		£483.26			£483.26
				to floor surfaces	generally good condition but will need to be renewed as part of the lifecycle replacement.	colour and paint to match existing.										
234 BF234 Level 3	Back of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes Redecoration required to walls.	C Decorations to walls are soiled with evidence of soiling throughout	emulsion paint with colour to match	51 m2	£6.97	7	0 1	2355.47					£0.00
235 BF235 Level 3	Back of House	4. Fittings, Furnishings and Equipment		4.1.2 Domestic Kitchen Fittings and Equipment: Fittings, eculoment and appliances to 10 years.		existing. Allow to regrout tiles	1 nr	£250.00	1	-6 f	250.00		£250.00			£250.00 £500.00
236 BF236 Level 3	Back of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes Redecoration required to walls.	C Decorations to walls are solled with evidence of solling throughout	Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing.	201.04 m2	£6.97	7	0 1	21,401.25					00.02
237 BF237 Level 3	Back of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied Carpet tiles. to floor surfaces	B Carpet floor finish are showing signs of wear and tear but generally in good condition		t 362.3 m2	£60.62	12	5 É	21,962.63					£0.00
238 BF238 Level 3	Back of House	3. Internal Finishes	3.3 Ceiling Finishes	3.3.3 Demountable Suspended Ceilings: Construction and Mineral fibre ceiling tiles. finishes of suspended ceilings	C Mineral fibre ceiling tiles are heavily soiled		362.3 m2	£39.01	10		214,133.32					£0.00
239 BF239 Level 3	Back of House	2. Superstructure	2.8 Internal Doors	2.8.1 Internal Doors Replace Timber doors.	B Timber doors were operation at time of inspection with evidence of cosmetic wear and tear		11 items	£750.00	14		8,250.00			£8,250.00		£8,250.00
240 BF240 Level 3	Back of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes Redecoration required to walls.	C Decorations to walls are solled with evidence of solling throughout	Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing.	89.64 m2	£6.97	7	0 É	624.79					£0.00
241 BF241 Level 3	Back of House	3. Internal Finishes	3.3 Ceiling Finishes	3.3.3 Demountable Suspended Ceilings: Construction and Mineral fibre ceiling tiles. finishes of suspended ceilings 5.8.2 Power Installations: (Small power) General purpose Dado Rail.	C Mineral fibre celling tiles are heavily solled	Allow to replace tiles like for like in year 1	46 m2	£39.01	10	3 f	21,794.46					00.03
242 BF242 Level 3 243 BF243 Level 3	Back of House Lift Lobby / Staircase	5. Services 3. Internal Finishes	5.8 Electrical Installations 3.3 Ceiling Finishes	2.3.2 False Ceilings Metal perforated ceiling.	B Dado rails were in fair condition at the time of inspection     B No defects noted at the time of inspection.	-	33.2 m 30 m2	£80.00 £121.52	10 20		2,656.00		£2,656.00			£2,656.00 £0.00
244 BF244 Level 3	Lift Lobby / Staircase	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes Redecoration required to walls.	C Decorations to walls are solled with evidence of solling throughout	Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing.	24.9 m2	£6.97	7	0 1	173.55					£0.00
245 BF245 Level 3	Lift Lobby / Staircase	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied Redecoration required to Floors. to floor surfaces	B Epoxy paint finish to concrete floor is in generally good condition but will need to be	Allow to re-paint concrete floor with colour and paint to match existing.	30 m2	£22.27	10	3 1	2668.10		£668.10			£668.10
246 BF246 Level 3 247 BF247 Level 3	Lift Lobby / Staircase	2. Superstructure 5. Services	2.6 Windows and External Doors 5.10 Lift and Conveyor Installations /	2.6.1 External windows: Windows and openings in Manifestation to glazing external walls for ventilation and light 5.10.1 Lifts and Enclosed Holists: Passenger and goods Stainless steel lift door and frame	B Manifestation is in fair condition with evidence of peeling in locations     B Stainless steel lift doors and reveals have	Allow for lifecycle replacement.	18.9 m2	£10.00 £120.00	5	-2 f	2189.00	£189.00 £840.00	£840.00 £840.00 £840.00	£189.00 £840.00	E840.00	£378.00 £840.00 £840.00 £840.00
248 BF248 Level 3	Lift Lobby / Staircase	2. Superstructure	2.8 Internal Doors	2.8.1 Internal Doors     Glazed door.	B Timber doors were operation at time of	stainless steel lift doors and lift reveals allow to replace as part of lifecycle	4 nr	£1,500.00	14		26,000.00		2010.00	£6,000.00	)	£6,000.00
249 BF249 Level 3	Lift Lobby / Staircase	2. Superstructure	2.4 Stairs & Ramps	2.4.2 Stair / Ramp Finishes: Finishes to stairs, ramps and Replacement of nosing.	B Nosing to stairs is in good condition at the time of inspection.		58 nr	£20.00	10	3 f	21,160.00			£1,160.00		£1,160.00
250 BF250 Level 3	Lift Lobby / Staircase	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied Decoration to Floor to floor surfaces	B Epoxy paint finish to concrete floor is in generally good condition but will need to be		143.2 m2	£22.27	10		23,189.06		£3,189.06			£3,189.06
251 BF251 Level 3 252 BF252 Level 3	Lift Lobby / Staircase Lift Lobby / Staircase	2. Superstructure 3. Internal Finishes	2.4 Stairs & Ramps 3.3 Ceiling Finishes	2.4.3 Stair / Ramp Balustrades and Handrails: Balustrades Decoration to railing. and Handrails to stairs. ramos and landing 3.3.1 Finishes to Ceilings: Preparatory work finishes Redecoration required to ceiling.	B Railing is in solled condition. C Decorations to ceiling are solled throughout	Allow to Polish and varnish handrail Allow to redecorate ceiling with 2 coats of	10.8 m2 f 43.2 m2	£20.61 £7.22	5	-2 f	222.59	£222.59		£222.59	1	£445.18 £0.00
253 BF253 Level 3	Male and Female W/C's	3. Internal Finishes	3.3 Ceiling Finishes	applied to ceiling surfaces 3.3.1 Finishes to Ceilings: Preparatory work finishes Redecoration required to ceiling.	C Decorations to ceiling are soiled throughout	emulsion paint with colour to match existing		£7.22	5	-2	2420.49					£0.00
				applied to ceiling surfaces		emulsion paint with colour to match existing			-							
254 BF254 Level 3	Male and Female W/C's	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes Redecoration required to walls.	C Decorations to walls are solled with evidence of soiling throughout	emulsion paint with colour to match existing.	29 m2	£6.97	7		202.13					£0.00
255 BF255 Level 3	Male and Female W/C's	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied Redecoration required to Floors. to floor surfaces	B Epoxy paint finish to concrete floor is in generally good condition but will need to be renewed as part of the lifecycle replacement.	Allow to re-paint concrete floor with	58.24 m2	£22.27	10	3 1	21,297.00		£1,297.00			£1,297.00
256 BF256 Level 3	Male and Female W/C's	2. Superstructure	2.7 Internal Walls and Partitions	2.7.4 Cubicles: Proprietary Cubicle partitions and doors Replace IPS panels.	B IPS panels are in good condition, no defects	Allow for lifecycle replacement.	9 m2	£250.00	12	5 1	2,250.00					£0.00
L L	1		1		were noted at the time of inspection	1	- I	1	1	1				l	1	



Item Ref	Asset No	Location	Sub Location	BCIS 1st level-Major	BCIS 2nd Level Sub Element	BCIS 3nd Level Sub Element	Description	Condition De	efects Remedial Action	Qnty Unit	Rate	Life	Life Remaining = LE - 7 years	Year 1 Year 2 Year 3	Year 4 Year 5	Year 6	Year 7	Year 8 Year 9 Year 10 Total
257	BF257	Level 3	Male and Female W/C's	5. Services	5.1 Sanitary Installations	5.1.1 Sanitary Appliances	Hand dryers.		nd dryers were operational at the time of Allow for lifecycle replacement.	4 nr	£450.00	12	5 £1,800.00					£0.00
258	BF258	Level 3	Male and Female W/C's	5. Services	5.1 Sanitary Installations	5.1.1 Sanitary Appliances	wc	B WC	pection Cs were in good condition at the time pection Allow for lifecycle replacement.	4 nr	£500.00	17	10 £2,000.00					£0.00
259		Level 3 Level 4	Male and Female W/C's Front of House	5. Services 2. Superstructure	5.1 Sanitary Installations 2.8 Internal Doors	5.1.1 Sanitary Appliances 2.8.1 Internal Doors	Hand wash basin Reception Fire door 104.047 smoke ceil and	inso	ks were in good condition at the time of Allow for lifecycle replacement. pection door 104.047 is non compliant Allow to replace like for like in year 1	4 nr 1 nr	350 £1,000.00	17	10 £1,400.00 7 £1,000.00					£0.00 £0.00
261	BF261	Level 4	Front of House	3. Internal Finishes	3.3 Ceiling Finishes	3.3.2 False Ceilings	intumescent strip is poor and needs replacing. Metal perforated ceiling.	B No	defects noted at the time of inspection.	648.4 m2	£121.52	20	13 £78,793.57					£0.00
262 263	BF262 BF263	Level 4 Level 4	Front of House Front of House	2. Superstructure 3. Internal Finishes	2.6 Windows and External Doors 3.1 Wall Finishes	2.7.1 walls and Partitions: Internal walls and partitions 3.1.1 Wall Finishes	Internal glazing Redecoration required to walls.	B No C Dec	defects noted at the time of inspection. corrations to walls are solied with evidence of Allow to redecorate walls with 2 coats of ling throughout emulsion paint with colour to match	1 items 149.1 m2	£6.97	30 7	23 £0.00 0 £1,039.23					00.00 £0.00
264	BF264	Level 4	Front of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces	Floor tiles.		existing.	648.4 m2	£60.62	50	43 £39,306.01					£0.00
265	BF265	Level 4	Front of House	2. Superstructure	2.6 Windows and External Doors	2.7.1 walls and Partitions: Internal walls and partitions	Internal glazing	B No	defects noted at the time of inspection.	1 items		30	23 £0.00					£0.00
266	BF266 BF267	Level 4	Front of House Front of House	2. Superstructure 2. Superstructure	2.6 Windows and External Doors 2.1 Frame	2.7.1 walls and Partitions: Internal walls and partitions	Internal glazing Structural concrete column		defects noted at the time of inspection defects noted at the time of inspection	1 items 1 items		30	23 £0.00 40 £0.00					00.03
268	BF268	Level 4	Front of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls.	C Dec	corations to walls are solied with evidence of Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing.	14.7 m2	£6.97	7	0 £102.46					£0.00
269 270	BF269 BF270	Level 4 Level 4	Back of House	3. Internal Finishes 3. Internal Finishes	3.3 Ceilina Finishes 3.3 Ceiling Finishes	3.3.2 False Ceilings 3.3.3 Demountable Suspended Ceilings: Construction and finishes of suspended ceilings	Metal perforated ceiling. Mineral fibre ceiling tiles.	B Min	defects noted at the time of inspection. - areal fibre ceiling tiles are generally in a fair Allow for lifecycle replacement. Allow for lifecycle replacement.	97.9 m2 29.9 m2	£121.52 £39.01	20 10	13 £11,896.81 3 £1,166.40		£1,166.40			£0.00 £1,166.40
271	BF271	Level 4	Back of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces	Redecorate concrete flooring.	B Epc gen	oxy paint finish to concrete floor is in nerally good condition but will need to be weed as part of the lifecycle replacement.	29.9 m2	£22.27	10	3 £665.87		£665.87			£665.87
272	BF272	Level 4	Back of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied	Floor tiles.		or tiles are generally in a good condition Allow for lifecycle replacement.	97.9 m2	£60.62	50	43 £5,934.70					£0.00
273	BF273	Level 4	Back of House	3. Internal Finishes	3.1 Wall Finishes	to floor surfaces 3.1.1 Wall Finishes	Redecorate Walls timber skirting.	C Dec soil	corations to walls are solied with evidence of Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing.	309.5 m2	£6.97	7	0 £2,157.22					£0.00
	BF274 BF275	Level 4 Level 4	Back of House Back of House		5.8 Electrical Installations 2.8 Internal Doors	5.8.2 Power Installations: (Small power) General purpose power supplies and supply to other services 2.8.1 Internal Doors	Dado Rail. Timber Doors	insp	do rails were in fair condition at the time of apection Allow for lifecycle replacement	13.4 m	£80.00 £750.00	10	3 £1,072.00 7 £7,500.00	£1,072.00			£7,500.00	£1,072.00 £7,500.00
				2. Superstructure				insp	hber doors were operation at time of pection with evidence of cosmetic wear and replacement with evidence of cosmetic wear and replacement	496.02 m2	£121.52	14					17,500.00	
277	BF276 BF277	Level 4	Back of House Back of House	3. Internal Finishes 3. Internal Finishes	3.3 Ceilina Finishes 3.2 Floor Finishes	3.3.2 False Cellinos 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces	Redecorate concrete flooring.	gen	defects noted at the time of inspection oxy paint finish to concrete floor is in Allow to re-paint concrete floor with nerally good condition but will need to be colour and paint to match existing. newd as part of the lifecycle replacement.	486.92 m2 266.63 m2	£22.27	10	13 £59,170.52 3 £5,937.85		£5,937.85			£0.00 £5,937.85
278	BF278	Level 4	Back of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied	Floor tiles.			486.92 m2	£60.62	50	43 £29,517.09					£0.00
279	BF279	Level 4	Back of House	3. Internal Finishes	3.1 Wall Finishes	to floor surfaces 3.1.1 Wall Finishes	Redecorate Walls timber skirting.		corations to walls are solied with evidence of ling throughout with colour to match	563.7 m2	£6.97	7	0 £3,928.99					£0.00
280	BF280	Level 4	Back of House	2. Superstructure	2.8 Internal Doors	2.8.1 Internal Doors	Timber Doors.	B Tim insp	existing. nber doors were operation at time of pection with evidence of cosmetic wear and replacement replacement	14 nr	£750.00	14	7 £10,500.00				£10,500.00	£10,500.00
281 282	BF281 BF282	Level 4 Level 4	Lift Lobby / Staircase Lift Lobby / Staircase	3. Internal Finishes 3. Internal Finishes	3.3 Ceiling Finishes 3.1 Wall Finishes	3.3.2 False Ceilings 3.1.1 Wall Finishes	Metal perforated ceiling. Redecoration required to walls.	C Dec	defects noted at the time of inspection.     defects noted at the time of inspection.     corations to walls are solled with evidence of Allow to redecorate walls with 2 coats of emulsion paint with colour to match	29.3 m2 23.1 m2	£121.52 £6.97	20 7	13 £3,560.54 0 £161.01					£0.00 £0.00
283	BF283	Level 4	Lift Lobby / Staircase	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces		B Enc	existing. exponent finish to concrete floor is in Allow to re-paint concrete floor with	29.3 m2	£22.27	10	3 £652.51		£652.51			£652.51
284	BF284	Level 4	Lift Lobby / Staircase	2. Superstructure	2.6 Windows and External Doors	2.6.1 External windows: Windows and openings in external walls for ventilation and light	Manifestation to glazing	B Mar of p	nerally good condition but will need to be colour and paint to match existing. Infestation is in fair condition with evidence Allow for lifecycle replacement. peeling in locations	32.7 m2	£10.00	5	-2 £327.00	£327.00		£327.00		£654.00
285	BF285	Level 4	Lift Lobby / Staircase	5. Services	5.10 Lift and Conveyor Installations /	5.10.1 Lifts and Enclosed Hoists: Passenger and goods	Stainless steel lift door and frame	B Sta	ainless steel lift doors and reveals have Allow for annual French polish of	7 pr	£120.00	15	8 £840.00	£840.00 £840.00 £840.00	£840.00 £840.00	£840.00	£840.00	£840.00 £840.00 £8,400.00
286	BF286	Level 4	Lift Lobby / Staircase	2. Superstructure	Systems 2.8 Internal Doors	lifts and hoists enclosed in shafts 2.8.1 Internal Doors	Glazed door.	evic B Tim	dence of scuff marks stainless steel lift doors and lift reveals nber doors were operation at time of allow to replace as part of lifecycle	2 nr	£1,500.00	14	7 £3,000.00				£3,000.00	£3,000.00
								tear	pection with evidence of cosmetic wear and replacement ar									
287 288	BF287 BF288	Level 4 Level 4	Lift Lobby / Staircase Lift Lobby / Staircase	2. Superstructure 3. Internal Finishes	2.4 Stairs & Ramps 3.2 Floor Finishes	2.4.2 Stair / Ramp Finishes: Finishes to stairs, ramps and landings 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces	Decoration to Floor	B Epc	sing to stairs is in good condition at the Allow for lifecycle replacement e of inspection. Soy paint finish to concrete floor is in Allow to re-paint concrete floor with	50 nr 143.2 m2	£20.00 £22.27	10	3 £1,000.00 3 £3,189.06		£3,189.06	£1,000.00		£1,000.00 £3,189.06
289		Level 4	Lift Lobby / Staircase	2. Superstructure	2.4 Stairs & Ramps	2.4.3 Stair / Ramp Balustrades and Handrails: Balustrades and Handrails to stairs. ramps and landing	Decoration to railing.	B Rai	nerally good condition but will need to be colour and paint to match existing. Allow to Polish and varnish handrail	10.8 m2	£20.61	5	-2 £222.59	£222.59		£222.59		£445.18
290	BF290 BF291	Level 4 Level 4	Lift Lobby / Staircase Male and Female W/C's	3. Internal Finishes 3. Internal Finishes	3.3 Ceiling Finishes 3.3 Ceiling Finishes	3.3.1 Finishes to Ceilings: Preparatory work finishes applied to ceiling surfaces	Redecoration required to ceiling. Redecoration required to ceiling.		corations to ceiling are soiled throughout Allow to redecorate ceiling with 2 coats of emulsion paint with colour to match corations to ceiling are soiled throughout Allow to redecorate ceiling with 2 coats of		£7.22 7.22	5	-2 £311.90 -2 £167.50	£167.50		£167.50		£0.00 £335.01
292	BF292	Level 4	Male and Female W/C's	3. Internal Finishes	3.1 Wall Finishes	applied to ceiling surfaces 3.1.1 Wall Finishes	Redecoration required to walls.		emulsion paint with colour to match existing corations to walls are soiled with evidence of Allow to redecorate walls with 2 coats of	91.5 m2	£6.97	7	0 £637.76	£637.76		£637.76		£1,275.51
293	BF293	Level 4	Male and Female W/C's	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied	Redecoration required to Floors.	B Epc	ling throughout emulsion paint with colour to match existing. oxy paint finish to concrete floor is in Allow to re-paint concrete floor with	23.2 m2	£22.27	10	3 £516.66		£516.66			£516.66
						to floor surfaces		gen reni	nerally good condition but will need to be newed as part of the lifecycle replacement.									
294 295	BF294 BF295	Level 4 Level 4	Male and Female W/C's Male and Female W/C's	2. Superstructure 5. Services	2.7 Internal Walls and Partitions 5.1 Sanitary Installations	2.7.4 Cubicles: Proprietary Cubicle partitions and doors 5.1.1 Sanitary Appliances	Replace LPS panels. Hand dryers.	B IPS wer B Har	S panels are in good condition, no defects re noted at the time of inspection nd dryers were operational at the time of Allow for lifecycle replacement.	11.2 m2 4 m2	£250.00 £450.00	12	5 £2,800.00 5 £1,800.00			£2,800.00 £1,800.00		£2,800.00 £1,800.00
296	BF296	Level 4	Male and Female W/C's	5. Services	5.1 Sanitary Installations	5.1.1 Sanitary Appliances	wc	B WC insp	pection Cs were in good condition at the time Allow for lifecycle replacement.	5 m2	£500.00	17	10 £2,500.00					£0.00
297 298	BF297 BF298	Level 4	Male and Female W/C's Back of House	5. Services 3. Internal Finishes	5.1 Sanitary Installations 3.1 Wall Finishes	5.1.1 Sanitary Appliances 3.1.1 Wall Finishes	Hand wash basin Redecoration required to walls and timber skirting.	C Dec	ks were in good condition at the time of Allow for lifecycle replacement. pection corrations to walls are solied with evidence of Allow to redecorate walls with 2 costs of	5 m2 319 m2	350 £6.97	17	10 £1,750.00 0 £2,223.43	£2,223.43		£2,223.43		£0.00 £4,446.86
299	BF299	Level 5	Back of House	3. Internal Finishes	3.3 Ceiling Finishes	3.3.1 Finishes to Ceilings: Preparatory work finishes	Redecoration required to ceiling.		ling throughout emulsion paint with colour to match existing. corations to ceiling are soiled throughout Allow to redecorate ceiling with 2 coats of	85 m2	£7.22	5	-2 £613.70	£613.70		£613.70		£1,227.40
300	BF300	Level 5	Back of House	3. Internal Finishes	3.2 Floor Finishes	applied to ceiling surfaces 3.2.1 Finishes to Floors: Preparatory work finishes applied	Redecoration required to flooring.	B Epc	emulsion paint with colour to match existing oxy paint finish to concrete floor is in Allow to re-paint concrete floor with	85 m2	£22.27	10	3 £1,892.95		£1,892.95			£1,892.95
		Level 5				to floor surfaces		ren	nerally good condition but will need to be newed as part of the lifecycle replacement.									
301	BF301	Level 5	Back of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls	soli	corations to walls are solied with evidence of Allow to redecorate walls with 2 coats of ling throughout emulsion paint with colour to match existing.	2332 m2	£6.97	7	0 £16,254.04	£16,254.04		£16,254.04		£32,508.08
302	BF302 BF303	Level 5	Back of House Back of House	3. Internal Finishes 3. Internal Finishes	3.2 Floor Finishes 3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces	Suspended metal floor.	B Sus		1605.32 m2 1605.32 m2	£55.00	30	23 £88,292.60 23 £88,292.60					£0.00 £0.00
304	BF304	Level 5	Back of House	2. Superstructure	2.8 Internal Doors	to floor surfaces 2.8.1 Internal Doors	Replace within 10 year check spec.	B Tim	the time of inspection hoer doors were operation at time of allow to replace as part of lifecycle replacement replacement	12.5 nr	£288.52	14	7 £3,606.50					£3,606.50 £3,606.50
305	BF305	Level 5	Lift Lobby / Staircase	3. Internal Finishes	3.3 Ceiling Finishes	3.3.1 Finishes to Ceilings: Preparatory work finishes applied to ceiling surfaces	Redecoration required to ceiling.	C Dec	ar corations to ceiling are solied throughout Allow to redecorate ceiling with 2 coats of emulsion paint with colour to match	26.3 m2	£7.22	5	-2 £189.89	£189.89		£189.89		£379.77
306	BF306	Level 5	Lift Lobby / Staircase	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls.		existing corations to walls are solied with evidence of Allow to redecorate walls with 2 coats of ling throughout emulsion paint with colour to match	17.2 m2	£6.97	7	0 £119.88	£119.88		£119.88		£239.77
307	BF307	Level 5	Lift Lobby / Staircase	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces		gen	nerally good condition but will need to be colour and paint to match existing.	26.3 m2	£22.27	10	3 £585.70		£585.70			£585.70
308	BF308 BF309	Level 5	Lift Lobby / Staircase Lift Lobby / Staircase	2. Superstructure 5. Services	2.6 Windows and External Doors 5.10 Lift and Conveyor Installations /	2.6.1 External windows: Windows and openings in external walls for ventilation and light 5.10.1 Lifts and Enclosed Hoists: Passenger and goods	Manifestation to glazing Stainless steel lift door and frame	of p B Sta	anlestation is in fair condition with evidence - peeling in locations anless steel lift doors and reveals have Allow for annual French polish of	21.0 m2 5 nr	£10.00 £120.00	5 15	-2 £0.00 8 £600.00	£0.00 £600.00 £600.00	£600.00 £600.00	£600.00	£0.00 £600.00	00.03 00.0032 00.0033 00.0033 00.0033
310	BF310	Level 5	Lift Lobby / Staircase	2. Superstructure	Systems 2.4 Stairs & Ramps	lifts and hoists enclosed in shafts 2.4.2 Stair / Ramp Finishes: Finishes to stairs, ramps and	Replacement of nosing.	B Nos	dence of scuff marks stainless steel lift doors and lift reveals sing to stairs is in good condition at the Allow for lifecycle replacement	52 nr	£20.00	10	3 £1,040.00				£1,040.00	£1,040.00
311	BF311	Level 5	Lift Lobby / Staircase	3. Internal Finishes	3.2 Floor Finishes	landinos 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces		B Epc gen	nerally good condition but will need to be colour and paint to match existing.	46.8 m2	£22.27	10	3 £1,042.24		£1,042.24			£1,042.24
312	BF312 BF313	Level 5	Lift Lobby / Staircase Lift Lobby / Staircase	2. Superstructure 3. Internal Finishes	2.4 Stairs & Ramps 3.3 Ceiling Finishes	2.4.3 Stair / Ramp Balustrades and Handrails: Balustrades and Handrails to stairs, ramps and landing 3.3.1 Finishes to Ceilings: Preparatory work finishes	Decoration to railing. Redecoration required to ceiling.		illing is in solled condition. Allow to Polish and varnish handrail corations to ceiling are soiled throughout Allow to redecorate ceiling with 2 coats of anythic a solid throughout and the solid to	46.8 m2	£20.61 £7.22	5	-2 £206.10 -2 £337.90	£206.10 £337.90		£337.90	£206.10	£412.20 £675.79
314	BF314	Level 5 Level 6	Back of House	3. Internal Finishes	3.1 Wall Finishes	applied to ceiling surfaces 3.1.1 Wall Finishes	Redecoration required to walls	C Dec		1365.5 m2	£6.97	7	0 £9,517.54	£9,517.54		£9,517.54		£19,035.07
315	BF315	Level 6	Back of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied	Suspended metal floor.	B Sus	ling throughout emulsion paint with colour to match existing. spended metal floor was in good condition	1451.5 m2	£55.00	30	23 £79,832.50					£0.00
316	BF316	Level 6	Back of House	3. Internal Finishes	3.2 Floor Finishes	to floor surfaces 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces		B Sus at ti	the time of inspection	1451.5 m2	£55.00	30	23 £79,832.50				AA 3	0.03
317	BF317	Level 6	Back of House	2. Superstructure	2.8 Internal Doors	2.8.1 Internal Doors	Timber door.	insp	her doors were operation at time of pection with evidence of cosmetic wear and "relation evidence of the state of lifecycle "relation evidence of the state of lifecycle	o nr	£750.00	14	7 £3,750.00				£3,750.00	£3,750.00
319	BF319	Level 6 Level 6	Back of House Back of House	2. Superstructure 3. Internal Finishes	2.1 Frame 3.2 Floor Finishes 5.8 Electrical lastallations	3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces 5 2 3 Power Installistence (Small power) Constal purpose		B Sus at ti	defects noted at the time of inspection spended metal floor was in good condition the time of inspection de rile wave for early time of allow for lifecuely replacement	1451.5	£55.00	4/ 30	40 £0.00 23 £79,832.50 2 £7 440.00					0.00 0.00 57.440.00
320	BF320 BF321	Level 6 Level 6	Back of House Back of House	5. Services 3. Internal Finishes	5.8 Electrical Installations 3.1 Wall Finishes	5.8.2 Power Installations: (Small power) General purpose power supplies and supply to other services 3.1.1 Wall Finishes	Dado Rail. Redecoration required to walls and timber skirting.	C Dec	do rails were in fair condition at the time of Allow for lifecycle replacement pection corations to walls are soiled with evidence of Allow to redecorate walls with 2 costs of allow to redecorate walls with 2 costs of	n m 145.8 m2	£80.00 £6.97	7	3 £7,440.00 0 £1,016.23	£7,440.00 £1,016.23		£1,016.23		£7,440.00 £2,032.45
322	BF322	Level 6	Back of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied	Redecoration required to concrete floors.	B Epo	ling throughout emulsion paint with colour to match existing. oxy paint finish to concrete floor is in perfluenced experiment of a paint to match existing perfluenced experiment of a paint to match existing	5 nr	£22.27	10	3 £111.35		£111.35			£111.35
300	BE322	Level P	Back of House	2 Superstructure	2.8 Internal Door	to floor surfaces 2.8.1 Internal Doors	Timber door	ren	nerally good condition but will need to be newed as part of the lifecycle replacement.	12	6750.00	14	7 £9,000.00				£9,000.00	Ag and as
323	BF323 BF324	Level 6	Back of House	2. Superstructure 3. Internal Finishes	2.8 Internal Doors	2.8.1 Internal Doors 3.3.3 Demountable Suspended Ceilings: Construction and	Timber door.	insp tear	nber doors were operation at time of allow to replace as part of lifecycle replacement if nearlifting colling tiles are generally in a fair. Allow for lifecycle replacement	26.4	£750.00 £39.01	14			61 020 96		£9,000.00	£9,000.00 £1,029.86
325	BF324 BF325	Level 6 Level 6	Lift Lobby / Staircase Lift Lobby / Staircase		3.3 Ceiling Finishes 3.1 Wall Finishes	3.3.3 Demountable Suspended Ceilings: Construction and finishes of suspended ceilings 3.1.1 Wall Finishes	Mineral fibre ceiling tiles. Redecoration required to walls and timber skirting.	C Dec	neral fibre ceiling tiles are generally in a fair Allow for lifecycle replacement. dition corations to walls are soiled with evidence of Allow to redecorate walls with 2 coats of ling throughout emulsion paint with colour to match	31.4 m2	£6.97	7	3 £1,029.86 0 £218.86	£218.86	£1,029.86	£218.86		£1,029.86 £437.72
			1	ļ			L	SOIL	existing.		_	1				I		



Item Ref Asset No. Location	Sub Location	BCIS 1st level-Major	BCIS 2nd Level Sub Element	BCIS 3nd Level Sub Element	Description	Defects Remedial Action Qntv	Unit Rate	Life Remainin	ng Cost	Year 1 Year 1	2 Year 3	Year 4	Year 5	Year 6	Year 7	Year 8 Year	9 Year 10	Total
		Element						Expectancy = LE - 7 years										
326 BF326 Level 6	Lift Lobby / Staircase	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces	Redecoration required to Floors. B	Epoxy paint finish to concrete floor is in Allow to re-paint concrete floor with 26.4 generally good condition but will need to be renewed as part of the lifecycle replacement.	m2 £22.27	10 3	£587.93			£587.93						£587.93
327 BF327 Level 6 328 BF328 Level 6	Lift Lobby / Staircase	2. Superstructure	2.6 Windows and External Doors	2.6.1 External windows: Windows and openings in external walls for ventilation and light		Manifestation is in fair condition with evidence Allow for lifecycle replacement. 21.6 of peeling in locations	m2 £10.00 nr £120.00	5 -2	£216.00 £600.00	£216.0 £600.00 £600.0	D £600.00	£600.00	£600.00		£216.00 £600.00	£600.00 £600.0	.00 £600.00	£432.00 £6,000.00
328 BF328 Level 6 329 BF329 Level 6	Lift Lobby / Staircase	5. Services 2. Superstructure	5.10 Lift and Conveyor Installations / Svstems 2.4 Stairs & Ramps	5.10.1 Lifts and Enclosed Hoists: Passenger and goods lifts and hoists enclosed in shafts 2.4.2 Stair / Ramp Finishes: Finishes to stairs, ramps and	Stainless steel lift door and frame B Replacement of nosing. B	Stainless steel lift doors and reveals have evidence of scutt marks         Allow for annual French polish of stainless steel lift doors and lift reveals         5           Nosing to stairs is in good condition at the         Allow for liftccycle replacement         50	nr £20.00	10 3	£1,000.00	200.00 2000.0	2000.00	2000.00	2000.00		1,000.00			£1,000.00
330 BF330 Level 6	Lift Lobby / Staircase	3. Internal Finishes	3.2 Floor Finishes	andinos 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces 2.4.3 Stair / Ramp Balustrades and Handrails: Balustrades	Decoration to Floor B	time of inspection. 12 Epoxy paint finish to concrete floor is in Allow to re-paint concrete floor with 143.2 generally good condition but will need to be colour and paint to match existing.	m2 £22.27 m2 £20.61	10 3	£3,189.06		-	£3,189.06						£3,189.06
331 BF331 Level 6 332 BF332 Level 6	Lift Lobby / Staircase Lift Lobby / Staircase	2. Superstructure 3. Internal Finishes	2.4 Stairs & Ramps 3.3 Ceiling Finishes	and Handrails to stairs, ramps and landing 3.3.1 Finishes to Cellings: Preparatory work finishes	Pecoration to railing. B Redecoration required to ceiling. C	Decorations to ceiling are solled throughout Allow to redecorate ceiling with 2 coats of 43.2	m2 £20.61 m2 £7.22	5 -2	£222.59 £311.90	£222.5 £311.90	9			£311.90	£222.59			£445.18 £623.81
333 BF333 Level 6	Front of House	3. Internal Finishes	3.1 Wall Finishes	applied to ceiling surfaces 3.1.1 Wall Finishes	Redecoration required to walls and timber skirting. C	emulsion paint with colour to match existing Decorations to walls are solied with evidence of Allow to redecorate walls with 2 costs of 472	m2 £6.97	7 0	£3,289.84	£3,289.84				£3,289.84				£6,579.68
334 BF334 Level 6	Front of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied	flooring tiles B	soiling throughout emulsion paint with colour to match existing. Suspended metal floor was in good condition - 472	m2 £137.00	50 43	£64,664.00									£0.00
335 BF335 Level 6	Front of House	3. Internal Finishes	3.3 Ceiling Finishes	to floor surfaces 3.3.2 False Ceilings	Metal perforated ceiling. B	at the time of inspection 40.6	m2 £121.52	20 13	£4,933.71									£0.00
336 BF336 Level 6 337 BF337 Level 6	Front of House Front of House	2. Superstructure 3. Internal Finishes	2.6 Windows and External Doors 3.2 Floor Finishes	2.6.1 External windows: Windows and openings in 3.2.1 Finishes to Floors: Preparatory work finishes applied		No defects noted at the time of inspection 1 Mat is in fair condition Allow for lifecycle replacement 1	items nr £350.00	30 23 10 3	£0.00 £350.00			£350.00						£0.00 £350.00
338 BF338 Level 6	Front of House	3. Internal Finishes	3.1 Wall Finishes	to floor surfaces 3.1.1 Wall Finishes	Redecoration required to walls. C	Decorations to walls are solied with evidence of Allow to redecorate walls with 2 coats of 28.8 soling throughout enulsion paint with colour to match	m2 £6.97	7 0	£200.74	£200.74				£200.74				£401.47
339 BF339 Level 6	Front of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces	Replacement of carpet tiles. B	existing. Carpet floor finish are showing signs of wear Allow to replace carpet floor finish as part 68.5 and tear but generally in good condition of lifecycle replacement programme	m2 £60.62	12 5	£4,152.47					£4,152.47				£4,152.47
340 BF340 Level 6	Front of House	2. Superstructure	2.8 Internal Doors	2.8.1 Internal Doors	Timber Doors. B	Timber doors were operation at time of allow to replace as part of lifecycle 68.5 inspection with evidence of cosmetic wear and replacement	m2 £750.00	14 7	£51,375.00							£51,375.00	-	£51,375.00
341 BF341 Level 6 342 BF342 Level 7	Front of House Back of House	3. Internal Finishes 3. Internal Finishes	3.3 Ceiling Finishes 3.2 Floor Finishes	3.3.2 False Ceilings 3.2.1 Finishes to Floors: Preparatory work finishes applied	Metal perforated ceiling. B Laminate flooring. B	tear No defects noted at the time of inspection 6 Laminate flooring is generally in fair condition Allow for lifecycle replacement. 22.67	nr £121.52 m2 £60.62	20 13 12 5	£729.12 £1,374.26					£1.374.26			+	£0.00 £1,374.26
				to floor surfaces		with evidence of wear and tear in high traffic areas												
343 BF343 Level 7	Back of House	2. Superstructure	2.8 Internal Doors	2.8.1 Internal Doors	Timber door and frame. B	Timber doors were operation at time of allow to replace as part of lifecycle 1 inspection with evidence of cosmetic wear and replacement	nr £750.00	14 7	£750.00							£750.00	+	£750.00
						tear												
344 BF344 Level 7 345 BF345 Level 7	Back of House Back of House	2. Superstructure 3. Internal Finishes	2.6 Windows and External Doors 3.3 Ceiling Finishes	2.6.1 External windows: Windows and openings in external walls for ventilation and light 3.3.2 False Cellings	Double glazed units B Metal perforated ceiling. B	No defects noted at the time of inspection 1 No defects noted at the time of inspection 30.3	items m2 £121.52	20 23 23	£0.00 £3,682.06								+	£0.00 £0.00
346 BF346 Level 7	Back of House	2. Superstructure	2.8 Internal Doors	2.8.1 Internal Doors	Timber door and frame. B	Timber doors were operation at time of allow to replace as part of lifecycle 1 inspection with evidence of cosmetic wear and replacement tear	nr £750.00	14 7	£750.00							£750.00		£750.00
347 BF347 Level 7	Back of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls. C	Decorations to walls are solled with evidence of Allow to redecorate walls with 2 coats of solling throughout 59.2 errulsion paint with colour to match existing.	m2 £6.97	7 0	£412.62	£412.62				£412.62				£825.25
348 BF348 Level 7	Back of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces	Redecorate concrete flooring. B	Epoxy paint finish to concrete floor is in generally good condition but will need to be colour and paint to match existing. renewed as part of the lifecycle replacement.	m2 £22.27	10 3	£674.78			£674.78						£674.78
349 BF349 Level 7	Back of House	2. Superstructure	2.8 Internal Doors	2.8.1 Internal Doors	Timber doors. B	Timber doors were operation at time of allow to replace as part of lifecycle 4 inspection with evidence of cosmetic wear and replacement	nr £750.00	14 7	£3,000.00							£3,000.00		£3,000.00
350 BF350 Level 7	Back of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces	Replacement of carpet tiles. B	tear Carpet floor finish are showing signs of wear and tear but generally in good condition of lifecycle replacement programme	m2 £60.62	12 5	£60,838.23					£60,838.23				£60,838.23
351 BF351 Level 7	Back of House	2. Superstructure	2.6 Windows and External Doors	2.6.1 External windows: Windows and openings in external walls for ventilation and light	3no. Glazing panels cracked C	Cracking located to external glazing Allow to replace glazed panel with like for 3 like replacement in year 1 and make an	items £7,500.00	1 -6	£22,500.00	£22,500.00 £7,500.00	0 £7,500.00	£7,500.00	£7,500.00	£7,500.00 £	7,500.00	£7,500.00 £7,500.0	.00 £7,500.00	£90,000.00
352 BF352 Level 7	Back of House	3. Internal Finishes	3.3 Ceiling Finishes	3.3.2 False Cellings	Metal perforated celling. B	allowance for annual replacement of glazing.	m2 £121.52	20 13	£57,357.44									60.00
353 BF353 Level 7	Back of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls.	Decorations to walls are solied with evidence of solling throughout are solied with evidence of Allow to redecorate walls with 2 costs of solling throughout are solied with evidence of a soliton paint with colour to match evidence of the soliton	m2 £6.97	7 0	£1,188.80	£1,188.80				£1,188.80				£0.00 £2,377.61
354 BF354 Level 7	Back of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls. C	Decorations to walls are soiled with evidence of Allow to redecorate walls with 2 costs of soiling throughout evidence of an use of a soil and the solution of a soil and the solution of the	m2 £6.97	7 0	£218.58	£218.58				£218.58				£437.16
355 BF355 Level 7	Back of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces	Redecoration required to Floors. B	Epoxy paint finish to concrete floor is in generally good condition but will need to be renewed as part of the lifecycle replacement.	m2 £22.27	10 3	£216.02			£216.02						£216.02
356 BF356 Level 7	Back of House	3. Internal Finishes	3.3 Ceiling Finishes	3.3.3 Demountable Suspended Ceilings: Construction and finishes of suspended ceilings	Mineral fibre ceiling tiles. B		m2 £39.01	10 3	£378.40			£378.40						£378.40
357 BF357 Level 7 358 BF358 Level 7	Lift Lobby / Staircase Lift Lobby / Staircase	3. Internal Finishes 3. Internal Finishes	3.3 Ceiling Finishes 3.1 Wall Finishes	3.3.2 False Cellinos 3.1.1 Wall Finishes	Metal perforated celling. B Redecoration required to walls. C	No defects noted at the time of inspection 22.1 Decorations to walls are solied with evidence of Allow to redecorate walls with 2 coats of 21.3 soling throughout emulsion paint with colour to match	m2 £121.52 m2 £6.97	20 13 7 0	£3,536.23 £148.46	£148.46				£148.46				£0.00 £296.92
359 BF359 Level 7	Lift Lobby / Staircase	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces	Redecoration required to Floors. B	existing. Epoxy paint finish to concrete floor is in generally good condition but will need to be colour and paint to match existing.	m2 £22.27	10 3	£648.06			£648.06						£648.06
360 BF360 Level 7	Lift Lobby / Staircase	2. Superstructure	2.6 Windows and External Doors	2.6.1 External windows: Windows and openings in	Manifestation to glazing B	renewed as part of the lifecycle replacement.  Manifestation is in fair condition with evidence Allow for lifecycle replacement. 32.7	m2 £10.00	5 -2	£327.00	£327.0	D				£327.00			£654.00
				external walls for ventilation and light		of peeling in locations												
361 BF361 Level 7 362 BF362 Level 7	Lift Lobby / Staircase Lift Lobby / Staircase	5. Services 2. Superstructure	5.10 Lift and Conveyor Installations / Svstems 2.4 Stairs & Ramps	5.10.1 Lifts and Enclosed Hoists: Passenger and goods lifts and hoists enclosed in shafts 2.4.2 Stair / Ramp Finishes: Finishes to stairs, ramps and	Stainless steel lift door and frame B Renlacement of nosing B	Stainless steel lift doors and reveals have Allow for annual French polish of 4 evidence of scutf marks stainless steel lift doors and lift reveals Nosing to stains is in good condition at the Allow for lifecycle replacement 58	nr £120.00	15 8	£480.00 £1.160.00	£480.00 £480.00	£480.00	£480.00	£480.00	£480.00	£480.00	£480.00 £480.0	.00 £480.00	£4,800.00 £1,160.00
363 BF363 Level 7	Lift Lobby / Staircase	3. Internal Finishes	3.2 Floor Finishes	Iandinos 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces	Decoration to ceiling. B	time of inspection.	m2 £22.27	10 3	£3,189.06			£3,189.06						£3,189.06
364 BF364 Level 7	Lift Lobby / Staircase	2. Superstructure	2.4 Stairs & Ramps	2.4.3 Stair / Ramp Balustrades and Handrails: Balustrades		renewed as part of the lifecycle replacement. Railing is in solled condition. Allow to Polish and varnish handrail 10.8	m2 £20.61	5 -2	£222.59	£222.5	9				£222.59			£445.18
365 BF365 Level 7	Lift Lobby / Staircase	3. Internal Finishes	3.3 Ceiling Finishes	and Handrails to stairs, ramps and landing 3.3.1 Finishes to Ceilings: Preparatory work finishes applied to ceiling surfaces	Redecoration required to ceiling. C	Decorations to ceiling are solied throughout Allow to redecorate ceiling with 2 coats of 43.2 emulsion paint with colour to match	m2 £7.22	5 -2	£311.90	£311.90				£311.90				£623.81
366 BF366 Level 7	Male and Female W/C's	3. Internal Finishes	3.3 Ceiling Finishes	3.3.1 Finishes to Ceilings: Preparatory work finishes applied to ceiling surfaces	Redecoration required to ceiling. C	eriusion pann war couol or matur existing Decorations to ceiling are solled throughout Allow to redecorate ceiling with 2 coats of 33.8 emulsion paint with colour to match	m2 £7.22	5 -2	£244.04	£244.04				£244.04				£488.07
367 BF367 Level 7	Male and Female W/C's	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls. C	existing	m2 £6.97	7 0	£976.78	£976.78				£976.78			+	£1,953.55
368 BF368 Level 7	Male and Female W/C's	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces	Redecoration required to Floors. B	existing. Epoxy paint finish to concrete floor is in Allow to re-paint concrete floor with 33.8 generally good condition but will need to be colour and paint to match existing.	m2 £22.27	10 3	£752.73			£752.73					+	£752.73
369 BF369 Level 7	Male and Female W/C's	2. Superstructure	2.7 Internal Walls and Partitions	2.7.4 Cubicles: Proprietary Cubicle partitions and doors		renewed as part of the lifecycle replacement. IPS panels are in good condition, no defects Allow for lifecycle replacement. 22.4	m2 £250.00	12 5	£5,600.00					£5,600.00			<u> </u>	£5,600.00
370 BF370 Level 7	Male and Female W/C's	5. Services	5.1 Sanitary Installations	5.1.1 Sanitary Appliances	Hand dryers. B	were noted at the time of inspection Hand dryers were operational at the time of inspection Allow for lifecycle replacement. 5 inspection	nr £450.00	12 5	£2,250.00					£2,250.00				£2,250.00
371 BF371 Level 7 372 BF372 Level 7	Male and Female W/C's Male and Female W/C's	5. Services 5. Services	5.1 Sanitary Installations 5.1 Sanitary Installations	5.1.1 Sanitary Appliances 5.1.1 Sanitary Appliances	WC B Hand wash basin B	WCs were in good condition at the time Allow for lifecycle replacement. 8 inspection Sinks were in good condition at the time of Allow for lifecycle replacement. 7	nr £500.00 nr £350.00	17 10 17 10	£4,000.00 £2,450.00		+						+	£0.00 £0.00
373 BF373 Level 7	Male and Female W/C's	5. Services	5.1 Sanitary Installations	5.1.1 Sanitary Appliances	Urinal. B	Inspection Urinals were in good condition at the time Allow for lifecycle replacement. 2 inspection	nr 300	17 10	£600.00									£0.00
374 BF374 Level 8	Back of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied	Redecoration required to Floors. B	Epoxy paint finish to concrete floor is in Allow to re-paint concrete floor with 938 generally good condition but will need to be colour and paint to match existing.	m2 £22.27	10 3	£20,889.26			£20,889.26						£20,889.26
375 BF375 Level 8	Back of House	2 Super-tracto	2.8 Internal Doors	to floor surfaces 2.8.1 Internal Doors		renewed as part of the lifecycle replacement.	nr £600.00	14 7	£2.400.00	£2.400.00								£2,400.00
375 BF375 Level 8 376 BF376 Level 8 377 BF377 Level 8	Back of House Lift Lobby / Staircase Lift Lobby / Staircase	2. Superstructure 3. Internal Finishes 3. Internal Finishes	2.8 Internal Doors 3.3 Celling Finishes 3.1 Wall Finishes	2.8.1 Internal Doors 3.3.2 False Cellinos 3.1.1 Wall Finishes	4nr Fire Doors Structural integrity has been     compromised.     Metal perforated cellino.     B     Redecoration required to walls.     C	Fire door are non compliant and in poor         Allow to replace like for like in year 1         4           condition         No defects noted at the time of inspection.         -           Decorations to walls are solied with evidence of Allow to redecorate walls with 2 costs of 187.78         187.78	nr £600.00 m2 £121.52 m2 £6.97	20 13 7 0	£2,400.00 £5.869.42 £1,308.83	£2,400.00 £1.308.83				£1,308.83				£2,400.00 £0.00 £2,617.65
377 BF377 Level 8	Lift Lobby / Staircase	3. Internal Finishes 3. Internal Finishes	3.1 Wall Finishes 3.2 Floor Finishes	3.1.1 Wall Finishes 3.2.1 Finishes to Floors: Preparatory work finishes applied		Decortations to waits are solied with evidence of Allovit to redecorate waits with 2 coats of 167.78 solling throughout match existing. Epoxy paint finish to concrete floor is in Allovit or e-paint concrete floor with 48.3	m2 £6.97 m2 £22.27	10 3	£1,308.83 £1,075.64	21,000.03		£1,075.64		21,300.03				£2,617.65 £1,075.64
				to floor surfaces		epoxy paint initian to concrete floor is in generally good condition but will need to be renewed as part of the lifecycle replacement.						21,070.04						
379 BF379 Level 8	Lift Lobby / Staircase	2. Superstructure	2.6 Windows and External Doors	2.6.1 External windows: Windows and openings in external walls for ventilation and light	Manifestation to glazing B	Manifestation is in fair condition with evidence Allow for lifecycle replacement. 14.4 of peeling in locations	m2 £10.00	5 -2	£144.00	£144.0	D				£144.00			£288.00
380 BF380 Level 8	Lift Lobby / Staircase	5. Services	5.10 Lift and Conveyor Installations / Systems	5.10.1 Lifts and Enclosed Hoists: Passenger and goods lifts and hoists enclosed in shafts	Stainless steel lift door and frame B	Stainless steel lift doors and reveals have Allow for annual French polish of 3 evidence of scutf marks stainless steel lift doors and lift reveals	nr £120.00	15 8	£360.00	£360.00 £360.0	D £360.00	£360.00	£360.00		£360.00	£360.00 £360.0		£3,600.00
381 BF381 Level 8 382 BF382 Level 8	Lift Lobby / Staircase	2. Superstructure 3. Internal Finishes	2.4 Stairs & Ramps 3.2 Floor Finishes	2.4.2 Stair / Ramp Finishes: Finishes to stairs, ramps and landings 3.2.1 Finishes to Floors: Preparatory work finishes applied		Nosing to static is in good condition at the Allow for lifecycle replacement 65 time of inspection. Epoxy paint finish to concrete floor is in Allow to re-paint concrete floor with 143.2	nr £20.00 m2 £22.27	10 3	£1,300.00 £3,189.06			£3,189.06		£	1,300.00			£1,300.00 £3,189.06
				to floor surfaces		epoxy paint inten to concrete inton is in plant intend to be generally good condition but will need to be renewed as part of the lifecycle replacement.						_0,100.00						
383 BF383 Level 8	Lift Lobby / Staircase	2. Superstructure	2.4 Stairs & Ramps	2.4.3 Stair / Ramp Balustrades and Handrails: Balustrades and Handrails to stairs, ramps and landing		Railing is in solied condition. Allow to Polish and varnish handrail 10.8	m2 £20.61	5 -2	£222.59	£222.5	9				£222.59			£445.18
384 BF384 Level 8	Lift Lobby / Staircase	3. Internal Finishes	3.3 Ceiling Finishes	3.3.1 Finishes to Ceilings: Preparatory work finishes applied to ceiling surfaces	Redecoration required to ceiling. C	Decorations to ceiling are solied throughout Allow to redecorate ceiling with 2 costs of emulsion paint with colour to match existing	m2 £7.22	-2	£311.90	£311.90				£311.90				£623.81
385 BF385 Level 9	Front of House	2. Superstructure	2.8 Internal Doors	2.8.1 Internal Doors	1nr Door stop required to door. B	Door stop required Allow to install 1no. Door stop 1	nr £50.00	-6	±50.00	£50.00								£50.00



Item Ref	Asset No	Location	Sub Location	BCIS 1st level-Major	BCIS 2nd Level Sub Element	BCIS 3nd Level Sub Element Description	on Condition	n Defects	Remedial Action	Onty Un	nit Rati	e Life	Life Re	maining Cost	Year	Year 3	2 Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
				Element								Exp	ectancy = LE - 7	7 years											
386	3F386		Front of House	2. Superstructure	2.8 Internal Doors	2.8.1 Internal Doors Timber door	r and frame. B	Main entrance door to Shakespeare room is in fair condition	Allow to varnish timber door	1 nr	£150	0.00 7	0	£150.00	£150.0	D						£150.00			£300.00
387	3F387	Level 9	Front of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied Carpet tiles. to floor surfaces	в	Carpet floor finish are showing signs of wear and tear but generally in good condition	Allow to replace carpet floor finish as part of lifecycle replacement programme	59 m2	£60.	62 12	5	£3,576.58						£3,576.58					£3,576.58
388	3F388	Level 9 Level 9	Front of House	2. Superstructure	2.8 Internal Doors	2.8.1 Internal Doors Timber Joine		Timber joinery located in Shakespeare room is in fair condition. Laminate flooring is generally in fair condition	Allow to varnish joinery	174.2 m2	£10.	53 7	0	£1,834.33	£1,834.3	3						£1,834.33			£3,668.65
389	3F389	Level 9	Front of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied Laminate flo to floor surfaces	looring. B	Laminate flooring is generally in fair condition with evidence of wear and tear in high traffic areas	Allow for lifecycle replacement.	50 m2	£60.	.62 12	5	£3,031.00						£3,031.00					£3,031.00
390	3F390		Front of House	3. Internal Finishes	3.3 Ceiling Finishes	3.3.1 Finishes to Ceilings: Preparatory work finishes Redecoration applied to ceiling surfaces	on required to ceiling. C	Decorations to ceiling are soiled throughout	Allow to redecorate ceiling with 2 coats of emulsion paint with colour to match existing	50 m2	£7.2	2 5	-2	£361.00	£361.0	0				£361.00					£722.00
391	3F391	Lavel 0	Front of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes Redecoratio	ion required to walls. C	Decorations to walls are solled with evidence o soiling throughout	f Allow to redecorate walls with 2 coats of emulsion paint with colour to match	73.9 m2	£6.9	7 7	0	£515.08	£515.0	3				£515.08					£1,030.17
392	3F392	Levers	Back of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes Redecoratio	ion required to walls. C	Decorations to walls are solled with evidence o solling throughout	emulsion paint with colour to match	28.6 m2	£6.9	7 7	0	£199.34	£199.3	1				£199.34					£398.68
393	3F393	Level 9	Back of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied Replacement to floor surfaces	nt of laminate flooring. B	Laminate flooring is generally in fair condition with evidence of wear and tear in high traffic	existing. Allow for lifecycle replacement.	13 m2	£60.	62 12	5	£788.06						£788.06					£788.06
394	3F394	Level 9	Back of House	3. Internal Finishes	3.3 Ceiling Finishes	3.3.1 Finishes to Ceilings: Preparatory work finishes Redecoration applied to ceiling surfaces	on required to ceiling. C	areas Decorations to ceiling are soiled throughout	Allow to redecorate ceiling with 2 coats of emulsion paint with colour to match	28.6 m2	£7.2	2 5	-2	£206.49	£206.4	9				£206.49					£412.98
395	3F395	Level 9	Lift Lobby / Staircase	3. Internal Finishes	3.3 Ceiling Finishes		on required to ceiling.	Decorations to ceiling are soiled throughout	existing Allow to redecorate ceiling with 2 coats of emulsion paint with colour to match	14.2 m2	£7.2	2 5	-2	£102.52	£102.5	2				£102.52					£205.05
396	3F396	Level 9	Lift Lobby / Staircase	3. Internal Finishes	3.1 Wall Finishes		on required to walls. C	Decorations to walls are soiled with evidence o soiling throughout	existing	32.5 m2	£6.9	7 7	0	£226.53	£226.5	3				£226.53					£453.05
397	3F397	Level 9	Lift Lobby / Staircase	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied Timber floori to floor surfaces	ring is heavy warn. B	Timber flooring is heavy warn and soiled.	existing. Replace timber floor.	14.2 m2	£55.	00	-7	£781.00											£0.00
398	3F398	Level 9	Lift Lobby / Staircase	2. Superstructure	2.6 Windows and External Doors	2.6.1 External windows: Windows and openings in Manifestation external walls for ventilation and light	on to glazing B	Manifestation is in fair condition with evidence of peeling in locations	Allow for lifecycle replacement.	2.3 m2	£10.	00 5	-2	£23.00		£23.0	0				£23.00				£46.00
399	3F399 3F400	Level 9	Lift Lobby / Staircase Lift Lobby / Staircase	5. Services 3. Internal Finishes	5.10 Lift and Conveyor Installations / Systems 3.3 Ceiling Finishes	lifts and hoists enclosed in shafts	teel lift door and frame B on required to ceiling. C	Stainless steel lift doors and reveals have evidence of scuff marks Decorations to ceiling are soiled throughout	Allow for annual French polish of stainless steel lift doors and lift reveals Allow to redecorate ceiling with 2 coats of	1 nr 8.2 m2	£120	0.00 15	8	£120.00 £59.20	£120.0	£120.0	0 £120.00	£120.00	£120.00	£120.00 £59.20	£120.00	£120.00	£120.00	£120.00	£1,200.00 £118.41
401	E401	Level 9	Lift Lobby / Staircase	3. Internal Finishes	3.1 Wall Finishes	applied to ceiling surfaces	on required to walls.	Decorations to walls are solled with evidence o	emulsion paint with colour to match existing	22.2 m2		7 7	-	£225.13	£225.1	2				£225.13					£450.26
401	51.401	Level 9						soiling throughout	emulsion paint with colour to match existing.	32.3	20.9		0		1220.1					2223.13					
402	or 402	Lough	Lift Lobby / Staircase	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied Redecoration to floor surfaces	in required to Floors. B	Epoxy paint finish to concrete floor is in generally good condition but will need to be renewed as part of the lifecycle replacement.	Allow to re-paint concrete floor with colour and paint to match existing.	o.∠ m2	£22.	21 10	3	£182.61				£182.61							£182.61
403	3F403	Level 9	Lift Lobby / Staircase	2. Superstructure	2.7 Internal Walls and Partitions	2.7.4 Cubicles: Proprietary Cubicle partitions and doors Replace LPS		IPS panels are in good condition, no defects were noted at the time of inspection	Allow for lifecycle replacement.	5.2 m2	£250	0.00 12	5	£1,300.00						£1,300.00					£1,300.00
404	3F404	ا میما	Lift Lobby / Staircase	5. Services	5.1 Sanitary Installations	5.1.1 Sanitary Appliances Hand dryers.	s. B	Hand dryers were operational at the time of inspection	Allow for lifecycle replacement.	3 nr	£450	0.00 12	5	£1,350.00						£1,350.00					£1,350.00
405	3F405	COARI A	Lift Lobby / Staircase	5. Services	5.1 Sanitary Installations	5.1.1 Sanitary Appliances WC	В	WCs were in good condition at the time inspection	Allow for lifecycle replacement.	3 nr	£500	0.00 17	10	£1,500.00											£0.00
406	3F406	Level 9 Level 9	Lift Lobby / Staircase	5. Services	5.1 Sanitary Installations	5.1.1 Sanitary Appliances Hand wash b	basin B	Sinks were in good condition at the time of inspection	Allow for lifecycle replacement.	3 nr	350	17	10	£1,050.00											£0.00
407	EXTFB01	Externals	Lower Ground Floor	2. Superstructure	2.6 Windows and External Doors	2.6.1 External windows: Windows and openings in External glaz external walls for ventilation and light	azing panels C	Cracking located to external glazing	Allow to replace glazed panel with like for like replacement in year 1 and make an allowance for annual replacement of	4 iter	ms 7500	0 1	-6	£30,000.00	£30,000.00	£1,500.0	0 £1,500.00	£1,500.00	£1,500.00	£1,500.00	£1,500.00	£1,500.00 £	1,500.00 £	1,500.00	£43,500.00
									glazing.																
408	EXTFB02	Externals	Lower Ground Floor	8. External works	8.2 Roads, paths, paving's and surfacing	8.2.1 Roads, paths and paving's: Preparation and Concrete sla completion of unenclosed usable surfaces within the site	labs C	Concrete Slabs are solled throughout.	Allow to deep clean slabbing.	251.6 m2	2 10	30	23	£2,516.00	£2,516.0	£2,516.0	0 £2,516.00	£2,516.00	£2,516.00	£2,516.00	£2,516.00	£2,516.00 £	2,516.00 £	2,516.00	£25,160.00
409 410	XTFB03 XTFB04	Externals Externals	Lower Ground Floor Ground Floor	2. Superstructure 2. Superstructure	2.8 Internal Doors 2.6 Windows and External Doors	2.8.1 Internal Doors     Glazed Exter     2.6.1 External windows: Windows and openings in     External glaz	ernal doors. B azing 12 nr panels to be replaced each C	No defects noted at the time of inspection. Cracking located to external glazing	- Allow to replace cracked panels like for	2 nr 12 iter	£0.0 ms 7500	0 40 D 1	33 -6	£0.00 £90,000.00	£90,000.0	5									£0.00 £90,000.00
411	EXTFB05	Externals	Ground Floor	2. Superstructure	2.6 Windows and External Doors	external walls for ventilation and light year. 2.6.2 External doors: Doors and openings in external walls External Gla		No defects noted at the time of inspection.	like. Routine PPM on mechanisms	11 nr	£670	0.00 40	33	£670.00	£670.0	£670.0	0 £670.00	£670.00	£670.00	£670.00	£670.00	£670.00	£670.00	£670.00	£6,700.00
412	EXTFB06	Externals	Ground Floor	2. Superstructure	2.6 Windows and External Doors	for physical movement 2.6.2 External doors: Doors and openings in external walls for physical movement	з. В	No defects noted at the time of inspection.	-	7 nr	£0.0	0 30	23	£0.00	£0.0	0.0£	0 £0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
413 414	XTFB07 XTFB08	Externals Externals	Ground Floor Level 1	3. Internal Finishes 2. Superstructure	3.3 Ceiling Finishes 2.6 Windows and External Doors	3.3.2 False Cellings Metal perfora	rated ceiling. B azing to building elevation B	No defects noted at the time of inspection. Glazing was in good condition at the time of inspection.	-	408.3 m2 1 iter	2 £121 ms	1.52 20 30	13 23	£0.00 £0.00											£0.00 £0.00
415	EXTFB09	Externals	Level 2	2. Superstructure	2.6 Windows and External Doors	2.6.1 External windows: Windows and openings in External glaz	azing to building elevation B	Glazing was in good condition at the time of	-	1 iter	ms	30	23	£0.00											£0.00
						external walls for ventilation and light		inspection.																	
	EXTFB10	Externals	Level 3	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied Concrete sla to floor surfaces		Concrete Slabs are solled throughout.	Allow to deep clean concrete slabs.	1111.9 m2	2 10	30	23	£11,119.00	£11,119.0	0			£11,119.00					1,119.00	£33,357.00
417	XTFB11	Externals	Level 3	2. Superstructure	2.6 Windows and External Doors	2.6.1 External windows: Windows and openings in External glaz external walls for ventilation and light	azing 4 nr panels are cracked. C	Cracking located to external glazing	Allow to replace glazed panel with like for like replacement in year 1 and make an allowance for annual replacement of	4 iter	ms 7500	0 1	-6	£30,000.00	£30,000.0	£30,000.0	£30,000.00	£30,000.00	£30,000.00	£30,000.00	£30,000.00 £	£30,000.00 £3	0,000.00 £3	0,000.00	£300,000.00
									glazing.																
418 419	XTFB12 XTFB13	Externals Externals	Level 3 Level 3	8. External works 2. Superstructure	8.5 External fixtures 2.4 Stairs & Ramps		ting to be replaced. B ng external balcony B	Timber seating is solled throughout. No defects noted at the time of inspection.	Allow to re-varnish timber seats	6 nr 1 iter	150 ms	7 30	0 23	£900.00 £0.00	£900.0				£900.00						£1,800.00 £0.00
420	EXTFB14	Externals	Level 3	2. Superstructure	2.6 Windows and External Doors	2.6.2 External doors: Doors and openings in external walls Glazed doors for physical movement		No defects noted at the time of inspection.	-	3 nr	£0.0	0 40	33	£0.00											£0.00
	EXTFB15	Externals	Level 3	2. Superstructure 8. External works	3.2 Floor Finishes 8.2 Roads, paths, paving's and surfacing	3.2.1 Finishes to Floors: Preparatory work finishes applied Replacement to floor surfaces 8.2.1 Roads, paths and paving's: Preparation and Resin pebble	It of mat. B	Mat is in fair condition No defects noted at the time of inspection.	Allow for lifecycle replacement	2 nr	£350	0.00 10	3	£700.00				£700.00							£700.00
422		Externals	Level 3	2. Superstructure	2.6 Windows and External Doors	completion of unenclosed usable surfaces within the site	azing to building elevation B	No defects noted at the time of inspection.		1 iter	. 0	30	23	£0.00											£0.00
424	XTFB18	Externals	Level 4	2. Superstructure	2.6 Windows and External Doors	external walls for ventilation and light	azing to building elevation B	No defects noted at the time of inspection.	-	1 iter	ms	30	23	£0.00											£0.00
425	XTFB19	Externals	Level 5	2. Superstructure	2.6 Windows and External Doors	external walls for ventilation and light 2.6.1 External windows: Windows and openings in Double glaze		No defects noted at the time of inspection.	-	1 iter	ms	30	23	£0.00											£0.00
	EXTFB20 EXTFB21	Externals Externals	Level 6 Level 7	2. Superstructure 3. Internal Finishes	2.6 Windows and External Doors 3.2 Floor Finishes	2.6.1 External windows: Windows and openings in Double glaze external walls for ventilation and light 3.2.1 Finishes to Floors: Preparatory work finishes applied Concrete sla		No defects noted at the time of inspection. Concrete Slabs are solled throughout.	- Allow to deep clean concrete slabs.	1 iter 211.1 m2	ms 10	30 30	23	£0.00 £2,111.00	£2,111.0				£2,111.00						£0.00 £4,222.00
	XTFB22	Externals	Level 7 Level 7	8. External works	8.5 External fixtures	to floor surfaces 8.5.1 site/street furniture and equipment Timber Seatil	iting to be replaced. B	Timber seating is solled throughout.	Allow to re-varnish timber seats	4 nr	150	7	0	£600.00	£600.0	5			£600.00						£1,200.00
430	EXTFB23	Externals	Level 7	2. Superstructure 2. Superstructure	2.4 Stairs & Ramps 2.6 Windows and External Doors	and Handrails to stairs, ramps and landing 2.6.2 External doors: Doors and openings in external walls External Gia	azed doors. B	No defects noted at the time of inspection. No defects noted at the time of inspection.	-	. iter 6 pr	£0.0	0 40	33	£0.00											£0.00 £0.00
	XTFB25	Externals	Level 7	2. Superstructure	3.2 Floor Finishes	for physical movement 3.2.1 Finishes to Floors: Preparatory work finishes applied Replacemen	nt of mat. B	Mat is in fair condition	Allow for lifecycle replacement	2 nr	£350	0.00 10	3	£700.00				£700.00							£700.00
	EXTFB26	Externals	Level 7	8. External works		completion of unenclosed usable surfaces within the site	le external flooring. B	No defects noted at the time of inspection.	-	442.3 m2	2 0	20	13	£0.00					¯				_	_   ¯	£0.00
433	EXTFB27	Externals	Level 7	2. Superstructure	2.6 Windows and External Doors	2.6.1 External windows: Windows and openings in External glaz external walls for ventilation and light	azing 2 nr panels are cracked. C	Cracking located to external glazing	Allow to replace glazed panel with like for like replacement in year 1 and make an allowance for annual replacement of	2 iter	ms 7500	0 1	-6	£15,000.00	£15,000.0	£15,000.0	0 £15,000.00	£15,000.00	£15,000.00	£15,000.00	£15,000.00 £	£15,000.00 £1	5,000.00 £1	5,000.00	£150,000.00
									glazing.																
434	XTFB28	Externals	Level 8	2. Superstructure	2.6 Windows and External Doors	2.6.1 External windows: Windows and openings in Double glaze external walls for ventilation and light	zed units B	No defects noted at the time of inspection.	-	1 iter	ms	30	23	£0.00											£0.00
435	EXTFB29	Externals	Roof	2. Superstructure	2.6 Windows and External Doors		are cracked in central atrium. C	Cracking located to central glazed atrium	Allow to replace glazed panel with like for like replacement in year 1 and make an	1 iter	ms 5000	0 1	-6	£5,000.00	£5,000.0	£5,000.0	0 £5,000.00	£5,000.00	£5,000.00	£5,000.00	£5,000.00	£5,000.00 £	5,000.00 £	5,000.00	£50,000.00
									allowance for annual replacement of glazing.																
436	EXTFB30	Externals	Roof	2. Superstructure	2.3 Roof	2.3.1 Roof structure: All components of the roof structure Inverted flat	t roof C	No defects were noted at the time of	-	1 iter	ms	25	18	£0.00											£0.00
437	XTFB31	Externals	Elevation	2. Superstructure	2.1 Frame		re cladding B	inspection. There was no internal signs of water penetration.	Wash down within 2 years	1 iter	ms £20.	.000.00 30	23	£20,000.00	£20,000.0	0									£20,000.00
438	XTFB32	Externals	Elevation	2. Superstructure	2.1 Frame	external walls	azing to all elevations B	No defects were noted at the time of		1 iter	ms	35	28	£0.00											£0.00
439			Elevation	2. Superstructure	2.1 Frame			inspection. Other than identified elsewhere in this PPM. No defects noted at the time of inspection.	Weeh down within 10 years	1	ms £50.	000.00		£50,000.00						£50,000.00					£50,000.00
440		Externals		-		attached to the exterior of the building to protect the external walls	all elevations B	DDM	DDM	. iter		000.00 30	23	£50,000.00 £9,000.00	A4 447 -		0 00 000 1	AA AAA A			60.000.00	60.000 00	000.00	0.000.00	
440			Roof & Garden Terraces	8. External works		completion of unenclosed usable surfaces within the site	ig maintenance to terraces B	r1110	P2P201	ı iter	ms 9000	J 1	1					£9,000.00	£9,000.00	19,000.00	19,000.00	19,000.00 £	9,000.00 £	.9,000.00	190,000.00
441	EXTFB35	Externals	Roof & Garden Terraces- L7	2. Superstructure	2.3 Roof	2.3.1 Roof structure: All components of the roof structure Roof deck to	c level 7 C	Evidence of damage located to glazing to roof terraces, resulting in water tracking within building.	and undertake remedial works in year two and three. Provisional cost allowed	875 m2	2 £200	0.00 25	18	£175,000.00	£5,000.0	£87,500.0	0 £87,500.00								T
									for on worst case basis till further investigation identifies full extent of defect. Cost for replacing glazing allowed																
									detect. Cost for replacing glazing allowed for elsewhere																
			1	1	1	1		1	1		1		1	1									1		



Item Ref Asset No Location	Sub Location	BCIS 1st level-Major	BCIS 2nd Level Sub Element	BCIS 3nd Level Sub Element	Description	Condition Defects	Remedial Action	Qnty Unit	Rate Life	e Life Remaining pectancy = LE - 7 years	Cost	Year 1	Year 2 Y	ear 3 Yea	r 4 Year 5	Year 6	Year 7	Year 8 Ye	ar 9 Year 10	) Total
442 EXTFB36 Externals	Roof & Garden Terraces- L3	2. Superstructure	2.3 Roof	2.3.1 Roof structure: All components of the roof structure	Roof deck to level 3	C Evidence of damage located to glazing to roof terraces, resulting in water tracking within	and undertake remedial works in year	1195 m2	£200.00 25	18	£239,000.00	£5,000.00 £1	19,500.00 £119,	500.00						
						building.	two and three. Provisional cost allowed for on worst case basis till further investigation identifies full extent of defect. Cost for replacing glazing allowed for elsewhere													
443 SERV01 Level 6		5. Services	5.3 Disposal Installations	5.3.1 Foul Drainage above ground: Waste pipes to sanitary	Water Attenuation	C/D Blocked	Check alarm; over haul and de silt	1 Item	£10,000.00 20	13	£10,000.00	£10,000.00							£10,000.00	0 £20,000.00
444 SERV02 LGF		5. Services	5.3 Disposal Installations 5.3 Disposal Installations	appliances, services 5.3.1 Foul Drainage above ground: Waste pipes to sanitary appliances, services	Sump Pump to Amphitheatre	D Defective and does not work	Replace	1 Item	£5,000.00 15	8	£5,000.00	£5,000.00							£10,000.00	0 £15,000.00
445 SERV03 446 SERV04		5. Services	5.3 Disposal Installations	5.3.2 Chemical, Toxic and Industrial Liquid Waste Drainage 5.3.3 Refuse Disposal: Refuse chutes, local incinerators	N/A															£0.00
447 SERV05 LGF	Lower Ground Floor Sprinkler Tank Room	5. Services	5.4 Water Installations	and the like. 5.4.1 Mains Water Supply: Incoming water main from external face of external wall at point of entry into	Main intake	B routine check on meter and valves	Service valves	1 item	£200.00 20	13	£200.00	£200.00	£	200.00	£200.00		£200.00	£20	00.00	£1,000.00
448 SERV06 Plant	All Areas	5. Services	5.4 Water Installations	5.4.2 Cold Water Distribution: Cold water supply from storage tanks to appliances and equipment	Mixture of Cast Steel and copper	B Routine PPM B Routine PPM	Maintain chemical dosing Routine PPM	1 Item	£3,500.00 20	13	£3,500.00		,	500.00 £3,500		£3,500.00		£3,500.00 £3,50		
449 ASS037 LGF 450 LGF	Lower Ground Floor Sprinkler Tank Room Lower Ground Floor Sprinkler Tank	5. Services 5. Services	5.4 Water Installations 5.4 Water Installations	5.4.2 Cold Water Distribution: Cold water supply from storage tanks to appliances and equipment 5.4.3 Hot water distribution: Hot water and/or mixed water	Water Booster and Pressurisation	B Routine PPM B Routine PPM	Routine PPM Routine PPM	1 Item	£700.00 20 £100.00 20	13	£700.00 £100.00	£700.00 £100.00		700.00 £700 100.00 £100		£700.00 £100.00	£700.00 £100.00	£700.00 £70 £100.00 £10		
ASS112 451 All Floors	All DHW Pipework	5. Services	5.4 Water Installations	supply from, and including, storage cylinders, etc. 5.4.3 Hot water distribution: Hot water and/or mixed water	Expansion Vessel 300 Litre	B Stat Compliance	Routine PPM	1 Item	£600.00 20	13	£600.00	£600.00	£600.00 £	600.00 £600	.00 £600.00	£600.00	£600.00	£600.00 £60	00.00 £600.00	0 £6,000.00
COMP01 452 LGF	440 Litre Stainless Steel Buffer Vessel	5. Services	5.4 Water Installations	supply from, and including, storage cylinders, etc. 5.4.3 Hot water distribution: Hot water and/or mixed water	Compliance- Legionella Testing 440 Litre Stainless Steel Buffer Vessel 750mm x	B Routine PPM	Maintain chemical dosing ;	1 item	£200.00 20	13	£200.00	£200.00	£200.00 £	200.00 £200	.00 £200.00	£200.00	£200.00	£200.00 £20	00.00 £200.00	0 £2,000.00
ASS103 453 LGF	440 Litre Stainless Steel Buffer Vessel 440 Litre Stainless Steel Buffer Vessel	5. Services	5.4 Water Installations	supply from, and including, storage cylinders, etc. 5.4.3 Hot water distribution: Hot water and/or mixed water	440 Litre Stainless Steel Buffer Vessel 750mm x 440 Litre Stainless Steel Buffer Vessel 750mm x	B Routine PPM	Maintain chemical dosing	1 item	£200.00 20	13	£200.00	£200.00	£200.00 £	200.00 £200	.00 £200.00	£200.00	£200.00	£200.00 £20	00.00 £200.00	0 £2,000.00
ASS104 454 LGF	750mm x 1790mm LoB DHWS Circulation PHX to Buffer	5. Services	5.4 Water Installations	supply from, and including, storage cylinders, etc. 5.4.3 Hot water distribution: Hot water and/or mixed water	1790mm	B/C Routine PPM	Pump service; LCC replacement	1 item	£2,500.00 15	8	£200.00	£200.00	£200.00 £	200.00 £200	.00 £200.00	£200.00	£200.00 £	£2,500.00 £20	00.00 £200.00	0 £4,300.00
Pump 14 455 LGF	Vessel 4380 25-90AB, 0.25kW, 2 Pole, 85mm imp LoB DHWS Circulation PHX to Buffer	5. Services	5.4 Water Installations	supply from, and including, storage cylinders, etc. 5.4.3 Hot water distribution: Hot water and/or mixed water	LoB DHWS Circulation PHX to Buffer Vessel 4380 25-90AB. 0.25kW. 2 Pole. 85mm imp	B/C Routine PPM	Pump service; LCC replacement	1 item	£2,500.00 15	8	£200.00	£200.00	£200.00 £	200.00 £200	.00 £200.00	£200.00	£200.00 f	£2,500.00 £20	00.00 £200.00	0 £4,300.00
Pump 15 456 GF	Vessel 4380 25-90AB, 0.25kW, 2 Pole, 85mm imp	5. Services	5.4 Water Installations	supply from, and including, storage cylinders, etc. 5.4.4 Local Hot Water Distribution: Local hot water heaters	LoB DHWS Circulation PHX to Buffer Vessel 4380 25-90AB, 0.25kW, 2 Pole, 85mm imp	B Routine PPM	Replace at LCC	1 item	£4,000.00 10	3	£4,000.00	£0.00	£0.00	£0.00 £4,000	.00 £0.00	£0.00	£0.00	£0.00 f	20.00 £0.00	0 £4,000.00
ASS117 457 ASS118 GF		5. Services	5.4 Water Installations	5.4.4 Local Hot Water Distribution: Local hot water heaters	ZIP Hydroboll 5 Litre 2.4 kW ZIP Hydrotap	B Routine PPM	Replace at LCC	1 item	£4,000.00 10	3	£4,000.00	£0.00		£0.00 £4,000		£0.00	£0.00		£0.00 £0.00	
459 ASS119 Level 7	Tea Points Tea Points	5. Services 5. Services	5.4 Water Installations 5.4 Water Installations	5.4.4 Local Hot Water Distribution: Local hot water heaters 5.4.4 Local Hot Water Distribution: Local hot water heaters	ZIP Hvdroboil 15 Litre 3kW	B Routine PPM B Routine PPM	Replace at LCC Replace at LCC	1 item 1 item	£4,000.00 10 £4,000.00 10	3	£4,000.00 £4,000.00	£0.00 £0.00	£0.00 £0.00	£0.00 £4,000 £0.00 £4,000		£0.00 £0.00	£0.00 £0.00	£0.00 £ £0.00 £	£0.00 £0.00 £0.00 £0.00	0 £4,000.00 0 £4,000.00
ASS120 460 Level 6 ASS121	Tea Points	5. Services	5.4 Water Installations	5.4.4 Local Hot Water Distribution: Local hot water heaters	ZIP Hydroboll 15 Litre 3kW ZIP Varipoint 30 Litre Copper Unvented	B Routine PPM	Replace at LCC	1 item	£4,000.00 10	3	£4,000.00	£0.00	£0.00	£0.00 £4,000		£0.00	£0.00	£0.00 £	.0.00 £0.00	0 £4,000.00
461 Level 7 462 Level 8	Tea Points	5. Services 5. Services	5.4 Water Installations 5.4 Water Installations	5.4.4 Local Hot Water Distribution: Local hot water heaters 5.4.4 Local Hot Water Distribution: Local hot water heaters	ZIP Hydrotap	B Routine PPM B Routine PPM	Replace at LCC Replace at LCC	1 item	£4,000.00 10 £4,000.00 10	3	£4,000.00 £4,000.00	£0.00 £0.00	£0.00 £0.00	£0.00 £4,000 £0.00 £4,000		£0.00 £0.00	£0.00 £0.00	£0.00 £0	0.00 £0.00 20.00 £0.00	0 £4,000.00 0 £4,000.00
463 ASS123 Level 8 ASS036	Plant	5. Services	5.4 Water Installations	5.4.5 Other	ZIP Hvdrotap Grey Water Booster Set Armstrong 2 Pump Booster Set Operating Duty - Standby	D Decommissioned	Re- Commission	1 Item	£5,000.00 20	13	£5,000.00	£5,000.00	£0.00	£0.00 £0		£0.00	£0.00	£0.00 £	.0.00 £0.00	0 £5,000.00
464 ASS114 Level 8 465 HE1&02 LGF	Plant	5. Services 5. Services	5.4 Water Installations 5.5 Heat Source	5.4.5 Other 5.5.1 Heat Source	Set Operating Duty - Standby Submersible Greywater Lifting Pump Plate heat exchangers from REP and BCC District Main	D Decommissioned B Check for corrosion and heat supply	Re- Commission Monitor heat output from network	1 Item 1 item	£2,500.00 20 £500.00 15	13 8	£2,500.00 £10,000.00	£2,500.00 £0.00	£0.00 £0.00	£0.00 £0 £0.00 £0	00.00 £0.00 00.02 00.00	£0.00 £0.00	£0.00 £0.00 £	£0.00 £ £10,000.00 £10,00	0.00 £0.00 0.00 £0.00	0 £2,500.00 0 £20,000.00
466 LGF	Plate Heat Exchanger	5. Services 5. Services	5.5 Heat Source 5.5 Heat Source	5.5.1 Heat Source 5.5.1 Heat Source	Main 1 No PHE Type B15x40/1P-SC-S	B/C Working but will require replacement at end of LCC B/C Working but will require replacement at end of		1 Item	£550.00 15	8	£550.00	£0.00		£0.00 £0		£0.00	£0.00	£550.00 £	E0.00	£550.00 £550.00
467 ASS182 LGF	Plate Heat Exchanger	5. Services	5.5 Heat Source	5.5.1 Heat Source	1 No PHE Type B8Tx40/1P-SC-M	E/C      Working but will require replacement at end of      LCC      B/C      Working but will require replacement at end of	Replace at LCC	1 Item	£550.00 15	8	£550.00	£0.00	£0.00	£0.00 £0		£0.00	£0.00	£550.00 £	20.00	£550.00
ASS183 469 ASS184	Plate Heat Exchanger Plate Heat Exchanger	5. Services	5.5 Heat Source	5.5.1 Heat Source	1 No PHE Type B15x40/1P-SC-S 1 No PHE Type B15x40/1P-SC-S	B/C Working but will require replacement at end of LCC		1 Item	£550.00 15	8	£550.00	£0.00	£0.00	£0.00 £0		£0.00	£0.00	£550.00 £	.0.00	£550.00
470 LGF 471 LGF	Plate Heat Exchanger	5. Services 5. Services	5.5 Heat Source 5.5 Heat Source	5.5.1 Heat Source 5.5.1 Heat Source	1 No PHE Type B8Tx40/1P-SC-M	B/C Working but will require replacement at end of LCC B/C Working but will require replacement at end of		1 Item	£550.00 15 £550.00 15	8	£550.00 £550.00	£0.00 £0.00	£0.00 £0.00	£0.00 £0		£0.00 £0.00	£0.00 £0.00	£550.00 £	E0.00 E0.00	£550.00 £550.00
472 ASS186 472 LGF	Plate Heat Exchanger	5. Services	5.5 Heat Source	5.5.1 Heat Source	1 No PHE Type B8Tx40/1P-SC-M 1 No PHE Type B15x40/1P-SC-S	B/C Working but will require replacement at end of LCC	Replace at LCC	1 Item	£550.00 15	8	£550.00	£0.00	£0.00	£0.00 £0	.00 £0.00	£0.00	£0.00	£550.00 f	.0.00	£550.00
473 LGF 474 LGF	Plate Heat Exchanger	5. Services 5. Services	5.5 Heat Source 5.5 Heat Source	5.5.1 Heat Source 5.5.1 Heat Source	1 No PHE Type B8Tx30/1P-SC-M	B/C Working but will require replacement at end of LCC B/C Working but will require replacement at end of	Replace at LCC Replace at LCC	1 Item	£550.00 15	8	£550.00	£0.00	£0.00	£0.00 £0		£0.00	£0.00	£550.00 £ £1,100.00 £	0.00	£550.00 £1,100.00
475 ASS189 LGF	Plate Heat Exchanger Plate Heat Exchanger	5. Services	5.5 Heat Source	5.5.1 Heat Source	2 No PHE Type B8Tx40/1P-SCM 2 No PHE Type B8Tx40/1P-SCM	B/C     Working but will require replacement at end of     LCC		2 Item	£550.00 15	8	£550.00	£0.00	£0.00	£0.00 £0		£0.00			E0.00	£1,100.00
476 LGF ASS191 LOF	Plate Heat Exchanger	5. Services	5.5 Heat Source	5.5.1 Heat Source	2 No PHE Type B28x36/1P-SC-S	B/C Working but will require replacement at end of LCC Working but will require replacement at end of LCC		2 Item	£550.00 15	8	£550.00	£0.00	£0.00	£0.00 £0		£0.00 £0.00		£1,100.00 £	E0.00	£1,100.00 £1,100.00
477 ASS192 LGF	Plate Heat Exchanger	5. Services 5. Services	5.5 Heat Source 5.5 Heat Source	5.5.1 Heat Source 5.5.1 Heat Source	2 No PHE Type B15Hx44/1P-SC-M	B/C Working but will require replacement at end of LCC B/C Working but will require replacement at end of		2 Item	£550.00 15	8	£550.00	£0.00	£0.00	£0.00 £0	.00 £0.00	£0.00		£1,100.00 £	20.00	£1,100.00
479 LGF ASS194	Plate Heat Exchanger Plate Heat Exchanger	5. Services	5.5 Heat Source	5.5.1 Heat Source	2 No PHE Type B10THx50/1P-SC-S 2 No PHE Type B8Tx40/1P-SCM	B/C Working but will require replacement at end of LCC		2 Item	£550.00 15	8	£550.00	£0.00		£0.00 £0		£0.00		£1,100.00 £	.0.00	£1,100.00
480 LGF 481 LGF	Plate Heat Exchanger	5. Services 5. Services	5.5 Heat Source 5.5 Heat Source	5.5.1 Heat Source 5.5.1 Heat Source	2 No PHE Type B8Tx40/1P-SC-M	B/C Working but will require replacement at end of LCC B/C Working but will require replacement at end of		2 Item 2 Item	£550.00 15 £550.00 15	8	£550.00 £550.00	£0.00 £0.00	£0.00 £0.00	£0.00 £0		£0.00 £0.00		£1,100.00 £ £1,100.00 £	E0.00 E0.00	£1,100.00 £1,100.00
482 LGF ASS197	Plate Heat Exchanger Plate Heat Exchanger	5. Services	5.5 Heat Source	5.5.1 Heat Source	2 No PHE Type B8Tx40/1P-SC-M 2 No PHE Type B8Tx30/1P-SC-M	B/C Working but will require replacement at end of LCC	Replace at LCC	2 Item	£550.00 15	8	£550.00	£0.00	£0.00	£0.00 £0		£0.00		£1,100.00 £	0.00	£1,100.00
483 LGF ASS198 GF	Plate Heat Exchanger	5. Services 5. Services	5.5 Heat Source 5.6 Space Heating and Air Conditioning	5.5.1 Heat Source 5.6.2 Local Heating: Systems where heating is generated	2 No PHE Type B8Tx30/1P-SC-M Uniflair Unit Space Heaters UH 01 to Underfloor	B/C Working but will require replacement at end of LCC B Working normally	Replace at LCC Routine PPM; replace year 8	2 Item 1 Item	£550.00 15 £250.00 15	8	£550.00 £1,100.00	£0.00 £250.00		£0.00 £0		£0.00 £250.00		£1,100.00 £25	£0.00 50.00 £250.00	£1,100.00 0 £3,350.00
485 ASS010 GF	UG Floor Heating	5. Services	5.6 Space Heating and Air Conditioning	5.6.2 Local Heating: Systems where heating is generated	heating - GF Uniflair Unit Space Heaters UH 02 to Underfloor heating - GF	B Working normally	Routine PPM; replace year 8	2 Item	£250.00 15	8	£1,100.00	£250.00	£250.00 £	250.00 £250	.00 £250.00	£250.00	£250.00	£1,100.00 £25	50.00 £250.00	0 £3,350.00
486 GF ASS012 GF	UG Floor Heating	5. Services	5.6 Space Heating and Air Conditioning 5.6 Space Heating and Air Conditioning	in or adjacent to the space to be treated.	Uniflair Unit Space Heaters UH 01 to Underfloor heating - GF Uniflair Unit Space Heaters UH 02 to Underfloor	B Working normally B Working normally	Routine PPM; replace year 8 Routine PPM; replace year 8	3 Item	£250.00 15 £250.00 15	8	£1,100.00	£250.00	£250.00 £	250.00 £250 250.00 £250	.00 £250.00	£250.00	£250.00 £	£1,100.00 £25 £1,100.00 £25	50.00 £250.00 50.00 £250.00	0 £3,350.00 0 £3.350.00
488 488 488	UG Floor Heating	5. Services	5.6 Space Heating and Air Conditioning	in or adjacent to the space to be treated. 5.6.2 Local Heating: Systems where heating is generated in or adjacent to the space to be treated.	heating - GF Uniflair Unit Space Heaters UH 03	B None noted	Routine PPM; replace year 8	1 Item	£100.00 15	8	£100.00	£100.00		100.00 £100		£100.00	£100.00	£500.00 £50		
489	VT- Pump	5. Services 5. Services	5.6 Space Heating and Air Conditioning	5.6.2 Local Heating: Systems where heating is generated in or adjacent to the space to be treated.	Uniflair Unit Space Heaters UH 04	B None noted B None noted	Routine PPM; replace year 8 Routine PPM; replace year 8	1 Item	£100.00 15	8	£100.00 £100.00	£100.00 £100.00		100.00 £100		£100.00 £100.00	£100.00	£500.00 £50	00.00 £100.00	0 £1,800.00 0 £1,800.00
491	VT- Pump VT- Pump	5. Services	5.6 Space Heating and Air Conditioning 5.6 Space Heating and Air Conditioning	5.6.2 Local Heating: Systems where heating is generated in or adiacent to the space to be treated. 5.6.2 Local Heating: Systems where heating is generated	Uniflair Unit Space Heaters UH 01	B None noted	Routine PPM; replace year 8	1 Item	£100.00 15	8	£100.00	£100.00		100.00 £100		£100.00			00.00 £100.00	
492	VT- Pump	5. Services	5.6 Space Heating and Air Conditioning	in or adiacent to the space to be treated. 5.6.2 Local Heating: Systems where heating is generated in or adjacent to the space to be treated.	Uniflair Unit Space Heaters UH 01 Uniflair Unit Space Heaters UH 02	B None noted	Routine PPM; replace year 8	1 Item	£100.00 15	8	£100.00	£100.00		100.00 £100		£100.00	£100.00	£500.00 £50		
494	VT- Pump	5. Services 5. Services	5.6 Space Heating and Air Conditioning 5.6 Space Heating and Air Conditioning	5.6.2 Local Heating: Systems where heating is generated in or adiacent to the space to be treated. 5.6.2 Local Heating: Systems where heating is generated	Uniflair Unit Space Heaters UH 03	B None noted B None noted	Routine PPM; replace year 8 Routine PPM; replace year 8	1 Item 1 Item	£100.00 15 £100.00 15	8	£100.00 £100.00	£100.00 £100.00		100.00 £100 100.00 £100		£100.00 £100.00	£100.00 £100.00	£500.00 £50 £500.00 £50	00.00 £100.00 00.00 £100.00	0 £1,800.00 0 £1,800.00
495	VT- Pump VT- Pump	5. Services	5.6 Space Heating and Air Conditioning	in or adiacent to the space to be treated. 5.6.2 Local Heating: Systems where heating is generated in or adiacent to the space to be treated.	Uniflair Unit Space Heaters UH 04 Uniflair Unit Space Heaters UH 05	B None noted	Routine PPM; replace year 8	1 Item	£100.00 15	8	£100.00	£100.00		100.00 £100		£100.00	£100.00	£500.00 £50		
496 ASS139 Plant 497	VT- Pump	5. Services 5. Services	5.6 Space Heating and Air Conditioning 5.6 Space Heating and Air Conditioning	5.6.2 Local Heating: Systems where heating is generated in or adjacent to the space to be treated. 5.6.2 Local Heating: Systems where heating is generated	Uniflair Unit Space Heaters UH 01	B None noted B None noted	Routine PPM; replace year 8 Routine PPM; replace year 8	1 Item	£100.00 15 £100.00 15	8	£100.00 £100.00	£100.00 £100.00		100.00 £100 100.00 £100		£100.00 £100.00	£100.00 £100.00	£500.00 £50 £500.00 £50	00.00 £100.00 00.00 £100.00	0 £1,800.00 0 £1,800.00
498	VT- Pump VT- Pump	5. Services	5.6 Space Heating and Air Conditioning	in or adiacent to the space to be treated. 5.6.2 Local Heating: Systems where heating is generated in or adiacent to the space to be treated.	Uniflair Unit Space Heaters UH 02 Uniflair Unit Space Heaters UH 03	B None noted	Routine PPM; replace year 8	1 Item	£100.00 15	8	£100.00	£100.00	£100.00 £	100.00 £100	.00 £100.00	£100.00	£100.00	£500.00 £50	00.00 £100.00	0 £1,800.00
499 GF ASS169 GF	UG Floor Heating	5. Services 5. Services	5.6 Space Heating and Air Conditioning 5.6 Space Heating and Air Conditioning	5.6.2 Local Heating: Systems where heating is generated in or adiacent to the space to be treated. 5.6.2 Local Heating: Systems where heating is generated	Uniflair Unit Space Heaters UH 03 Manifold Assembly GF M01 (11 Outlets)- UG Floor Heating	B None noted B None noted	Routine PPM; replace year 8 Routine PPM; replace year 8	1 Item	£100.00 15 £100.00 15	8	£100.00 £100.00	£100.00 £100.00		100.00 £100		£100.00 £100.00		£1,800.00 £1,80 £1,800.00 £1,80		0 £4,400.00 0 £4,400.00
501 GF	UG Floor Heating UG Floor Heating	5. Services	5.6 Space Heating and Air Conditioning	in or adjacent to the space to be treated. 5.6.2 Local Heating: Systems where heating is generated in or adjacent to the space to be treated.	Manifold Assembly GF M02 (12 Outlets) Manifold Assembly GF M03 (6 Outlets)	B None noted	Routine PPM; replace year 8	1 Item	£100.00 15	8	£100.00	£100.00		100.00 £100		£100.00		£1,800.00 £1,80		0 £4,400.00
502 ASS172 GF	UG Floor Heating	5. Services 5. Services	5.6 Space Heating and Air Conditioning 5.6 Space Heating and Air Conditioning	5.6.2 Local Heating: Systems where heating is generated in or adiacent to the space to be treated. 5.6.2 Local Heating: Systems where heating is generated	Manifold Assembly GF M03 to Outlets) Manifold Assembly GF M04 (7 Outlets)	B None noted B None noted	Routine PPM; replace year 8 Routine PPM; replace year 8	1 Item	£100.00 15	8	£100.00	£100.00 £100.00		100.00 £100		£100.00 £100.00		£1,800.00 £1,80		0 £4,400.00 0 £4,400.00
503 ASS173 504 ASS161	UG Floor Heating	5. Services 5. Services	5.6 Space Heating and Air Conditioning 5.6 Space Heating and Air Conditioning	in or adjacent to the space to be treated. 5.6.2 Local Heating: Systems where heating is generated	Manifold Assembly GF M04A (6 Outlets)	B None noted	Routine PPM; replace year 8	1 Item	£100.00 15	8	£100.00	£100.00		100.00 £100		£100.00		£1,800.00 £1,80		0 £4,400.00
ASS161 LGF ASS162 LGF	UG Floor Heating	5. Services	5.6 Space Heating and Air Conditioning	in or adjacent to the space to be treated. 5.6.2 Local Heating: Systems where heating is generated in or adjacent to the space to be treated.	Manifold Assembly LG M01 (11 Outlets) Manifold Assembly LG M02 (8 Outlets)	B None noted	Routine PPM; replace year 8	1 Item	£100.00 15	8	£100.00	£100.00		£100		£100.00		£1,800.00 £1,80		
507 LGF	UG Floor Heating	5. Services 5. Services	5.6 Space Heating and Air Conditioning 5.6 Space Heating and Air Conditioning	5.6.2 Local Heating: Systems where heating is generated in or adiacent to the space to be treated. 5.6.2 Local Heating: Systems where heating is generated	Manifold Assembly LG M03 (9 Outlets)	B None noted B None noted	Routine PPM; replace year 8 Routine PPM; replace year 8	1 Item	£100.00 15 £100.00 15	8	£100.00 £100.00	£100.00 £100.00		100.00 £100 100.00 £100		£100.00 £100.00		£1,800.00 £1,80 £1,800.00 £1,80		
ASS164 508 LGF ASS165	UG Floor Heating UG Floor Heating	5. Services	5.6 Space Heating and Air Conditioning	in or adiacent to the space to be treated. 5.6.2 Local Heating: Systems where heating is generated in or adiacent to the space to be treated.	Manifold Assembly LG M04 (10 Outlets) Manifold Assembly LG M05 (7 Outlets)	B None noted	Routine PPM; replace year 8	1 Item	£100.00 15	8	£100.00	£100.00		100.00 £100		£100.00		£1,800.00 £1,80		
509 LGF ASS166 LGF	UG Floor Heating	5. Services 5. Services	5.6 Space Heating and Air Conditioning 5.6 Space Heating and Air Conditioning	5.6.2 Local Heating: Systems where heating is generated in or adjacent to the space to be treated. 5.6.2 Local Heating: Systems where heating is generated	Manifold Assembly LG M06 (8 Outlets)	B None noted B None noted	Routine PPM; replace year 8 Routine PPM; replace year 8	1 Item	£100.00 15 £100.00 15	8	£100.00 £100.00	£100.00 £100.00		100.00 £100		£100.00 £100.00		£1,800.00 £1,80 £1,800.00 £1,80		
ASS167 511 ASS168	UG Floor Heating	5. Services	5.6 Space Heating and Air Conditioning	in or adiacent to the space to be treated.	Manifold Assembly LG M07 (8 Outlets) Manifold Assembly LG M08 (5 Outlets)	B None noted	Routine PPM; replace year 8	1 Item	£100.00 15	8	£100.00	£100.00		100.00 £100		£100.00		£1,800.00 £1,80		0 £4,400.00
512 Lower Ground	UG Floor Heating	5. Services 5. Services	5.6 Space Heating and Air Conditioning 5.6 Space Heating and Air Conditioning	5.6.2 Local Heating: Systems where heating is generated in or adiacent to the space to be treated. 5.6.2 Local Heating: Systems where heating is generated	Manifold Assembly LGFM M11 (12 Outlets)	B None noted B None noted	Routine PPM; replace year 8 Routine PPM; replace year 8	1 Item	£100.00 15 £100.00 15	8	£100.00 £100.00	£100.00 £100.00		100.00 £100		£100.00 £100.00		£1,800.00 £1,80 £1,800.00 £1,80		0 £4,400.00 0 £4,400.00
ASS177 Floor Mezz 514 Lower Ground	UG Floor Heating	5. Services 5. Services	5.6 Space Heating and Air Conditioning 5.6 Space Heating and Air Conditioning	in or adjacent to the space to be treated. 5.6.2 Local Heating: Systems where heating is generated	Manifold Assembly LGFM M10 (5 Outlets)	B None noted B None noted	Routine PPM; replace year 8 Routine PPM; replace year 8	1 Item	£100.00 15 £100.00 15	8	£100.00	£100.00		100.00 £100		£100.00		£1,800.00 £1,80 £1,800.00 £1,80		
ASS178 Floor Mezz 515 Pump1 Level 9	UG Floor Heating Circulation Pump	5. Services	5.6 Space Heating and Air Conditioning	in or adiacent to the space to be treated. 5.6.2 Local Heating: Systems where heating is generated in or adiacent to the space to be treated.	Manifold Assembly LGFM M09 (6 Outlets) LoB and REP Constant Temp Heating 4300 IVS Int 100-330, 15kW, 4 Pole, 335mm impeller	B None noted	Routine PPM ; replace year 10	1 Item	£3,500.00 15	8	£3,500.00	£0.00		£0.00 £0		£0.00		£3,500.00 £	0.00 £0.00	0 £3,500.00
515 Pump1 Level 9	Circulation Pump	5. Services 5. Services	5.6 Space Heating and Air Conditioning 5.6 Space Heating and Air Conditioning	5.6.2 Local Heating: Systems where heating is generated in or adjacent to the space to be treated. 5.6.2 Local Heating: Systems where heating is generated	LoB Secondary DHWS Circulator 4380 32-120 AB, 1.1kW, 2 Pole 120mm LoB and REP Constant Temp Heating 4300 IVS Int	B None noted B None noted	Routine PPM ; replace year 10 Routine PPM ; replace year 10	1 Item	£1,000.00 15 £3,500.00 15	8	£1,000.00 £3,500.00	£0.00 £0.00	£0.00	£0.00 £0		£0.00 £0.00		£1,000.00 £ £3,500.00 £	20.00 £0.00	0 £1,000.00 0 £3,500.00
Pump1 Level 9 518 Pump1 Level 9	Circulation Pump	5. Services	5.6 Space Heating and Air Conditioning	in or adjacent to the space to be treated. 5.6.2 Local Heating: Systems where heating is generated in or adjacent to the space to be treated.	100-330, 15kW, 4 Pole, 335mm impeller LoB and REP Constant Temp Heating 4300 IVS Int 100-330, 15kW, 4 Pole, 335mm impeller	B None noted	Routine PPM ; replace year 10	1 Item	£3,500.00 15	8	£3,500.00	£0.00		£0.00 £0		£0.00		£3,500.00 £	£0.00 £0.00	0 £3,500.00
519 Pump1 Level 9 520	Circulation Pump Circulation Pump	5. Services 5. Services	5.6 Space Heating and Air Conditioning 5.6 Space Heating and Air Conditioning	5.6.2 Local Heating: Systems where heating is generated in or adiacent to the space to be treated. 5.6.2 Local Heating: Systems where heating is generated	LoB and REP VariableTemp Heating 4300 IVS Int 80-330, 5.5kW, 4 Pole, 295mm impel LoB and REP VariableTemp Heating 4300 IVS Int	B None noted B None noted	Routine PPM ; replace year 10 Routine PPM ; replace year 10	1 Item 1 Item	£1,500.00 15 £1,500.00 15	8	£1,500.00 £1,500.00	£0.00 £0.00		£0.00 £0		£0.00 £0.00		£1,500.00 £ £1,500.00 £	£0.00 £0.00 £0.00 £0.00	
Pump1 Level 9			,, conditioning	in or adjacent to the space to be treated.	80-330, 5.5kW, 4 Pole, 295mm impel										20.00					



Item Ref Asset No Location	Sub Location	BCIS 1st level-Major Element	BCIS 2nd Level Sub Element	BCIS 3nd Level Sub Element	Description	Condition Defects	Remedial Action 0	Anty Unit	Rate	Life Li Expectancy =	ife Remaining Cost LE - 7 years	Year 1	Year 2	'ear 3 Y	ear 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10 Total
521 Duras 20 Lauri 0	Circulation Pump	5. Services	5.6 Space Heating and Air Conditioning	5.6.2 Local Heating: Systems where heating is generated	LoB Run around coil heat recovery AHU1 4380 40- 200 4 4 MW 4 Pala 200 mm immellar	8 None noted	Routine PPM ; replace year 10 1	Item	£1,500.00	15 8	£1,500.00	£0.00	£0.00	£0.00	E0.00	£0.00	£0.00	£0.00	£1,500.00	£0.00	£0.00 £1,500.00
522 Pump 27 Level 9	Circulation Pump	5. Services		in or adiacent to the space to be treated. 5.6.2 Local Heating: Systems where heating is generated in or adjacent to the space to be treated.	200, 1.1kW, 4 Pole, 206mm impeller LoB Run around coil heat recovery AHU4S 4380 50- 250, 3.0kW, 4 Pole, 242 impellor	None noted	Routine PPM ; replace year 10 1	Item	£2,500.00	15 8	£2,500.00	£0.00	£0.00		£0.00	£0.00	£0.00	£0.00	£2,500.00	£0.00	£0.00 £2,500.00
523 Pump 28 Level 9	Circulation Pump	5. Services 5. Services		5.6.2 Local Heating: Systems where heating is generated in or adiacent to the space to be treated. 5.6.2 Local Heating: Systems where heating is generated	LoB Run around coil heat recovery AHU7SE 4380 E 50-250, 1.5 kW, 4 Pole, 213 impeller LoB Run around coil heat recovery AHU10SE 4380 E	8 None noted 8 None noted	Routine PPM ; replace year 10 1 Routine PPM ; replace year 10 1	Item	£1,500.00 £1.500.00	15 8	£1,500.00 £1,500.00	£0.00 £0.00	£0.00 £0.00		EO.00 EO.00	£0.00 £0.00	£0.00 £0.00	£0.00 £0.00	£1,500.00 £1,500.00	£0.00	£0.00 £1,500.00 £0.00 £1,500.00
Pump 29 Level 9 525 GF-FCU01 GF	Ceiling Void	5. Services		in or adjacent to the space to be treated. 5.6.4 Local Cooling: Systems where cooling is performed	50-250, 1.5kW, 4 Pole, 213mm impeller FCU01- FCU34 - MAT 270 E	8 Routine filter and motor changes on Fan Coils	Replace filters- Ad hoc motors twice per 1	4 Item	£40.00	20 13	3 £1,400.00	£560.00	£560.00 £			£560.00	£560.00	£560.00	£560.00	£560.00	£24,640.00
526 GFM-FCU15 Ground Floor Mezz		5. Services		in or adiacent to the space to be treated 5.6.4 Local Cooling: Systems where cooling is performed in or adjacent to the space to be treated	FCU15-16; 19-33;36&41 - MAT 270 E	Routine filter and motor changes on Fan Coils	year; Replace with new - Year 11	3 Item	£40.00	20 13	3 £1,400.00	£520.00				£520.00	£520.00	£520.00	£520.00		£18,200.00 £22,880.00
527 GFM-FCU17 Ground Floor Mezz 528 L1-FCU01 Level 1	Ceiling Void Ceiling Void	5. Services 5. Services		5.6.4 Local Cooling: Systems where cooling is performed in or adiacent to the space to be treated 5.6.4 Local Cooling: Systems where cooling is performed	FCU17- 18; 34&35 -Ecovert 400 E FCU01 -32; 38-49- Chassis Exposed- MAT270 E	Routine filter and motor changes on Fan Coils     Routine filter and motor changes on Fan Coils	Replace filters- Ad hoc motors twice per 4	Item	£40.00	20 13	3 £1,400.00 3 £1,400.00	£160.00 £1,240.00		160.00 £1 240.00 £1,2		£160.00 1,240.00	£160.00 £1,240.00	£160.00 £1,240.00	£160.00 £1,240.00		£5,600.00 £7,040.00 243,400.00 £54,560.00
529 L1-FCU33 Level 1	Ceiling Void	5. Services	5.6 Space Heating and Air Conditioning	in or adjacent to the space to be treated 5.6.4 Local Cooling: Systems where cooling is performed	FCU33 -35 Ecovert-250	8 Routine filter and motor changes on Fan Coils	year; Replace with new - Year 13 Replace filters- Ad hoc motors twice per 3	Item	£40.00	20 13	3 £1,400.00	£120.00				£120.00	£120.00	£120.00	£120.00		£4,200.00 £5,280.00
530 L1-FCU36 Level 1	Ceiling Void	5. Services	5.6 Space Heating and Air Conditioning	in or adjacent to the space to be treated 5.6.4 Local Cooling: Systems where cooling is performed in or adjacent to the space to be treated	FCU36 - Ecovert-550 E	8 Routine filter and motor changes on Fan Coils	year; Replace with new - Year 14 Replace filters- Ad hoc motors twice per 1 year; Replace with new - Year 15	Item	£40.00	20 13	3 £1,400.00	£40.00	£40.00	£40.00 £	40.00	£40.00	£40.00	£40.00	£40.00	£40.00	£1,400.00 £1,760.00
531 L1-FCU37 Level 1 532 L2-FCU01 Level 2	Celling Void	5. Services	5.6 Space Heating and Air Conditioning 5.6 Space Heating and Air Conditioning	5.6.4 Local Cooling: Systems where cooling is performed in or adiacent to the space to be treated 5.6.4 Local Cooling: Systems where cooling is performed	FCU37 - Ecovert-400 E	Routine filter and motor changes on Fan Coils     Routine filter and motor changes on Fan Coils	Replace filters- Ad hoc motors twice per 1	ltem	£40.00	20 13	3 £1,400.00 3 £1,400.00	£40.00 £480.00			40.00 80.00	£40.00	£40.00	£40.00	£40.00		£1,400.00 £1,760.00 216,800.00 £21,120.00
533 L2-FCU02 Level 2	Ceiling Void	5. Services 5. Services		in or adjacent to the space to be treated 5.6.4 Local Cooling: Systems where cooling is performed	FCU02- Ecovert 250 E	8 Routine filter and motor changes on Fan Coils	year; Replace with new - Year 17 Replace filters- Ad hoc motors twice per 1	Item	£40.00	20 13	3 £1,400.00	£40.00			40.00	£40.00	£40.00	£40.00	£40.00		£1,400.00 £1,760.00
534 L2-FCU03 Level 2	Ceiling Void	5. Services	5.6 Space Heating and Air Conditioning	in or adiacent to the space to be treated 5.6.4 Local Cooling: Systems where cooling is performed in or adiacent to the space to be treated	FCU03- Ecovert 250 E	8 Routine filter and motor changes on Fan Coils	year; Replace with new - Year 18 Replace filters- Ad hoc motors twice per year; Replace with new - Year 19	Item	£40.00	20 13	3 £1,400.00	£40.00	£40.00	£40.00 £	40.00	£40.00	£40.00	£40.00	£40.00	£40.00	£1,400.00 £1,760.00
535 L3-FCU03 Level 3	Ceiling Void	5. Services		5.6.4 Local Cooling: Systems where cooling is performed in or adjacent to the space to be treated	FCU03 & 4 ECOVERT 250 E	8 Routine filter and motor changes on Fan Coils	Replace filters- Ad hoc motors twice per 2 year: Replace with new - Year 20	Item	£40.00	20 13	3 £1,400.00	£80.00			80.00	£80.00	£80.00	£80.00	£80.00		£2,800.00 £3,520.00
536 L3-FCU05 Level 3 537 L3-FCU12 Level 3	Ceiling Void Ceiling Void	5. Services 5. Services	5.6 Space Heating and Air Conditioning 5.6 Space Heating and Air Conditioning	5.6.4 Local Cooling: Systems where cooling is performed in or adiacent to the space to be treated 5.6.4 Local Cooling: Systems where cooling is performed	FCU05- MAT 270 E FCU 12-15 ECOVERT 400 E	8 Routine filter and motor changes on Fan Coils 8 Routine filter and motor changes on Fan Coils	year; Replace with new - Year 21 Replace filters- Ad hoc motors twice per 3	6 Item	£40.00 £40.00	20 13	3 £1,400.00 3 £1,400.00	£120.00		540.00 £6 120.00 £1	40.00	£640.00 £120.00	£640.00 £120.00	£120.00	£120.00	£640.00 ±	£4,200.00 £5,280.00
538 L4-FCU01 Level 4	Ceiling Void	5. Services	5.6 Space Heating and Air Conditioning	in or adjacent to the space to be treated 5.6.4 Local Cooling: Systems where cooling is performed in or adjacent to the space to be treated	FCU 01-42- MAT 270- 4kW E	8 Routine filter and motor changes on Fan Coils	year; Replace with new - Year 22 Replace filters- Ad hoc motors twice per year; Replace with new - Year 23	2 Item	£40.00	20 13	3 £1,400.00	£1,680.00	£1,680.00 £1	580.00 £1,6	80.00 £	1,680.00	£1,680.00	£1,680.00	£1,680.00	£1,680.00	£73,920.00
539 L5-FCU01 Level 5	Ceiling Void	5. Services		5.6.4 Local Cooling: Systems where cooling is performed in or adjacent to the space to be treated	FCU01-04- ECOVERT 250- 3.45kW	8 Routine filter and motor changes on Fan Coils	Replace filters- Ad hoc motors twice per 4 year; Replace with new - Year 24	Item	£40.00	20 13	3 £1,400.00	£160.00				£160.00	£160.00	£160.00	£160.00		£5,600.00 £7,040.00
540 L5-FCU05 Level 5 541 L6-FCU01 Level 6	Ceiling Void Ceiling Void	5. Services 5. Services	5.6 Space Heating and Air Conditioning 5.6 Space Heating and Air Conditioning	5.6.4 Local Cooling: Systems where cooling is performed in or adiacent to the space to be treated 5.6.4 Local Cooling: Systems where cooling is performed	FCU05- MAT 270 E FCU01-03-ECOVERT 300- 4.2kW E	Routine filter and motor changes on Fan Coils Routine filter and motor changes on Fan Coils	year; Replace with new - Year 25 Replace filters- Ad hoc motors twice per 3	Item	£40.00 £40.00	20 13	3 £1,400.00 3 £1,400.00	£40.00 £120.00				£40.00 £120.00	£40.00 £120.00	£40.00 £120.00	£40.00 £120.00		£1,400.00 £1,760.00 £4,200.00 £5,280.00
542 L6-FCU02 Level 6	Ceiling Void	5. Services	5.6 Space Heating and Air Conditioning	in or adiacent to the space to be treated 5.6.4 Local Cooling: Systems where cooling is performed in or adiacent to the space to be treated	FCU02 E	Routine filter and motor changes on Fan Coils	year; Replace with new - Year 26 Replace filters- Ad hoc motors twice per 1 year; Replace with new - Year 27	Item	£40.00	20 13	3 £1,400.00	£40.00	£40.00	£40.00 £	40.00	£40.00	£40.00	£40.00	£40.00	£40.00	£1,400.00 £1,760.00
543 L6-FCU03 Level 6	Ceiling Void	5. Services	5.6 Space Heating and Air Conditioning	5.6.4 Local Cooling: Systems where cooling is performed in or adjacent to the space to be treated	FCU03 E	8 Routine filter and motor changes on Fan Coils	Replace filters- Ad hoc motors twice per 1 year; Replace with new - Year 28	Item	£40.00	20 13	3 £1,400.00	£40.00			40.00	£40.00	£40.00	£40.00	£40.00	£40.00	£1,400.00 £1,760.00
544 L6-FCU05 Level 6 545 L6-FCU06 Level 6	Ceiling Void Ceiling Void	5. Services 5. Services		5.6.4 Local Cooling: Systems where cooling is performed in or adiacent to the space to be treated 5.6.4 Local Cooling: Systems where cooling is performed	FCU05- ECOVERT 250- 3.5kW E FCU06- ECOVERT 100- 1.9kW E	Routine filter and motor changes on Fan Coils Routine filter and motor changes on Fan Coils	vear: Replace with new - Year 29 Replace filters- Ad hoc motors twice per 1	Item	£40.00 £40.00	20 13	3 £1,400.00 3 £1,400.00	£40.00 £40.00			40.00	£40.00 £40.00	£40.00 £40.00	£40.00 £40.00	£40.00 £40.00		£1,400.00 £1,760.00 £1,400.00 £1,760.00
546 L6-FCU07 Level 6	Ceiling Void	5. Services		in or adiacent to the space to be treated 5.6.4 Local Cooling: Systems where cooling is performed in or adiacent to the space to be treated	FCU07- MAT 270- 1.9kW E	8 Routine filter and motor changes on Fan Coils	vear: Replace with new - Year 30	Item	£40.00	20 13	3 £1,400.00	£40.00	£40.00	£40.00 £	40.00	£40.00	£40.00	£40.00	£40.00	£40.00	£1,400.00 £1,760.00
	Ceiling Void	5. Services		5.6.4 Local Cooling: Systems where cooling is performed in or adjacent to the space to be treated	FCU 01- 28- MAT 270- 3.5-4.8kW	8 Routine filter and motor changes on Fan Coils	Replace filters- Ad hoc motors twice per 2 year; Replace with new - Year 32	6 Item	£40.00	20 13	3 £1,400.00	£1,040.00				1,040.00	£1,040.00	£1,040.00			£45,760.00
548 L7-FCU02 Level 7 549 L8-FCU01 Level 8	Ceiling Void Ceiling Void	5. Services 5. Services	5.6 Space Heating and Air Conditioning 5.6 Space Heating and Air Conditioning	5.6.4 Local Cooling: Systems where cooling is performed in or adiacent to the space to be treated 5.6.4 Local Cooling: Systems where cooling is performed	FCU 02- & 03 ECOVERT-250-3.45kW E FCU 01- ECOVERT 250-3.5kW E	8 Routine filter and motor changes on Fan Coils 8 Routine filter and motor changes on Fan Coils	vear: Replace with new - Year 33 Replace filters- Ad hoc motors twice per 1	Item	£40.00 £40.00	20 13	3 £1,400.00 3 £1,400.00	£80.00 £40.00			80.00 40.00	£80.00 £40.00	£80.00 £40.00	£80.00 £40.00	£80.00 £40.00		£2,800.00 £3,520.00 £1,400.00 £1,760.00
550 L9-FCU01 Level 9	- Ceiling Void	5. Services	5.6 Space Heating and Air Conditioning	in or adjacent to the space to be treated 5.6.4 Local Cooling: Systems where cooling is performed	FCU 01-03 MAT 270- 4.8kW E	Routine filter and motor changes on Fan Colls	year; Replace with new - Year 34 Replace filters- Ad hoc motors twice per 3 year: Replace with new - Year 35	Item	£40.00	20 13	3 £1,400.00	£120.00				£120.00	£120.00	£120.00	£120.00		£4,200.00 £5,280.00
	Ceiling Void	5. Services		in or adiacent to the space to be treated 5.6.4 Local Cooling: Systems where cooling is performed in or adiacent to the space to be treated	FCU02- 03 Ecovert 250 E	Routine filter and motor changes on Fan Coils	Replace filters- Ad hoc motors twice per 2 year; Replace with new - Year 36	Item	£40.00	20 13	3 £1,400.00	£80.00			80.00	£80.00	£80.00	£80.00	£80.00		£2,800.00 £3,520.00
552 LGF-FCU07 LGF	Ceiling Void Ceiling Void	5. Services 5. Services	5.6 Space Heating and Air Conditioning 5.6 Space Heating and Air Conditioning	5.6.4 Local Cooling: Systems where cooling is performed in or adiacent to the space to be treated 5.6.4 Local Cooling: Systems where cooling is performed	FCU07 & O8 Chassis Exposed- MAT 270 E FCU11&12 Ecovert 300 E	Routine filter and motor changes on Fan Coils     Routine filter and motor changes on Fan Coils	Replace filters- Ad hoc motors twice per 2 vear: Replace with new - Year 37 Replace filters- Ad hoc motors twice per 2	Item	£40.00 £40.00	20 13	3 £1,400.00 3 £1,400.00	£80.00 £80.00			80.00 80.00	£80.00 £80.00	£80.00 £80.00	£80.00	£80.00 £80.00		£2,800.00 £3,520.00 £2,800.00 £3,520.00
554 Pumps 11- LGF	Ceiling Void	5. Services	5.6 Space Heating and Air Conditioning	in or adjacent to the space to be treated 5.6.6 Local Heating and Cooling: Combined systems	14-17 DegC Chilled Beam Distribution emitter	None noted	year; Replace with new - Year 38 Routine PPM of pumps11,12 &13; 3	item	£250.00	15 8	£250.00	£250.00			50.00	£250.00	£250.00	£250.00	£250.00		£15,000.00 £17,250.00
13 555 SERV06 N/A		5. Services	5.6 Space Heating and Air Conditioning	where heating and cooling are performed in or adjacent to the space to be treated. 5.6.7 Central Air Conditioning: Combined systems where heating, cooling, dehumidification and other air treatments	N/A		replace 10 years														£0.00
556 Plant I	DAC 07, 08 & 10	5. Services	5.6 Space Heating and Air Conditioning	are performed at a central point and ducted to the space being treated. 5.6.7 Central Air Conditioning: Combined systems where	Denco Cooling units to archive stores E	8 None noted	Routine PPM; allow replacement year 10 1	Item	£11,500.00	15 8	£11,500.00	£11,500.00	£11,500.00 £11.	500.00 £11,5	00.00 £1	1,500.00	£11,500.00	£11,500.00	£11,500.00	£11,500.00 £:	200,000.00 £303,500.00
ASS045, 151,153		5. Services	5.7 Ventilation Systems	heating, cooling, dehumidification and other air treatments are performed at a central point and ducted to the space being treated. 5.7.1 Central Ventilation: Systems where ventilation is	F	None noted	Routine PPM; filters 4 times per year; 1	ltem	£500.00	20 13	3 £500.00	£500.00	£500.00 £	500.00 £5	0.00	£500.00	£500.00	£500.00	£500.00	£500.00	£500.00 £5,000.00
AC LGF/1 LGF	AC LGF/1			performed at a central point and distributed to the space being treated.	McQuay AHU -Variable Fan Speed		belts x 1 per year														
AC LGF/2 LGF	AC LGF/2	5. Services	5.7 Ventilation Systems	5.7.1 Central Ventilation: Systems where ventilation is performed at a central point and distributed to the space being treated.	E McQuay AHU -Variable Fan Speed	8 None noted	Routine PPM; filters 4 times per year; 1 belts x 1 per year	Item	£500.00	20 13	3 £500.00	£500.00			00.00	£500.00	£500.00	£500.00	£500.00	£500.00	£500.00 £5,000.00
559 AC LGF/3 LGF	AC L GE/3	5. Services	5.7 Ventilation Systems	5.7.1 Central Ventilation: Systems where ventilation is performed at a central point and distributed to the space being treated.	E McQuay AHU -Variable Fan Speed	8 None noted	Routine PPM; filters 4 times per year; 1 belts x 1 per year	Item	£500.00	20 13	3 £500.00	£500.00	£500.00 £	500.00 £5	00.00	£500.00	£500.00	£500.00	£500.00	£500.00	£500.00 £5,000.00
560	NO LONS	5. Services	5.7 Ventilation Systems	5.7.1 Central Ventilation: Systems where ventilation is performed at a central point and distributed to the space	E	8 None noted	Routine PPM; filters 4 times per year; 1 belts x 1 per year	Item	£500.00	20 13	3 £500.00	£500.00	£500.00 £	500.00 £5	00.00	£500.00	£500.00	£500.00	£500.00	£500.00	£500.00 £5,000.00
AC LGF/4 LGF	AC LGF/4	5. Services	5.7 Ventilation Systems	being treated. 5.7.1 Central Ventilation: Systems where ventilation is performed at a central point and distributed to the space	McQuay AHU -Variable Fan Speed	8 None noted	Routine PPM; filters 4 times per year; 1 belts x 1 per year	Item	£500.00	20 13	3 £500.00	£500.00	£500.00 £	500.00 £5	00.00	£500.00	£500.00	£500.00	£500.00	£500.00	£500.00 £5,000.00
AHU AC 4/1 Level 4 /	AHU AC 4/1 Conservation Lab	5. Services	5.7 Ventilation Systems	being treated. 5.7.1 Central Ventilation: Systems where ventilation is	McQuay AHU -Variable Fan Speed	8 None noted	Routine PPM; filters 4 times per year; 1	Item	£500.00	20 13	3 £500.00	£500.00	£500.00 £	500.00 £5	00.00	£500.00	£500.00	£500.00	£500.00	£500.00	£500.00 £5,000.00
AHU AC 4/2 Level 4 /	AHU AC 4/2 Conservation Lab	5. Services	5.7 Ventilation Systems	performed at a central point and distributed to the space being treated. 5.7.1 Central Ventilation: Systems where ventilation is	McQuay AHU -Variable Fan Speed	8 None noted	belts x 1 per year Routine PPM; filters 4 times per year; 1	Item	£500.00	20 13	3 £500.00	£500.00	£500.00 £	500.00 £5	00.00	£500.00	£500.00	£500.00	£500.00	£500.00	£500.00 £5,000.00
AHU AC 4/3 Level 4	AHU AC 4/3 Supervised Search	5. Services	5.7 Ventilation Systems	performed at a central point and distributed to the space being treated. 5.7.1 Central Ventilation: Systems where ventilation is	McQuay AHU -Variable Fan Speed	8 None noted	belts x 1 per year Routine PPM; filters 4 times per year; 1	ltem	£500.00	20 13	3 £500.00	£500.00	£500.00 £	500.00 £5	00.00	£500.00	£500.00	£500.00	£500.00	£500.00	£500.00 £5.000.00
AHU AC 4/4 Level 4	AHU AC 4/4 Cataloging Room		-	performed at a central point and distributed to the space being treated.	McQuay AHU -Variable Fan Speed	None noted	belts x 1 per year Routine PPM; filters 4 times per year; 1		£500.00		3 £500.00	£500.00			0.00	£500.00	£500.00	£500.00	£500.00		
AHU AC5/1 Level 5	AHU AC5/1	5. Services	5.7 Ventilation Systems	5.7.1 Central Ventilation: Systems where ventilation is performed at a central point and distributed to the space being treated.	McQuay AHU -Variable Fan Speed	None noted	belts x 1 per year	item		20 13	3 £500.00	2500.00								1500.00	
566 AHU AC5/2 Level 5	AHU AC5/2	5. Services	5.7 Ventilation Systems	5.7.1 Central Ventilation: Systems where ventilation is performed at a central point and distributed to the space being treated.	E McOusy AHI L-Variable Fan Sneed	8 None noted	Routine PPM; filters 4 times per year; 1 belts x 1 per year	Item	£500.00	20 13	3 £500.00	£500.00	£500.00 £	500.00 £5	00.00	£500.00	£500.00	£500.00	£500.00	£500.00	£500.00 £5,000.00
567		5. Services	5.7 Ventilation Systems	5.7.1 Central Ventilation: Systems where ventilation is performed at a central point and distributed to the space	McQuav AHU -Variable Fan Speed	8 None noted	Routine PPM; filters 4 times per year; 1 belts x 1 per year	Item	£500.00	20 13	3 £500.00	£500.00	£500.00 £	500.00 £5	00.00	£500.00	£500.00	£500.00	£500.00	£500.00	£500.00 £5,000.00
AHU AC5/3 Level 5 /	AHU AC5/3	5. Services	5.7 Ventilation Systems	being treated. 5.7.1 Central Ventilation: Systems where ventilation is performed at a central point and distributed to the space	McQuay AHU -Variable Fan Speed E	8 None noted	Routine PPM; filters 4 times per year; 1 belts x 1 per year	Item	£500.00	20 13	3 £500.00	£500.00	£500.00 £	500.00 £5	00.00	£500.00	£500.00	£500.00	£500.00	£500.00	£500.00 £5,000.00
AHU AC5/4 Level 5	AHU AC5/4	5. Services	5.7 Ventilation Systems	being treated. 5.7.1 Central Ventilation: Systems where ventilation is performed at a central point and distributed to the space	McQuay AHU -Variable Fan Speed	8 None noted	Routine PPM; filters 4 times per year; 1 belts x 1 per year	Item	£500.00	20 13	3 £500.00	£500.00	£500.00 £	500.00 £5	00.00	£500.00	£500.00	£500.00	£500.00	£500.00	£500.00 £5,000.00
AHU AC5/5 Level 5	AHU AC5/5	5. Services	5.7 Ventilation Systems	being treated. 5.7.1 Central Ventilation: Systems where ventilation is	McQuav AHU -Variable Fan Speed	3 None noted	Routine PPM; filters 4 times per year; 1	Item	£500.00	20 13	3 £500.00	£500.00	£500.00 £	500.00 £5	00.00	£500.00	£500.00	£500.00	£500.00	£500.00	£500.00 £5,000.00
AHU AC6/1 Level 6	AHU AC6/1	5. Services		performed at a central point and distributed to the space being treated. 5.7.1 Central Ventilation: Systems where ventilation is	McQuay AHU -Variable Fan Speed	8 None noted	belts x 1 per year Routine PPM; filters 4 times per year; 1	Item	£500.00	20 13	3 £500.00	£500.00	£500.00 £	500.00 £5	00.00	£500.00	£500.00	£500.00	£500.00	£500.00	£500.00 £5,000.00
AHU AC6/2 Level 6	AHU AC6/2			performed at a central point and distributed to the space being treated.	McQuay AHU -Variable Fan Speed		belts x 1 per year			20								0050.000			
572 AHU01SE Level 1	AHU - Archive and Interim Storace	5. Services	5.7 Ventilation Systems	5.7.2 Local and Special Ventilation: Systems where ventilation is performed in or adjacent to the space to be treated	Eucalised AHU	8 None noted	Routine PPM; filters 4 times per year; 1 belts x 1 per year	Item	£250.00	20 13	3 £250.00	£250.00				£250.00	£250.00	£∠50.00	£250.00	£250.00	£250.00 £2,500.00
573	AHU - SMR and Staff Offices L7 and L9	5. Services	5.7 Ventilation Systems	5.7.2 Local and Special Ventilation: Systems where ventilation is performed in or adjacent to the space to be treated	E Localised AHU	8 None noted	Routine PPM; filters 4 times per year; 1 belts x 1 per year	Item	£250.00	20 13	3 £250.00	£250.00	£250.00 £	250.00 £2	50.00	£250.00	£250.00	£250.00	£250.00	£250.00	£250.00 £2,500.00
574 GF		5. Services	5.7 Ventilation Systems	5.7.2 Local and Special Ventilation: Systems where ventilation is performed in or adjacent to the space to be	E	8 None noted	Routine PPM; filters 4 times per year; 1 belts x 1 per year	Item	£250.00	20 13	3 £250.00	£250.00	£250.00 £	250.00 £2	50.00	£250.00	£250.00	£250.00	£250.00	£250.00	£250.00 £2,500.00
AHU03SE 575 GF	AHU - Studio Theatre	5. Services	5.7 Ventilation Systems	treated 5.7.2 Local and Special Ventilation: Systems where ventilation is performed in or adjacent to the space to be	Localised AHU E	8 None noted	Routine PPM; filters 4 times per year; 1 belts x 1 per year	Item	£250.00	20 13	3 £250.00	£250.00	£250.00 £	250.00 £2	50.00	£250.00	£250.00	£250.00	£250.00	£250.00	£250.00 £2,500.00
AHU04E	AHU04e	5. Services	5.7 Ventilation Systems	treated 5.7.2 Local and Special Ventilation: Systems where	Localised AHU E	8 None noted	Routine PPM; filters 4 times per year; 1 belts x 1 per year	Item	£250.00	20 13	3 £250.00	£250.00	£250.00 £	250.00 £2	50.00	£250.00	£250.00	£250.00	£250.00	£250.00	£250.00 £2,500.00
AHU04SE	AHU - Entrance Area Supply and Extract	5. Services	5.7 Ventilation Systems	ventilation is performed in or adjacent to the space to be treated 5.7.2 Local and Special Ventilation: Systems where	Localised AHU E	8 None noted	Routine PPM; filters 4 times per year; 1	Item	£250.00	20 13	3 £250.00	£250.00	£250.00 £	250.00 £2	50.00	£250.00	£250.00	£250.00	£250.00	£250.00	£250.00 £2,500.00
AHU05S Level 1	AHU - Conference Area Prep Kitchen	5. Services	5.7 Ventilation Systems	ventilation is performed in or adjacent to the space to be treated 5.7.2 Local and Special Ventilation: Systems where	Localised AHU	8 None noted	belts x 1 per year Routine PPM; filters 4 times per year; 1	Item	£250.00	20 13	3 £250.00	£250.00	£250.00 £	250.00 £2	50.00	£250.00	£250.00	£250.00	£250.00	£250.00	£250.00 £2,500.00
AHU06SE Level 1	AHU - L1 Conference centre and Meeting Rooms			ventilation is performed in or adjacent to the space to be treated	Localised AHU		Routine PPM; filters 4 times per year; 1 Routine PPM; filters 4 times per year; 1	Item	£250.00	20	3 £250.00	£250.00			50.00	6260.00	£250.00	0050.00	£250.00	6250.00	
AHU07E Level 7	AHU07E	5. Services	5.7 Ventilation Systems	5.7.2 Local and Special Ventilation: Systems where ventilation is performed in or adjacent to the space to be treated	Eucalised AHU	None noted	belts x 1 per year	Item		20 13						1200.00		£∠50.00		1200.00	£250.00 £2,500.00
580 AHU07SE Level 3	AHU - Reader Services Supply and	5. Services	5.7 Ventilation Systems	treated 5.7.2 Local and Special Ventilation: Systems where ventilation is performed in or adjacent to the space to be treated	E Localised AHU	8 None noted	Routine PPM; filters 4 times per year; 1 belts x 1 per year	Item	£250.00	20 13	3 £250.00	£250.00	£250.00 £	250.00 £2	50.00	£250.00	£250.00	£250.00	£250.00	£250.00	£250.00 £2,500.00
581		5. Services	5.7 Ventilation Systems	5.7.2 Local and Special Ventilation: Systems where ventilation is performed in or adjacent to the space to be	E	8 None noted	Routine PPM; filters 4 times per year; 1 belts x 1 per year	Item	£250.00	20 13	3 £250.00	£250.00	£250.00 £	250.00 £2	50.00	£250.00	£250.00	£250.00	£250.00	£250.00	£250.00 £2,500.00
AHU08SE Level 3 582	AHU - L3 Gallery	5. Services	5.7 Ventilation Systems	treated 5.7.2 Local and Special Ventilation: Systems where ventilation is performed in or adjacent to the space to be	Localised AHU E	8 None noted	Routine PPM; filters 4 times per year; 1 belts x 1 per year	Item	£250.00	20 13	3 £250.00	£250.00	£250.00 £	250.00 £2	50.00	£250.00	£250.00	£250.00	£250.00	£250.00	£250.00 £2,500.00
AHU09SE Level 4	AHU - A&H Staff and Public Areas L4	5. Services	5.7 Ventilation Systems	treated 5.7.2 Local and Special Ventilation: Systems where	Localised AHU E	8 None noted	Routine PPM; filters 4 times per year; 1	Item	£250.00	20 13	3 £250.00	£250.00	£250.00 £	250.00 £2	50.00	£250.00	£250.00	£250.00	£250.00	£250.00	£250.00 £2,500.00
AHU10E Level 4	AHU10e	5. Services	5.7 Ventilation Systems	ventilation is performed in or adjacent to the space to be treated 5.7.2 Local and Special Ventilation: Systems where	Localised AHU E	8 None noted	belts x 1 per year Routine PPM; filters 4 times per year; 1	Item	£250.00	20 13	3 £250.00	£250.00	£250.00 £	250.00 £2	50.00	£250.00	£250.00	£250.00	£250.00	£250.00	£250.00 £2,500.00
AHU10SE Level 4 /	AHU - 24Hr Vent Archives	5. Services	5.7 Ventilation Systems	ventilation is performed in or adjacent to the space to be treated 5.7.2 Local and Special Ventilation: Systems where	Localised AHU Hypoxic system (Oxyreduct system) Wagner UK	C Stat Compliance ; Appears system is	belts x 1 per year Routine PPM; Major overhaul or 2	lterr	£20,000.00	20 45	3 £20,000.00			000.00 £20,0				£20,000.00			220,000.00 £500,000.00
Soo COMPUE LEVELD		V. JEI VILES	venuauvn Jystems	5.7.2 Local and Special Ventilation: Systems where ventilation is performed in or adjacent to the space to be treated		<ul> <li>Stat Compliance; Appears system is continually running with no head room for resilience; reports of several outages.</li> </ul>	replacement within 2 years on each of units- suggest more energy efficient unit at replacement which could offset energy	item		12		2-0,000.00 1	120,000 L20.	E20,0	E2	-,000.00			220,000.00		000.00
586 COMP03 Level 6	Archives	5. Services	5.7 Ventilation Systems	5.7.2 Local and Special Ventilation: Systems where		3 Stat Compliance	costs/ installation.	ltor	£35.000.00	20	3 £35,000.00	£35,000.00	£35,000.00 £35.	000.00 £35,0	0.00	5,000.00	£35.000.00	£35,000.00	£35,000.00	£35,000.00	£35,000.00
				ventilation is performed in or adjacent to the space to be treated	Acclimatisation Chambers Colt Smoke Extract to fire shafts & load bay vent; E			iten		13											
587 COMP04 LGF	All	5. Services	5.7 Ventilation Systems	5.7.3 Smoke Extract/Control	Colt Smoke Extract to fire shafts & load bay vent; dampers to AHU	Stat Compliance	Routine PPM; allow actuator 1/ year over 1 10 years- PC £500	Item	£6,500.00	20 13	3 £6,500.00	£6,500.00	£6,500.00 £6.	500.00 £6,5	00.00 £	6,500.00	£6,500.00	£6,500.00	£6,500.00	£6,500.00	£6,500.00 £65,000.00



|   | sset No  | Location  | Sub Location   | BCIS 1st level-Major<br>Element  | BCIS 2nd Level Sub Element  | BCIS 3nd Level Sub Element  
   | Description  | Condition  | Defects  | Remedial Action  | Qnty Unit                            | Rate   
   | Life<br>Expectancy  
  | Life Remaining Cost<br>= LE - 7 years  | Year 1   | Year 2 Ye  | ar 3 Yea  
   | 4 Year 5   | 5 Year 6   | Year 7   | Year 8   | Year 9  
  | Year 10 Total  |
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588 C	OMP05	LGF	All
   | Fire Dampers   | В  | Stat Compliance  | Routine PPM; allow actuator 1/ year over   | 1 Item                               | £6,500.00  
   | 20  
  | 13 £100.00   | £100.00  | £100.00 £10  | 0.00 £100   
   | 00 £100.00   | £100.00  | £100.00  | £100.00  | £100.00   
  | £100.00 £1,000.00  |
| 589   |  | Plant   | All  | 5. Services  | 5.7 Ventilation Systems   | 5.7.3 Smoke Extract/Control   
   |  | В  | Stat Compliance  | 10 years- PC £500<br>Routine PPM; allow actuator 1/ year over  | 1 Item                               | £100.00  
   | 20  
  | 13 £100.00   | £100.00  | £100.00 £10  |   
   |  |  | £100.00  | £100.00  | £100.00   
  | £100.00 £1,000.00  |
| 590 A   | SS006<br>SS007   | Plant   | All  | 5. Services  | 5.7 Ventilation Systems   | 5.7.3 Smoke Extract/Control   
   | Smoke Air Make Up Duty fan   | в  | Stat Compliance  | 10 years- PC £500<br>Routine PPM; allow actuator 1/ year over<br>10 years- PC £500   | 1 Item                               | £100.00  
   | 20  
  | 13 £100.00   | £100.00  | £100.00 £10  | 0.00 £100   
   | 00 £100.00   | £100.00  | £100.00  | £100.00  | £100.00   
  | £100.00 £1,000.00  |
| 591 A   | SS007  | Plant   | All  | 5. Services  | 5.7 Ventilation Systems   | 5.7.3 Smoke Extract/Control   
   | Smoke Air Make Up Stand By fan<br>Low Air Volume Smoke Extract Fan Duty  | В  | Stat Compliance  | Routine PPM; allow actuator 1/ year over<br>10 years- PC £500  | 1 Item                               | £100.00  
   | 20  
  | 13 £100.00   | £100.00  | £100.00 £10  | 0.00 £100   
   | 00 £100.00   | £100.00  | £100.00  | £100.00  | £100.00   
  | £100.00 £1,000.00  |
| 592 A   | SS010  | Plant   | All  | 5. Services  | 5.7 Ventilation Systems   | 5.7.3 Smoke Extract/Control   
   | Low Air Volume Smoke Extract Fan Standby   | В  | Stat Compliance  | Routine PPM; allow actuator 1/ year over<br>10 years- PC £500  | 1 Item                               | £100.00  
   | 20  
  | 13 £100.00   | £100.00  | £100.00 £10  | 0.00 £100   
   | 00 £100.00   | £100.00  | £100.00  | £100.00  | £100.00   
  | £100.00 £1,000.00  |
| 593 A   | SS012  | Plant   | All  | 5. Services  | 5.7 Ventilation Systems   | 5.7.3 Smoke Extract/Control   
   | High Air Volume Smoke Extract Fan Duty   | В  | Stat Compliance  | Routine PPM; allow actuator 1/ year over<br>10 years- PC £500  | 1 Item                               | £100.00  
   | 20  
  | 13 £100.00   | £100.00  | £100.00 £10  | 0.00 £100   
   | 00 £100.00   | £100.00  | £100.00  | £100.00  | £100.00   
  | £100.00 £1,000.00  |
| 594 A   | SS013  | Plant   | All  | 5. Services  | 5.7 Ventilation Systems   | 5.7.3 Smoke Extract/Control   
   | High Air Volume Smoke Extract Fan Standby  | В  | Stat Compliance  | Routine PPM; allow actuator 1/ year over<br>10 years- PC £500<br>Routine PPM; allow actuator 1/ year over  | 1 Item                               | £100.00  
   | 20  
  | 13 £100.00   | £100.00  | £100.00 £10  |   
   |  |  | £100.00  | £100.00  | £100.00   
  | £100.00 £1,000.00  |
| 595<br>A  | SS048  | Plant   | All  | 5. Services  | 5.7 Ventilation Systems   | 5.7.3 Smoke Extract/Control   
   | Smoke Extract Fan 1 Duty   | В  | Stat Compliance  | 10 years- PC £500  | 1 Item                               | £100.00  
   | 20  
  | 13 £100.00   | £100.00  | £100.00 £10  |   
   |  | £100.00  | £100.00  | £100.00  | £100.00   
  | £100.00 £1,000.00  |
| 596 A   | SS049  | Plant   | All  | 5. Services  | 5.7 Ventilation Systems   | 5.7.3 Smoke Extract/Control   
   | Smoke Extract Fan 2 Duty   | В  | Stat Compliance  | Routine PPM; allow actuator 1/ year over<br>10 years- PC £500  | 1 Item                               | £100.00  
   | 20  
  | 13 £100.00   | £100.00  | £100.00 £10  |   
   |  |  | £100.00  | £100.00  | £100.00   
  | £100.00 £1,000.00  |
| 597<br>A  | SS050  | Plant   | All  | 5. Services  | 5.7 Ventilation Systems   | 5.7.3 Smoke Extract/Control   
   | Smoke Extract Fan 3 Duty   |  | Stat Compliance  | Routine PPM; allow actuator 1/ year over<br>10 years- PC £500  | 1 Item                               | £100.00  
   | 20  
  | 13 £100.00   | £100.00  | £100.00 £10  |   
   |  | £100.00  | £100.00  | £100.00  | £100.00   
  | £100.00 £1,000.00  |
| 598<br>A  | SS051  | Plant   | All  | 5. Services<br>5. Services   | 5.7 Ventilation Systems<br>5.7 Ventilation Systems  | 5.7.3 Smoke Extract/Control<br>5.7.3 Smoke Extract/Control  
   | Smoke Extract Fan 4 Standby  | в  | Stat Compliance<br>Stat Compliance   | Routine PPM; allow actuator 1/ year over<br>10 years- PC £500<br>Routine PPM; allow actuator 1/ year over  | 1 item                               | £100.00<br>£100.00   
   | 20  
  | 13 £100.00   | £100.00<br>£100.00   | £100.00 £10  |   
   |  | £100.00<br>£100.00   | £100.00  | £100.00  | £100.00   
  | £100.00 £1,000.00<br>£100.00 £1,000.00   |
| 600 D   | SS054<br>B1/01L-   | Franc   | OII<br>DB1/01  | 5. Services  | 5.8 Electrical Installations  | 5.7.3 Smoke Extract/Control<br>5.8.1 Electrical Mains and Dub-mains Distribution: All work  
   | MCC1 Smoke Extract Control Panel<br>Distribution Board DB1/011-14P   | B  | Stat Compliance  | 10 years- PC £500<br>Routine FW test - 5 years   | 9 Item                               | £100.00  
   | 20  
  | 13 £900.00   | £900.00  | £0.00 £  | 2100  
   |  | F0.00  | £100.00  | £100.00  | £100.00   
  | £900.00 £2,700.00  |
| 1   | 4P   |   | 5511012  | J. Jervices  | 5.6 Electrical installations  |   
   |  | 5  |  | Totalio Fir tost o yearo   | 5 non                                | 2100.00  
   | 20  
  | 10 100.00  | 2000.00  | 10.00  | 2.00  
   | 2500.00  | 20.00  | 20.00  | 20.00  | 20.00   
  | 1500.00  |
| 601 E   | 0B2/01L-<br>4P   | Level 2   | DB2/01L  | 5. Services  | 5.8 Electrical Installations  | and including local distribution boards<br>5.8.1 Electrical Mains and Dub-mains Distribution: All work<br>from external face of building (the supplier's meter), up to  
   |  | В  | Stat Compliance  | Routine FW test - 5 years  | 4 Item                               | £100.00  
   | 21  
  | 14 £400.00   | £400.00  | £0.00 £  | 0.00 £0   
   | 00 £400.00   | £0.00  | £0.00  | £0.00  | £0.00   
  | £400.00 £1,200.00  |
| 602 D   | B3/01L-  | Level 3   | DB3/01L  | 5. Services  | 5.8 Electrical Installations  | and including local distribution boards<br>5.8.1 Electrical Mains and Dub-mains Distribution: All work  
   | Distribution Board DB3/01L-09P   | В  | Stat Compliance  | Routine FW test - 5 years  | 5 Item                               | £100.00  
   | 22  
  | 15 £500.00   | £500.00  | £0.00 £  | 0.00 £0   
   | 00 £500.00   | 0 £0.00  | £0.00  | £0.00  | £0.00   
  | £500.00 £1,500.00  |
| 0   | 9P<br>B4/01L-  |   | DB4/01L  | 5. Services  | 5.8 Electrical Installations  | from external face of building (the supplier's meter), up to<br>and including local distribution boards<br>5.8.1 Electrical Mains and Dub-mains Distribution: All work  
   |  | 2  | Stat Compliance  | Routine FW test - 5 years  |                                      |  
   |   
  | 16 £500.00   | £500.00  |  |   
   |  |  |  |  |   
  | £500.00 £1,500.00  |
| 603 D   | 64/01L-<br>5P  | Level 4   | DB4/01L  | 5. Services  | 5.8 Electrical Installations  | from external face of building (the supplier's meter), up to  
   | Distribution Board DB4/01 L-05P  | в  | Stat Compliance  | Routine FW test - 5 years  | 5 Item                               | £100.00  
   | 23  
  | 16 £500.00   | 2500.00  | £0.00 £  | J.00 £0   
   | 00 £500.00   | 5 £0.00  | 20.00  | 20.00  | £0.00   
  | £500.00 £1,500.00  |
| 604 D   | B5/01L-  | Level 5   | DB5/01L  | 5. Services  | 5.8 Electrical Installations  | and including local distribution boards<br>5.8.1 Electrical Mains and Dub-mains Distribution: All work<br>from external face of building (the supplier's meter), up to  
   |  | В  | Stat Compliance  | Routine FW test - 5 years  | 4 Item                               | £100.00  
   | 24  
  | 17 £400.00   | £400.00  | £0.00 £  | 0.00 £0   
   | 00 £400.00   | £0.00  | £0.00  | £0.00  | £0.00   
  | £400.00 £1,200.00  |
| 605 D   | <br>B6/01L-  | Level 6   | DB6/01L  | 5. Services  | 5.8 Electrical Installations  | and including local distribution bards<br>5.8.1 Electrical Mains and Dub-mains Distribution: All work   
   |  | в  | Stat Compliance  | Routine FW test - 5 years  | 5 Item                               | £100.00  
   | 25  
  | 18 £500.00   | £500.00  | £0.00 £  | 0.00 £0   
   | 00 £500.00   | 0.00£  | £0.00  | £0.00  | £0.00   
  | £500.00 £1,500.00  |
| 0   | 5P   |   |  |  |   | from external face of building (the supplier's meter), up to  
   |  |  |  |  |                                      |  
   |   
  |  |  |  |   
   |  |  |  |  |   
  |  |
| 606 D   | B7/01L-<br>4P  | Level 7   | DB7/01L  | 5. Services  | 5.8 Electrical Installations  | and including local distribution boards<br>5.8.1 Electrical Mains and Dub-mains Distribution: All work<br>from external face of building (the supplier's meter), up to  
   |  | В  | Stat Compliance  | Routine FW test - 5 years  | 4 Item                               | £100.00  
   | 26  
  | 19 £400.00   | £400.00  | £0.00 £  | 0.00 £0   
   | 00 £400.00   | £0.00  | £0.00  | £0.00  | £0.00   
  | £400.00 £1,200.00  |
| 607 D   | B8/01-05   | Level 8   | DB8/01L  | 5. Services  | 5.8 Electrical Installations  | and including local distribution boards<br>5.8.1 Electrical Mains and Dub-mains Distribution: All work  
   | Distribution Board- DB8/01-05  | В  | Stat Compliance  | Routine FW test - 5 years  | 5 Item                               | £100.00  
   | 27  
  | 20 £500.00   | £500.00  | £0.00 £  | 0.00 £0   
   | 00 £500.00   | £0.00  | £0.00  | £0.00  | £0.00   
  | £500.00 £1,500.00  |
| 608   | B9/01-02   |   | DB9/01L  | 5. Services  | 5.8 Electrical Installations  | from external face of building (the supplier's meter), up to<br>and including local distribution hoards<br>5.8.1 Electrical Mains and Dub-mains Distribution: All work  
   | Distribution Board-DB9/01 02   | B  | Stat Compliance  | Routine FW test - 5 years  | 2 ltor-                              | £100.00  
   | 28  
  | 21 £200.00   | £200.00  | 60.00  | 0.00 £0   
   | 00 £200.00   | 0.00   | 20.00  | 60.00  | 60.00   
  | £200.00 £600.00  |
| uud D   | uoru 1-0Z  | Level 9   | SEGRE .  | J. JEIVICES  | s.e electrical installations  | from external face of building (the supplier's meter), up to  
   | Distribution Doaro-DB9/01-02   |  | one compliand  | - Southe F vv lest - 5 years   | - Item                               | 2100.00  
   | 20  
  | 1. 1200.00   | 1200.00  | 10.00 £  | EC  
   | 55 ±200.00   | £U.U0  | £0.00  | 20.00  | £0.00   
  | 2200.00 £600.00  |
| 609 D   | BG/01L-<br>4P  | GF  | DBG/01L  | 5. Services  | 5.8 Electrical Installations  | and including local distribution boards<br>5.8.1 Electrical Mains and Dub-mains Distribution: All work<br>from external face of building (the supplier's meter), up to  
   |  | В  | Stat Compliance  | Routine FW test - 5 years  | 4 Item                               | £100.00  
   | 29  
  | 22 £400.00   | £400.00  | £0.00 £  | 0.00 £0   
   | 00 £400.00   | 0 £0.00  | £0.00  | £0.00  | £0.00   
  | £400.00 £1,200.00  |
| 610 D   | BLG/01L-   | LGF   | DBLG/01L   | 5. Services  | 5.8 Electrical Installations  | from external face of building (the supplier's meter), up to<br>and including local distribution boards<br>5.8.1 Electrical Mains and Dub-mains Distribution: All work  
   |  | в  | Stat Compliance  | Routine FW test - 5 years  | 7 Item                               | £100.00  
   | 30  
  | 23 £700.00   | £700.00  | £0.00 £  | 0.00 Fr   
   | 00 £700.00   | 0.00£  | £0.00  | £0.00  | £0.00   
  | £700.00 £2,100.00  |
| 0   | 7P   |   |  |  |   | from external face of building (the supplier's meter), up to<br>and including local distribution boards   
   |  |  |  |  |                                      |  
   |   
  |  |  |  |   
   |  |  |  |  |   
  |  |
| 611 D   | BM/01L-<br>5)  | Ground Floor Mezz   | zz DBM/01L   | 5. Services  | 5.8 Electrical Installations  | 5.8.1 Electrical Mains and Dub-mains Distribution: All work<br>from external face of building (the supplier's meter), up to   
   |  | в  | Stat Compliance  | Routine FW test - 5 years  | 7 Item                               | £100.00  
   | 31  
  | 24 £700.00   | £700.00  | £0.00 £  | 0.00 £0   
   | 00 £700.00   | £0.00  | £0.00  | £0.00  | £0.00   
  | £700.00 £2,100.00  |
|   |  | L- Lower Ground   | DBMLG/01L  | 5. Services  | 5.8 Electrical Installations  | and including local distribution boards<br>5.8.1 Electrical Mains and Dub-mains Distribution: All work  
   | Distribution Board DBMLG/01L-o2p   | В  | Stat Compliance  | Routine FW test - 5 years  | 3 Item                               | £100.00  
   | 32  
  | 25 £300.00   | £300.00  | £0.00 £  | 0.00 £0   
   | 00 £300.00   | 0 £0.00  | £0.00  | £0.00  | £0.00   
  | £300.00 £900.00  |
| 0   | ·  | Floor Mezz<br>All Floors  | All  | 5. Services  | 5.8 Electrical Installations  | from external face of building (the supplier's meter), up to<br>and including local distribution boards<br>5.8.1 Electrical Mains and Dub-mains Distribution: All work  
   | Cub Deced 5 40   | 0  | Stat Compliance  | Routine FW test - 5 years  | C                                    | £100.00  
   | 22  
  | 25 £600.00   | £600.00  | £0.00 £  | 0.00 £0   
   | 00_£600.00   |  | <b>60.00</b>   | co co  | co. co.   
  | £600.00 £1,800.00  |
| 013 3   | 00 3-10  | Airrious  |  | 3. Services  | 5.6 Electrical installations  | from external face of building (the supplier's meter), up to<br>and including local distribution boards   
   | Sub blaid 5-10   | 5  | Star Compliance  | Routine PW test - 5 years  | o item                               | 2100.00  
   | 52  
  | 20 100.00  | 2000.00  | 10.00  |   
   | 2000.00  | 5 10.00  | 20.00  | 20.00  | 20.00   
  | 2000.00 21,000.00  |
| 614 S   | P01  | All Floors  | All  | 5. Services  | 5.8 Electrical Installations  | 5.8.2 Power Installations: (Small power) General purpose<br>power supplies and supply to other services   
   | Combination of surface and recessed power sockets-<br>Generally functioning ok   | В  | Nominal wear and tear  | Allow add hoc replacement of fitting   | 10 Item                              | £25.00   
   | 20  
  | 13 £250.00   | £250.00  | £250.00 £25  | 0.00 £250   
   | 00 £250.00   | £250.00  | £250.00  | £250.00  | £250.00   
  | £250.00 £2,500.00  |
| 1   | IGHTING0   |   | Main areas & mezzanine   | 5. Services  | 5.8 Electrical Installations  | 5.8.3 Lighting Installations: Electrical power supply to<br>lighting  
   | ZumtobelOnlite Combination of LED and T5 ; PLL<br>fittings throughout  | B/C  | Lamps nearing end of their life  | Allow floor by floor replacement   | 2665 Item                            | £350.00  
   | 10  
  | 3 £932,750.00  |  | £186,550.00 £186,55  |   
   |  |  | £0.00  | £0.00  | £0.00   
  | £0.00 £932,750.00  |
| 2   | IGHTING0   |   | Main areas & mezzanine   | 5. Services  | 5.8 Electrical Installations  | 5.8.3 Lighting Installations: Electrical power supply to<br>lighting.   
   | ZumtobelOnlite Combination of LED and T5 ; DMX<br>controllers -20% uplift on fittings  | B/C  | Lamps nearing end of their life  | Allow floor by floor replacement   | 2665 Item                            | £60.00   
   | 10  
  | 3 £159,900.00  | £0.00  | £31,980.00 £31,98  |   
   |  |  | £0.00  | £0.00  | £0.00   
  | £0.00 £159,900.00  |
| 3   | IGHTING0   | LGF ; 8&9   | Loading bay; plant   | 5. Services  | 5.8 Electrical Installations  | 5.8.3 Lighting Installations: Electrical power supply to<br>lighting.   
   | IP64 rating 5ft T5 strip   | в  | Lamps nearing end of their life  | Allow floor by floor replacement<br>Ad Hoc PPM   | 200 Item                             | £180.00  
   | 12  
  | 5 £36,000.00<br>-2 £20,000.00  | £0.00  | £0.00 £  |   
   |  | £7,200.00  | £7,200.00  | £7,200.00  | £7,200.00   
  | £0.00 £36,000.00<br>£20,000.00 £200,000.00   |
| 618 LI<br>4   | IGHTINGU   | All Floors  | Main areas & mezzanine   | 5. Services  | 5.8 Electrical Installations<br>5.8 Electrical Installations  | 5.8.3 Lighting Installations: Electrical power supply to<br>lighting.<br>5.8.4 Specialist Lighting Installations: Specialist lighting   
   | Lamp replacement   | C CD   | Lamps nearing end of their life  | Routine PPM and replacement + drivers  | 1 item                               | £20,000.00<br>£400.00  
   | 5   
  | -2 £20,000.00  | £20,000.00<br>£400.00  | £20,000.00 £20,00<br>£25,600.00 £25,60   |   
   |  |  | £20,000.00<br>£400.00  | £20,000.00<br>£400.00  | £20,000.00<br>£400.00   
  | £20,000.00 £200,000.00<br>£400.00 £104,800.00  |
| 019   |  | Gr  |  | 5. Services  | 5.6 Electrical installations  | installations, e.g. display lighting, illuminated signed,<br>stage lighting, studio lighting, operating theatre lighting  
   |  | GID  | camps and drivers railing  | over 4 years   | 250 item                             | 2400.00  
   | °   
  | E102,400.00  | £400.00  | 125,600.00 125,60  | 225,600   
   | UU £25,600.00  | 5 £400.00  | £400.00  | 1400.00  | £400.00   
  | £400.00 £104,600.00  |
| A   | SS002-1  | GF  | External Lighting  | 5. Services  | 5.8 Electrical Installations  | and the like.<br>5.8.4 Specialist Lighting Installations: Specialist lighting   
   | LED Facade Lighting  | C/D  | Lamps and drivers failing  | Routine PPM and replacement + drivers  | 256 item                             | £100.00  
   | 8   
  | 1 £25.600.00   | £100.00  | £6.400.00 £6.40  | 0.00 £6.400   
   | 00 £6.400.00   | £100.00  | £100.00  | £25,600.00   | £100.00   
  | £100.00 £51,700.00   |
|   |  |   |  |  |   | installations, e.g. display lighting, illuminated signed,<br>stage lighting, studio lighting, operating theatre lighting  
   |  |  |  | over 4 years   |                                      |  
   | -   
  |  |  | ,  |   
   |  |  |  |  |   
  |  |
| 621 A   | SS002-2  | GF  | External Lighting  | 5. Services  | 5.8 Electrical Installations  | and the like.   
   | LED Facade Lighting DMX Driver Module  | 0.0  |  |  | 1 item                               | £10,000.00   
   | 8   
  | 1 £10,000.00   | £0.00  | £10,000.00 £   | 0.00  
   | 00 00 00   |  |  | 60.00  | £0.00   
  | £0.00 £10,000.00   |
|   |  |   |  |  | 5.8 Electrical Installations  | 5.8.4 Specialist Lighting Installations: Specialist lighting  
   |  | C/D  | Failing; parts obsolete  | Routine PPM and replacement + drivers  |                                      |  
   |   
  |  |  |  |   
   | 00 £0.00   | £0.00  | £0.00  |  |   
  |  |
| 622 A   | SS002-3  |   |  |  | 5.8 Electrical Installations  | installations, e.g. display lighting, illuminated signed,<br>stage lighting, studio lighting, operating theatre lighting  
   |  | CID  | Failing; parts obsolete  | Routine PPM and replacement + drivers<br>over 4 years  | , Ken                                |  
   |   
  |  |  | 10,000.00  |   
   | 20.00  | £0.00  | £0.00  | 20.00  |   
  |  |
| А   | 88002.4  |   | External Lighting  | 5. Services  | 5.8 Electrical Installations<br>5.8 Electrical Installations  | installations, e.g. display lighting, illuminated signed,<br>stage lighting, studio lighting, operating theatre lighting<br>and the like.<br>5.8.4 Specialist Lighting Installations: Specialist lighting   
   | External Lighting Control Unit   | в  | Pairing; parts obsorete  | Routine PPM and replacement + drivers<br>over 4 years<br>Routine PPM and replacement   | 1 item                               | £10,000.00   
   | 15  
  | 8 £10,000.00   | £0.00  |  | 0.00 £0   
   |  | 0 £0.00<br>0 £0.00   | £0.00<br>£0.00   | £10,000.00   | £0.00   
  | £0.00 £10,000.00   |
| 623<br>A  |  |   |  | 5. Services  |   | Installations, e.g. display lighting, illuminated signed,<br>stage lighting, studio lighting, operating theatre lighting<br>and the like.<br>5.8.4 Specialist Lighting Installations: Specialist lighting<br>Installations, e.g. display lighting, illuminated signed,<br>stage lighting, studio lighting, operating theatre lighting   
   |  | в  |  | over 4 years   | 1 item                               | £10,000.00   
   | 15  
  | 8 £10,000.00   |  |  |   
   |  | 0 £0.00  | £0.00<br>£0.00   | £10,000.00   | £0.00   
  |  |
| 624   | SS002-4  | LGF   | External Lighting<br>Halo Light Fitting<br>Plant   | 5. Services<br>5. Services   |   | Instaliations, e.g. display lighting, illuminated signed,<br>stage lighting, studio lighting, operating theater lighting<br>and the like.<br>5.8.4 Specialist Lighting Instaliations: Specialisi lighting<br>instaliations, e.g. display lighting, illuminated signed,<br>stage lighting, studio lighting, operating theater lighting<br>and the like.<br>5.8.5 Local Electricity Generation Systems: Local electric  
   | High level halo<br>Standby Generators for Life Safety  | B  |  | over 4 years Routine PPM and replacement Routine service   | 1 item<br>1 Item                     | £1,000.00  
   | 15  
  | 8 £10,000.00<br>13 £1,000.00   | £0.00<br>£1,000.00   |  | 0.00 £C   
   | 00 £0.00   |  |  |  |   
  | £0.00 £10,000.00<br>£1,000.00 £10,000.00   |
|   | SS002-4  | LGF   |  |  | 5.8 Electrical Installations<br>5.8 Electrical Installations<br>5.8 Electrical Installations  | Installations, e.g. display lighting, Illuminated signed,<br>stage lighting, studio lighting, persuiting theatre lighting<br>and the like.<br>5.8.4 Specialist Lighting Installations: Specialist lighting<br>installations, e.g. display lighting, Illuminated signed,<br>stage lighting, studio lighting, persuiting theatre lighting<br>and the like.<br>5.8.5 Local. Ascentizity Ameration Systems: Local electric<br>5.8.6 Earthing and Bonding Systems: Separate earthing<br>systems  
   | High level halo<br>Standby Generators for Life Safety  | B<br>B<br>B  | None noted   | over 4 years Routine PPM and replacement   | 1 item<br>1 Item<br>1 Item           |  
   | 15<br>20<br>20  
  |  |  | £0.00 £  | 0.00 £C   
   | 00 £0.00   | £1,000.00  |  |  |   
  | £1,000.00<br>£500.00<br>£500.00<br>£1,500.00   |
| 625<br>626  | SS002-4  | LGF   |  | 5. Services  | 5.8 Electrical Installations<br>5.8 Electrical Installations  | Installations, e.g. display lighting, Illuminated signed,<br>stage lighting, studio lighting, pertaining theater lighting<br>and the like.<br>5.8.4 Specialist Lighting Installations: Specialist lighting<br>installations, e.g. display lighting, Illuminated signed,<br>stage lighting, studio lighting, persating theater lighting<br>and the like.<br>Solution of the studio lighting, persating theater lighting<br>and the like.<br>Solution of the studio lighting, persating theater lighting<br>studies and studio lighting, persating theater lighting<br>studies and studio lighting, persating theater lighting<br>studies and studies and studies and studies and<br>studies and studies and studies and<br>studies and studies and studies and studies and<br>studies and studies and<br>studies and studies and studies and<br>studies an | High level
halo<br>Standby Generators for Life Safety  | B<br>B<br>B  | None noted<br>Compliance   | over 4 years Routine PPM and replacement Routine service   | 1 Item<br>1 Item<br>1 Item           | £1,000.00  | 15<br>20<br>20  
   
  | 13 £1,000.00   | £1,000.00  | £0.00 £  | 0.00 £C   | 00 £0.00                    
  | £1,000.00  |  |  |   
  | £1,000.00 £10,000.00   |
| 625<br>626  | <u>SS001</u>   | LGF   | Halo Light Fitting<br>Plant  | 5. Services<br>5. Services<br>5. Services<br>5. Services   | 5.8 Electrical Installations<br>5.8 Electrical Installations<br>5.8 Electrical Installations<br>5.9 Fuel Installation / Systems   | Installations, e.g. display lighting, Illuminated signed,<br>sage lighting, saudo lighting, persiting theater lighting<br>and the like.<br>Installations, e.g. display lighting, illuminated signed,<br>stage lighting, studio lighting, operating theater lighting<br>and the like.<br>S.8.5 Local Electricity Generation Systems: Local electric<br>S.8.6 Earthing and Bonding Systems: Separate earthing<br>systems.<br>S.9.1 Fuel Storage Fuel storage tanks and vessels.<br>S.9.2 Fuel Distribution Systems: From external face of<br>user face to batts.  
   | High lengt halo<br>Standby Generators for Life Safety<br>25MM x 6 bonding to intake and HV gear<br>NA<br>NA  | B<br>B<br>B  | None noted<br>Compliance<br>Compliance   | over 4 years Routine PPM and replacement Routine service Undertake periodic testing EL & ZS  |                                      | £1,000.00<br>£500.00   
   | 15<br>20<br>20  
  | 13 £1.000.00<br>13 £500.00   | £1,000.00<br>£500.00   | 2 00.02<br>21,000<br>21,000  | 0.00 £1.000   
   | 00 £0.00<br>00 £1,000.00<br>£500.00  | 2 £1,000.00  | £1,000.00  | £1,000.00  | £1,000.00   
  | £1,000.00<br>£500.00<br>£0.00<br>£0.00<br>£0.00  |
| 625<br>626<br>627 L   | SS002-4<br>SS001   | LGF   |  | 5. Services<br>5. Services   | 5.8 Electrical Installations<br>5.8 Electrical Installations<br>5.8 Electrical Installations<br>5.9 Fuel Installation / Systems<br>5.10 Lift and Conveyor Installations /<br>Systems  | Installations, e.g. display lighting, Illuminated signed,<br>sage lighting, subto lighting, pertaing theater lighting<br>and the lisk.<br>Installations, e.g. display lighting, subto lighting, sub-<br>tastallations, e.g. display lighting, lilluminated signed,<br>stage lighting, studio lighting, operating theater lighting<br>and the lisk.<br>Second strategies and the lighting and the<br>stage lighting, studio lighting, operating theater lighting<br>studio, strategies and beauting strates and traces and<br>stage lighting, studio lighting, operating theater lighting<br>system.<br>Second and the lisk and the lighting strates and traces and<br>building or point of mains connection within buildings up<br>to user draw off coints.<br>5:10:11 the and Enclosed I hosts: Passenger and goods<br>lisk and hosts enclosed in shafts.              
   | High level halo<br>Standby Generators for Life Safety<br>25MM x 6 bonding to intake and HV gear<br>NA<br>NA<br>Specialist circular lift from floor 4-7   |  | None noted<br>Compliance   | over 4 years Routine PPM and replacement Routine service   | 1 Item<br>1 Item<br>1 Item<br>1 Item | £1,000.00  
   | 15<br>20<br>20<br>20<br>20  
  | 13 £1,000.00   | £1,000.00  | £0.00 £  | 0.00 £1.000   
   | 00 £0.00<br>00 £1,000.00<br>£500.00  | £1,000.00  | £1,000.00  | £1,000.00  | £1,000.00   
  | £1,000.00<br>£500.00<br>£500.00<br>£1,500.00   |
| 625<br>626<br>627 L<br>628 L  | 11   | LGF<br>Level 4<br>Core B  | Halo Light Fitting<br>Plant  | 5. Services<br>5. Services<br>5. Services<br>5. Services   | 5.8 Electrical Installations<br>5.8 Electrical Installations<br>5.8 Electrical Installations<br>5.9 Fuel Installation / Systems   | Installations, e.g. display lighting, Illuminated signed,<br>sage lighting, subiol lighting, persating theater lighting<br>and the like.<br>53.4 Specialist Lighting Installations: Specialist lighting<br>Installations, e.g. display lighting, Illuminated signed,<br>and the like.<br>53.5 Local Electricity Generation Systems: Local electric<br>aneration. Emeratory. voxer suboulies, etc.<br>53.6 Earthing and Bonding Systems: Separate earthing<br>systems.<br>53.1 Field Storage Fuel storage larks and vessels.<br>53.1 Field Storage Fuel storage tanks and vessels.<br>53.0 Litica de Enclosed Holists: Passenger and goods<br>1.01.4 Litts and Enclosed Holists: Passenger and goods   
   | High level halo<br>Standby Generators for Life Safety<br>25MM x 6 bonding to intake and HV gear<br>NA<br>NA<br>Specialist circular lift from floor 4-7   |  | None noted<br>Compliance<br>Compliance   | over 4 years Routine 9PM and replacement Routine service Undertake periodic testing EL & ZS Reinstate with possible new litt and   | 1 Item                               | £1,000.00<br>£500.00   
   | 20<br>20<br>20<br>20<br>20<br>20<br>20  
  | 13 £1.000.00<br>13 £500.00   | £1,000.00<br>£500.00<br>£1,000,000.00  | 2 00.02<br>21,000<br>21,000  | 0.00 £1,000   
   | 00 £0.00<br>00 £1,000.00<br>2500.00<br>00 £1,000.00  | 2 £1,000.00  | £1,000.00<br>£1,000.00   | £1,000.00  | £1,000.00   
  | E1,000.00<br>E500.00<br>E500.00<br>E0.00<br>E1,000.00<br>E1,000.00<br>E1,000.00  |
| 625<br>626<br>627 L<br>628 L<br>629 L   | 11   |   | Halo Light Fitting<br>Plant  | 5. Services<br>5. Services<br>5. Services<br>5. Services<br>5. Services<br>5. Services   | 5.8 Electrical Installations<br>5.8 Electrical Installations<br>5.8 Electrical Installations<br>5.9 Fuel Installation / Systems<br>5.10 Lift and Conveyor Installations /<br>Systems  | Installations, e.g. display lighting, Illuminated signed,<br>sage lighting, sudo lighting, peruting theater lighting<br>and the like.<br>Installations, e.g. display lighting, and the like.<br>Installations, e.g. display lighting, lilluminated signed,<br>stage lighting, studie lighting, operating theater lighting<br>and the like.<br>S.8.5 Local Electricity Generation Systems: Local electric<br>amounts of the like states of the lighting and<br>the like.<br>S.9.1 Fuel Storage Fuel storage tanks and vessels.<br>S.9.2 Fuel Distribution Systems: From external face of<br>building or point of mains connection within buildings up<br>5.10.1 Litts and Enclosed Holists: Passenger and goods<br>lifts and holists enclosed in stafts<br>S.10.1 Lift and Enclosed Holists: Passenger and goods<br>lifts and holists enclosed in stafts<br>S.10.1 Lift
enclosed Holists: Passenger and goods  | High level halo<br>Standby Generators for Life Safety<br>25MM x 6 bonding to intake and HV gear<br>NA<br>NA<br>Specialist circular lift from floor 4-7   |  | None noted<br>Compliance<br>Compliance   | over 4 years Routine PPM and replacement Routine service Undentake periodic testing EL & ZS Reinstate with possible new lift and sakety features; routine service thereafter Routine inspections and servicing; guide Dualt and overhau- at 10 years dd Routine inspections and servicing; guide   | 1 Item                               | £1,000.00<br>£500.00<br>£500,000.00  
   | 20<br>20<br>20<br>20<br>20<br>20<br>20<br>20<br>20  
  | 13 £1,000,00<br>13 £500,00<br>13 £500,00<br>13 £1,000,000,00   | £1,000.00<br>£500.00<br>£1,000,000.00  | £1,000.00<br>£1,000.00<br>£1,000.00<br>£1,000.00   | 0.00 £1,000<br>0.00 £1,000<br>0.00 £1,000   
   | 00 £0.00<br>00 £1,000.00<br>£500.00<br>00 £1,000.00<br>00 £1,000.00  | 2 £1,000.00<br>2 £1,000.00<br>2 £1,000.00<br>0 £2,000.00   | £1,000.00<br>£1,000.00<br>£1,000.00<br>£2,000.00   | £1,000.00  | £1,000.00<br>£1,000.00<br>£1,000.00   
  | E1,000.00<br>E500.00<br>E500.00<br>E1,500.00<br>E1,000.00<br>E1,000.00<br>E1,000.00  |
| 625<br>626<br>627 L<br>628 L<br>629 L<br>629 L  | 11   | Core B  | Hab Light Fitting<br>Plant<br>Atria Scenic<br>Lift 2   | 5. Services<br>5. Services<br>5. Services<br>5. Services<br>5. Services<br>5. Services<br>5. Services  | 5.8 Electrical Installations<br>5.8 Electrical Installations<br>5.9 Fuel Installation / Systems<br>5.10 LH and Conveyor Installations /<br>Systems<br>5.10 LH and Conveyor Installations /<br>Systems<br>5.10 LH and Conveyor Installations /<br>Systems  | Installations, e.g. display lighting, Illuminated signed,<br>sage lighting, sudo lighting, persating theater lighting<br>and the like.<br>SA 5 specials of upday lighting, serving theater lighting<br>and the like.<br>SA 5 percent of upday lighting, lighting and<br>stage lighting, studio lighting, operating theater lighting<br>and the like.<br>SA 5 card Electricity Generation Systems: Local electric<br>and the like.<br>SA 6 card Electricity Generation Systems: Local electric<br>and the like.<br>SA 6 card Electricity Generation Systems: Separate earthing<br>SA 5 card Distribution Systems: Form external face of<br>building or point or mains connection within buildings up<br>to user draw off coints.<br>Short Litts and Enclosed Holsts: Passenger and goods<br>litts and holsts enclosed in shafts<br>Short Short Michael Enclosed Holsts:
Passenger and goods<br>litts and holsts enclosed holsts: Passenger and goods litts and holsts enclosed holsts: Passenger and goods  | High lengt halo Standby Generators for Life Safety Standby Generators for Life Safety Standby Generators for Life Safety NA NA Specialist circular lift from floor 4-7 Goods Lift in core B Goods Even Lift in core B  |  | None noted<br>Compliance<br>Compliance<br>Lift not working : Safety issues about brake<br>gear, access in event of rescue.<br>Compliance<br>Compliance   | over 4 years Routine PPM and replacement Routine service Undertake periodic testing EL & ZS Reinstate with possible new lift and safety features; routine service thereafter Routine inspections and servicing; guide bush and overhaui- at 10 years old   | 1 Item                               | £1,000.00<br>£500.00<br>£500,000.00<br>£1,000.00<br>£1,000.00  | 15<br>20<br>20<br>20<br>20<br>20<br>20<br>20<br>20   
   
   | 13 £1.000.00<br>13 £500.00<br>13 £500.00<br>13 £1.000,000.00<br>13 £2.000.00<br>13 £200.00   | £1,000.00<br>£500.00<br>£1,000,000.00<br>£2,000.00<br>£2,000.00  | 2 00.03<br>00.13 00.000.13<br>00.13 00.000.13<br>00.13 00.000.13<br>00.013 00.000.13<br>00.013 00.000.23   | 0.00 £0<br>0.00 £1,000<br>0.00 £1,000<br>0.00 £2,000   
  | 00 £0.00<br>00 £1.000.00<br>2500.00<br>00 £1.000.00<br>00 £2.000.00<br>00 £2.000.00  | 2 £1,000.00<br>2 £1,000.00<br>2 £1,000.00<br>2 £2,000.00<br>5 £2,000.00  | £1,000.00<br>£1,000.00<br>£2,000.00<br>£2,000.00   | £1,000.00<br>£1,000.00<br>£2,000.00<br>£2,000.00   | £1,000.00<br>£1,000.00<br>£2,000.00<br>£2,000.00   
   | E1,000.00 E10,000.00<br>E500.00 E1,500.00<br>E0,000 E1,500.00<br>E1,000.00 E1,000.00<br>E2,000.00 E28,000.00<br>E2,000.00 E28,000.00   |
| 625<br>626<br>627 L<br>628 L<br>629 L<br>630 L  | 11   | Core B  | Hab Light Fitting<br>Plant<br>Atria Scenic<br>Lift 2   | 5. Services<br>5. Services<br>5. Services<br>5. Services<br>5. Services<br>5. Services   | S.8 Electrical Installations     S.8 Electrical Installations     S.8 Electrical Installations     S.9 Fuel Installation / Systems     S.10 Lift and Conveyor Installations /     Systems     S.10 Lift and Conveyor Installations /     Systems  | Installations, e.g. display lighting, Illuminated signed,<br>sage lighting, sudo lighting, peruting theater lighting<br>and the like.<br>Installations, e.g. display lighting, and the like.<br>Installations, e.g. display lighting, lilluminated signed,<br>stage lighting, studie lighting, operating theater lighting<br>and the like.<br>S.8.5 Local Electricity Generation Systems: Local electric<br>amounts of the like states of the lighting and<br>the like.<br>S.9.1 Fuel Storage Fuel storage tanks and vessels.<br>S.9.2 Fuel Distribution Systems: From external face of<br>building or point of mains connection within buildings up<br>5.10.1 Litts and Enclosed Holists: Passenger and goods<br>lifts and holists enclosed in stafts<br>S.10.1 Lift and Enclosed Holists: Passenger and goods<br>lifts and holists enclosed in stafts<br>S.10.1 Lift
enclosed Holists: Passenger and goods  | High level halo<br>Standby Generators for Life Safety<br>25MM x 6 bonding to intake and HV gear<br>NA<br>NA<br>Specialist circular lift from floor 4-7<br>Coods Lift in core B   |  | None noted<br>Compliance<br>Compliance<br>Lift not working : Safety issues about brake<br>gear, access in event of rescue.<br>Compliance   | over 4 years Routine PPM and replacement Routine service Undentake periodic testing EL & ZS Reinstate with possible new lift and sakety features; routine service thereafter Routine inspections and servicing; guide Dualt and overhau- at 10 years dd Routine inspections and servicing; guide   | 1 Item                               | £1,000.00<br>£500.00<br>£500,000.00<br>£1,000.00   
   | 15<br>20<br>20<br>20<br>20<br>20<br>20<br>20<br>20<br>20  
  | 13 £1,000,00<br>13 £500,00<br>13 £1,000,000,00<br>13 £1,000,000,00<br>13 £2,000,00   | £1,000.00<br>£500.00<br>£1,000,000.00<br>£2,000.00   | £1.000.00 £1.00<br>£1.000.00 £1.00<br>£1.000.00 £1.00<br>£1.000.00 £10.00  | 0.00 £0<br>0.00 £1,000<br>0.00 £1,000<br>0.00 £2,000  
   | 00 £0.00<br>00 £1.000.00<br>2500.00<br>00 £1.000.00<br>00 £2.000.00<br>00 £2.000.00  | 2 £1,000.00<br>2 £1,000.00<br>2 £1,000.00<br>2 £2,000.00<br>5 £2,000.00  | £1,000.00<br>£1,000.00<br>£1,000.00<br>£2,000.00   | £1,000.00<br>£1,000.00<br>£2,000.00  | £1,000.00<br>£1,000.00<br>£2,000.00<br>£2,000.00  
  | E1,000.00 E10,000.00<br>E500.00 E1,500.00<br>E0.00<br>E1,000.00 E1,000,000.00<br>E1,000.00 E10,000,000<br>E2,000.00 E28,000.00   |
| 625         626           627         L           628         L           629         L           630         L           631         L   | 11 2 3 4   | Core B  | Hab Light Fitting<br>Plant<br>Atria Scenic<br>Lift 2   | 5. Services<br>5. Services<br>5. Services<br>5. Services<br>5. Services<br>5. Services<br>5. Services  | 5.8 Electrical Installations 5.8 Electrical Installations 5.4 Electrical Installations 5.5 Electrical Installations 5.9 Fuel Installations 5.10 Lift and Conveyor Installations / Systems 5.10 Lift and Conveyor Installations /  | Installations, e.g. display lighting, Illuminated signed,<br>sage lighting, sudo lighting, persaring the tare lighting<br>and the like.<br>Installations, e.g. display lighting, lilluminated signed,<br>stage lighting, studio lighting, operating theater lighting<br>and the like.<br>Sa & Local Electricity Convention, Spearling theater lighting<br>and the like.<br>Sa & Local Electricity Convention, Systems: Local electric<br>Sa & Local Electricity Convention, Spearling, Local electric<br>Sa & Local Electricity Convention, Spearling, Spearling,<br>Sa & Earthing, and Bonding Systems: Separate searhing<br>systems.<br>Sa & Fuel Storage Fuel storage tanks and vessels.<br>Sa & Fuel Storage Tuel storage tanks and vessels.<br>Sa & Tuel Storage   | High level halo Standby Generators for Life Safety Standby Generators for Life Safety Standby Generators for Life and HV gear NA NA Specialist clicular lift from floor 4-7 Goods Lift in core B Goods Evac Lift in core B Fire Fighting Lift in core B   
  |  | None noted<br>Compliance<br>Compliance<br>Lift not working : Safety issues about brake<br>gear, access in event of rescue.<br>Compliance<br>Compliance   | over 4 years Routine PPM and replacement Routine service Undertake periodic testing EL & ZS Reinstate with possible new lift and askey features; routine service thereafter Routine impactions and servicing; guide bush and overhau-ia t10 years old Routine inspections and servicing; guide bush and overhau-ia t10 years old Routine inspections and servicing; guide bush and overhau-ia t10 years old Routine inspections and servicing; guide bush and overhau-ia t10 years old   | 1 Item                               | £1,000.00<br>£500.00<br>£500,000.00<br>£1,000.00<br>£1,000.00  | 15<br>20<br>20<br>20<br>20<br>20<br>20<br>20<br>20<br>20<br>20  
   
  | 13 £1.000.00<br>13 £500.00<br>13 £500.00<br>13 £1.000,000.00<br>13 £2.000.00<br>13 £200.00   | £1,000.00<br>£500.00<br>£1,000,000.00<br>£2,000.00<br>£2,000.00  | 2 00.03<br>00.13 00.000.13<br>00.13 00.000.13<br>00.13 00.000.13<br>00.013 00.000.13<br>00.013 00.000.23   | 0.00 E1.000<br>0.00 E1.000<br>0.00 E1.000<br>0.00 E2.000<br>0.00 E2.000   | 00 £1,000.00<br>£1,000.00<br>00 £1,000.00<br>00 £1,000.00<br>00 £2,000.00<br>00 £2,000.00   
  | 2 £1,000.00<br>2 £1,000.00<br>2 £1,000.00<br>2 £2,000.00<br>2 £2,000.00<br>5 £2,000.00   | £1,000.00<br>£1,000.00<br>£2,000.00<br>£2,000.00<br>£2,000.00  | £1,000.00<br>£1,000.00<br>£2,000.00<br>£2,000.00<br>£2,000.00  | £1,000.00<br>£1,000.00<br>£2,000.00<br>£2,000.00<br>£2,000.00  | E1,000.00 E10,000.00<br>E500.00 E1,500.00<br>E0.00<br>E1,000.00 E1,000.00<br>E1,000.00 E1,000.00<br>E2,000.00 E28,000.00<br>E2,000.00 E28,000.00   
   |
| 625         626           627         L           628         L           629         L           630         L           631         L           632         L   | 11 2 3 4   | Core B<br>Core B<br>Core B  | Halo Light Fitting Plant Atria Scenic Lift 2 Lift 3 Lift 4   | 5. Services<br>5. Services<br>5. Services<br>5. Services<br>5. Services<br>5. Services<br>5. Services  | 5.8 Electrical Installations 5.8 Electrical Installations 5.8 Electrical Installations 5.9 Fuel Installation / Systems 5.10 Lift and Conveyor Installations 5.10 Lift | Installations, e.g. display lighting, Illuminated signed,<br>sage lighting, sublid lighting, persafting theater lighting<br>and the like.<br>SA4 Specialize Lighting metallations: Specialize tighting<br>and the like.<br>SA4 Specialize doubley lighting, tilluminated dispect<br>stage lighting, studio lighting, operating theatre lighting<br>and the like.<br>SA5 Each Electricity Generation Systems: Local electric<br>generation, amergene Fuel storage tanks and vessels.<br>SA5 Each Distribution Systems: Separate earthing<br>SA5 Light Storage Fuel storage tanks and vessels.<br>SA2 Each Distribution Systems: From external face of<br>building or point or mains connection within buildings up<br>to user draw-off gooths.<br>SA01 Lills and Enclosed Holsts: Passenger and goods<br>lifts and holsts enclosed in shafts<br>S-10.1 Lifts and Enclosed Holsts: Passenger and goods<br>lifts and holsts enclosed in shafts<br>S-10.1 Lifts and Enclosed Holsts: Passenger and goods<br>lifts and holsts enclosed in shafts<br>S-10.1 Lifts and Enclosed Holsts: Passenger and goods<br>lifts and holsts enclosed in shafts<br>S-10.1 Lifts and Enclosed Holsts: Passenger and goods<br>lifts and holsts enclosed in shafts<br>S-10.1 Lifts and Enclosed Holsts: Passenger and goods<br>lifts and holsts enclosed in shafts<br>S-10.1 Lifts and Enclosed Holsts: Passenger and goods<br>lifts and holsts enclosed in shafts<br>S-10.1 Lifts and Enclosed Holsts: Passenger and goods<br>lifts and holsts enclosed in shafts<br>S-10.1 Lifts and Enclosed Holsts: Passenger and goods<br>lifts and holsts enclosed in shafts<br>S-10.1 Lifts and Enclosed Holsts: Passenger and goods<br>lifts and holsts enclosed in shafts   | High level halo Standby Generators for Life Safety Standby Generators for Life Safety Standby Generators for Life and HV gear NA NA Specialist clicular lift from floor 4-7 Goods Lift in core B Goods Evac Lift in core B Fire Fighting Lift in core B  |  | None noted Compliance Compliance Uit not working : Safety Issues about brake gest a coses in event of rescue. Compliance Compliance Compliance Compliance  | over 4 years Routine PPM and replacement Routine Service Undertake periodic testing EL & ZS Undertake periodic testing EL & ZS Routine inspections and service intereater Routine inspections and service intereater Routine inspections and service; guide Dush and overhaul- at 10 yeas old Routine inspections and servicing; guide Dush and overhaul- at 10 yeas old Routine inspections and servicing; guide Dush and overhaul- at 10 yeas old Routine inspections and servicing; guide Dush and overhaul- at 10 yeas old Routine inspections and servicing; guide Dush and overhaul- at 10 yeas old Routine inspections and servicing; guide Dush and overhaul- at 10 yeas old Routine inspections and servicing; guide Dush and overhaul- at 10 yeas old  | 1 Item                               | E1,000.00<br>E500.00<br>E500,000.00<br>E1,000.00<br>E1,000.00<br>E1,000.00   | 15<br>20<br>20<br>20<br>20<br>20<br>20<br>20<br>20<br>20<br>20<br>20<br>20<br>20   | 13         £1.000.00           13         £500.00           13         £500.00           13         £1.000.000.00           13         £2.000.00           13         £2.000.00           13         £2.000.00           13         £2.000.00           13         £1.000.00   | £1,000.00<br>£500.00<br>£1,000,000.00<br>£2,000.00<br>£2,000.00<br>£2,000.00   | 2 00.00<br>2 00<br>2 00.00<br>2 00.0   | 0.00 £1.000<br>0.00 £1.000<br>0.00 £1.000<br>0.00 £2.000<br>0.00 £2.000<br>0.00 £2.000  | 00 £0.000<br>£1.000.00<br>£1.000.00<br>£1.000.00<br>£1.000.00<br>£1.000.00<br>£2.000.00<br>£2.000.00<br>£2.000.00<br>£2.000.00<br>£2.000.00  | 2 £1,000.00<br>2 £1,000.00<br>2 £1,000.00<br>2 £2,000.00<br>2 £2,000.00<br>5 £2,000.00   | £1,000.00<br>£1,000.00<br>£2,000.00<br>£2,000.00<br>£2,000.00  | £1,000.00<br>£1,000.00<br>£2,000.00<br>£2,000.00<br>£2,000.00  | £1,000.00<br>£1,000.00<br>£2,000.00<br>£2,000.00<br>£2,000.00  | E1,000.00 E10,000.00<br>E500.00 E15,000.00<br>E0.00<br>E1,000.00 E1,000.00<br>E1,000.00 E1,000.00<br>E2,000.00 E28,000.00<br>E2,000.00 E28,000.00<br>E2,000.00 E28,000.00  |
| 625         626           626         627           627         L           628         L           629         L           630         L           631         L           632         L   | 11 2 3 4   | Core B<br>Core B<br>Core B  | Halo Light Fitting Plant Atria Scenic Lift 2 Lift 3 Lift 4   | 5. Services  | S.8 Electrical Installations     S.8 Electrical Installations     S.8 Electrical Installations     S.9 Electrical Installations     S.9 Electrical Installations     S.9 Total Conveyor Installations /     Systems     S10 Lift and Conveyor Installations /     Systems   | Installations, e.g. display lighting, Illuminated signed,<br>sage lighting, subto lighting, pertaing the tare lighting<br>and the like.<br>Installations, e.g. display lighting, subto lighting, experi-<br>ing the like of the lighting operating the same lighting<br>start the like.<br>S.8.5 Local Electricity Generation Systems: Local electric<br>S.8.6 Earthing and Bonding Systems: Separate earthing<br>systems.<br>S.8.1 Fuel Storage Fuel storage tarks and vessels.<br>S.9.1 Fuel Storage Fuel storage tarks and goods<br>tifts and hoists enclosed in shafts<br>S.9.1 Fuel Storage Honolese Honolest: Passenger and goods<br>tifts and hoists enclosed in shafts<br>S.9.1 Fuel and Enclosed Holists: Passenger and goods<br>tifts and hoists enclosed in shafts<br>S.9.1 Fuel and Enclosed Holists: Passenger and goods<br>tifts and hoists enclosed in shafts<br>S.9.1 Fuel and Enclosed Holists: Passenger and goods<br>tifts and holists enclosed in shafts  | High level halo Standby Generations for Life Safety 25MM x 6 bonding to intake and HV gear NA NA Specialist circular lift from floor 4-7 Goods Lift in core B Goods Even: Lift in core B Fire
Fighting Lift in core A Fire Fighting Even: Lift in core A Fire Fighting Even: Lift in core A  |  | None noted<br>Compliance<br>Compliance<br>Lift not working ; Safety issues about brake<br>gear; access in event of rescue.<br>Compliance<br>Compliance<br>Compliance<br>Compliance   | over 4 years Routine PPM and replacement Routine Service Undertake periodic testing EL & ZS Undertake periodic testing EL & ZS Undertake periodic testing EL & ZS Reinstate with possible new lift and safety leaures, routine service thereafter Routine impactions and servicing; guide bush and overhaul- at 10 years of Routine impactions and servicing; guide bush and overhaul- at 10 years of Routine impactions and servicing; guide bush and overhaul- at 10 years of Routine impactions and servicing; guide bush and overhaul- at 10 years of Routine impactions and servicing; guide bush and overhaul- at 10 years of Routine impactions and servicing; guide bush and overhaul- at 10 years of Routine impactions and servicing; guide bush and overhaul- at 10 years of Routine impactions and servicing; guide bush and overhaul- at 10 years of Routine impactions and servicing; guide bush and overhaul- at 10 years of Routine impactions and servicing; guide bush and overhaul- at 10 years of Routine impactions and servicing; guide bush and overhaul- at 10 years of Routine impactions and servicing; guide bush and overhaul- at 10 years of Routine impactions and servicing; guide bush and overhaul- at 10 years of Routine impactions and servicing; guide bush and overhaul- at 10 years of Routine impactions and servicing; guide bush and overhaul- at 10 years of Routine impactions and servicing; guide bush and overhaul- at 10 years of Routine impactions and servicing; guide bush and overhaul- at 10 years of Routine impactions and servicing; guide bush and overhaul- at 10 years of Routine impactions and servicing; guide bush and overhaul- at 10 years of Routine impactions and servicing; guide bush and overhaul- at 10 years of Routine impactions and servicing; guide bush and overhaul- at 10 years of Routine impactions and servicing; guide bush and overhaul- at 10 years of Routine impactions and servicing; guide bush and overhaul- at 10 years of Routine impactions and servicing; guide bush and overhaul- at 10 years of Routine impactions and servi | 1 Item                               | E1,000.00<br>E500.00<br>E500.000<br>E1,000.00<br>E1,000.00<br>E1,000.00<br>E1,000.00<br>E2,000.00  | 15<br>20<br>20<br>20<br>20<br>20<br>20<br>20<br>20<br>20<br>20<br>20   
   
   | 13         £1,000,00           13         £500,00           13         £500,00           13         £1,000,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00  | £1,000.00<br>£500.00<br>£1,000.000<br>£2,000.00<br>£2,000.00<br>£2,000.00<br>£2,000.00<br>£2,000.00  | E1,000.00 E1,00<br>E1,000.00 E1,00<br>E1,000.00 E1,00<br>E2,000.00 E10,00<br>E2,000.00 E10,00<br>E2,000.00 E2,00<br>E2,000.00 E2,00  | 0.00 E1.000<br>0.00 E2.000<br>0.00 E2.000<br>0.00 E2.000<br>0.00 E2.000<br>0.00 E10.000   | 00 £0.00<br>00
£1.000.00<br>2500.00<br>2500.00<br>21.000.00<br>22.000.00<br>22.000.00<br>22.000.00<br>22.000.00<br>22.000.00<br>22.000.00<br>22.000.00<br>22.000.00<br>22.000.00<br>22.000.00<br>22.000.00<br>22.000.00<br>22.000.00<br>22.000.00<br>22.000.00<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.0000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.0000<br>20.000<br>20.000<br>20.000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.00000<br>20.00000<br>20.00000<br>20.00000<br>20.00000<br>20.000000 | 2         £1,000.00           2         £1,000.00           2         £1,000.00           2         £1,000.00           2         £2,000.00           2         £2,000.00           2         £2,000.00           2         £2,000.00           2         £2,000.00           2         £2,000.00           2         £2,000.00  | £1,000.00<br>£1,000.00<br>£2,000.00<br>£2,000.00<br>£2,000.00<br>£2,000.00<br>£2,000.00  | £1,000.00<br>£1,000.00<br>£2,000.00<br>£2,000.00<br>£2,000.00<br>£2,000.00<br>£2,000.00  | £1,000,00<br>£1,000,00<br>£2,000,00<br>£2,000,00<br>£2,000,00<br>£2,000,00<br>£2,000,00   
  | E1,000.00 E10,000.00<br>E500.00 E1,500.00<br>E1,000.00 E1,000.00<br>E1,000.00 E1,000.00<br>E2,000.00 E28,000.00<br>E2,000.00 E28,000.00<br>E2,000.00 E28,000.00<br>E2,000.00 E28,000.00<br>E2,000.00 E28,000.00  |
| 625         626           626         627           627         L           628         L           629         L           630         L           631         L           632         L           633         L   | 11 2 3 4   | Core B<br>Core B<br>Core B  | Halo Light Fitting Plant Atria Scenic Lift 2 Lift 3 Lift 4   | 5. Services  | S.8 Electrical Installations     S.8 Electrical Installations     S.9 Electrical Installations     S.9 Electrical Installations     S.9 Fuel Installations     S.9 Litt and Conveyor Installations /     Systems     S.10 Litt and Conveyor Installations /     Systems  | Installations, e.g. display lighting, Illuminated signed,<br>sage lighting, sublid lighting, persafting theater lighting<br>and the like.<br>SA4 Specialize Lighting metallations: Specialize tighting<br>and the like.<br>SA4 Specialize doubley lighting, tilluminated dispect<br>stage lighting, studio lighting, operating theatre lighting<br>and the like.<br>SA5 Each Electricity Generation Systems: Local electric<br>generation, amergene Fuel storage tanks and vessels.<br>SA5 Each Distribution Systems: Separate earthing<br>SA5 Light Storage Fuel storage tanks and vessels.<br>SA2 Each Distribution Systems: From external face of<br>building or point or mains connection within buildings up<br>to user draw-off gooths.<br>SA01 Lills and Enclosed Holsts: Passenger and goods<br>lifts and holsts enclosed in shafts<br>S-10.1 Lifts and Enclosed Holsts: Passenger and goods<br>lifts and holsts enclosed in shafts<br>S-10.1 Lifts and Enclosed Holsts: Passenger and goods<br>lifts and holsts enclosed in shafts<br>S-10.1 Lifts and Enclosed Holsts: Passenger and goods<br>lifts and holsts enclosed in shafts<br>S-10.1 Lifts and Enclosed Holsts: Passenger and goods<br>lifts and holsts enclosed in shafts<br>S-10.1 Lifts and Enclosed Holsts: Passenger and goods<br>lifts and holsts enclosed in shafts<br>S-10.1 Lifts and Enclosed Holsts: Passenger and goods<br>lifts and holsts
enclosed in shafts<br>S-10.1 Lifts and Enclosed Holsts: Passenger and goods<br>lifts and holsts enclosed in shafts<br>S-10.1 Lifts and Enclosed Holsts: Passenger and goods<br>lifts and holsts enclosed in shafts<br>S-10.1 Lifts and Enclosed Holsts: Passenger and goods<br>lifts and holsts enclosed in shafts   | High level holo Signadry Generators for Life Safety 25MM x 6 bonding to intake and HV gear NA NA Specialist circular lift from floor 4-7 Goods Lift in core B Goods Evec Lift in core B Fite Fighting Lift in core B Fite Fighting Lift in core B Fite Fighting Lift in core A   |  | None noted<br>Compliance<br>Compliance<br>Lift not working ; Safety issues about brake<br>gear; access in event of rescue.<br>Compliance<br>Compliance<br>Compliance<br>Compliance   | over 4 years Routine PPM and replacement Routine Service Undertake periodic testing EL & ZS Undertake periodic testing EL & ZS Routine inspections and service intereater Routine inspections and service intereater Routine inspections and service; guide Dush and overhaul- at 10 yeas old Routine inspections and servicing; guide Dush and overhaul- at 10 yeas old Routine inspections and servicing; guide Dush and overhaul- at 10 yeas old Routine inspections and servicing; guide Dush and overhaul- at 10 yeas old Routine inspections and servicing; guide Dush and overhaul- at 10 yeas old Routine inspections and servicing; guide Dush and overhaul- at 10 yeas old Routine inspections and servicing; guide Dush and overhaul- at 10 yeas old  | 1 Item                               | E1,000.00<br>E500.00<br>E500.00<br>E1,000.00<br>E1,000.00<br>E1,000.00<br>E1,000.00<br>E2,000.00   
 15           20  
  | 13         £1,000,00           13         £500,00           13         £500,00           13         £1,000,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00  | £1,000.00<br>£500.00<br>£1,000,000 00<br>£2,000.00<br>£2,000.00<br>£2,000.00<br>£2,000.00  | E1.000.00 E1.00<br>E1.000.00 E1.00<br>E1.000.00 E1.00<br>E2.000.00 E10.00<br>E2.000.00 E10.00<br>E2.000.00 E10.00  | 0.00 E1.000<br>0.00 E2.000<br>0.00 E2.000<br>0.00 E2.000<br>0.00 E2.000<br>0.00 E10.000   
   | 00 £0.00<br>00 £1.000.00<br>2500.00<br>2500.00<br>21.000.00<br>22.000.00<br>22.000.00<br>22.000.00<br>22.000.00<br>22.000.00<br>22.000.00<br>22.000.00<br>22.000.00<br>22.000.00<br>22.000.00<br>22.000.00<br>22.000.00<br>22.000.00<br>22.000.00<br>22.000.00<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.0000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.000<br>20.0000<br>20.000<br>20.000<br>20.000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.0000<br>20.00000<br>20.00000<br>20.00000<br>20.00000<br>20.00000<br>20.000000 | 2         £1,000.00           2         £1,000.00           2         £1,000.00           2         £1,000.00           2         £2,000.00           2         £2,000.00           2         £2,000.00           2         £2,000.00           2         £2,000.00           2         £2,000.00           2         £2,000.00  | £1,000.00<br>£1,000.00<br>£2,000.00<br>£2,000.00<br>£2,000.00<br>£2,000.00<br>£2,000.00  | £1,000.00<br>£1,000.00<br>£1,000.00<br>£2,000.00<br>£2,000.00<br>£2,000.00   | £1,000.00<br>£1,000.00<br>£2,000.00<br>£2,000.00<br>£2,000.00<br>£2,000.00  
  | E1,000.00 E10,000.00<br>E500.00 E1,500.00<br>E0,00<br>E1,000.00 E1,000,000.00<br>E1,000.00 E1,000,000.00<br>E2,000.00 E28,000.00<br>E2,000.00 E28,000.00<br>E2,000.00 E28,000.00<br>E2,000.00 E28,000.00   |
| 625         626           626         627           627         L           628         L           629         L           630         L           631         L           632         L           633         L           634         L   | 11 2 3 4   | Core B<br>Core B<br>Core B  | Halo Light Fitting Plant Atria Scenic Lift 2 Lift 3 Lift 4   | 5. Services  | S.8 Electrical Installations     S.8 Electrical Installations     S.8 Electrical Installations     S.9 Electrical Installations     S.9 Electrical Installations     S.9 Total Conveyor Installations /     Systems     S10 Lift and Conveyor Installations /     Systems   | Installations, e.g. display lighting, Illuminated signed,<br>sage lighting, subiol lighting, pertaining theater lighting<br>and the like.<br>Installations, e.g. display lighting, and the like.<br>Installations, e.g. display lighting, and the like signed,<br>stage lighting, studio lighting, operating theater lighting<br>and the like.<br>S.8.5 Local Electricity Generation Systems: Local electric<br>amounts, and the like signed states and the like signed<br>states lighting, studio lighting, systems: Separate earthing<br>systems.<br>S.9.1 Fuel Storage Fuel storage tanks and vessels.<br>S.9.2 Fuel Storage Insteams: From external face of<br>building or politic of mains connection within buildings up<br>building or politic of mains connection within buildings up<br>5.10.1 Lifts and Enclosed Holsts: Passenger and goods<br>lifts and holsts enclosed in shafts<br>S.10.1 Lifts and Enclosed Holsts: Passenger and goods<br>lifts and holsts enclosed in shafts<br>S.10.1 Lifts and Enclosed Holsts: Passenger and goods<br>lifts and holsts enclosed in shafts<br>S.10.1 Lifts and Enclosed Holsts: Passenger and goods<br>lifts and holsts enclosed in shafts<br>S.10.1 Lifts and Enclosed Holsts: Passenger and goods<br>lifts and holsts enclosed in shafts<br>S.10.1 Lifts and Enclosed Holsts: Passenger and goods<br>lifts and holsts enclosed in shafts<br>S.10.1 Lifts and Enclosed Holsts: Passenger and goods<br>lifts and holsts enclosed
in shafts<br>S.10.1 Lifts and Enclosed Holsts: Passenger and goods<br>lifts and holsts enclosed in shafts<br>S.10.1 Lifts and Enclosed Holsts: Passenger and goods<br>lifts and holsts enclosed in shafts<br>S.10.1 Lifts and Enclosed Holsts: Passenger and goods<br>lifts and holsts enclosed in shafts<br>S.10.1 Lifts and Enclosed Holsts: Passenger and goods<br>lifts and holsts enclosed in shafts<br>S.10.1 Lifts and Enclosed Holsts: Passenger and goods<br>lifts and holsts enclosed in shafts<br>S.10.1 Lifts and Enclosed Holsts: Passenger and goods<br>lifts and holsts enclosed in shafts   | High level halo Standby Generations for Life Safety 25MM x 6 bonding to intake and HV gear NA NA Specialist circular lift from floor 4-7 Goods Lift in core B Goods Even: Lift in core B Fire Fighting Lift in core A Fire Fighting Even: Lift in core A Fire Fighting Even: Lift in core A  |  | None noted<br>Compliance<br>Compliance<br>Lift not working ; Safety issues about brake<br>gear; access in event of rescue.<br>Compliance<br>Compliance<br>Compliance<br>Compliance   | over 4 years Routine PPM and replacement Routine service Undertake periodic testing EL & ZS Reinstate with possible new lift and sakely features; routine service hereafter Routine inspections and servicing; guide bush and overhaul- at 10 years old Routine inspections and servicing; guide bush and overhaul- at 10 years old Routine inspections and servicing; guide bush and overhaul- at 10 years old Routine inspections and servicing; guide bush and overhaul- at 10 years old Routine inspections and servicing; guide bush and overhaul- at 10 years old Routine inspections and servicing; guide bush and overhaul- at 10 years old Routine inspections and servicing; guide bush and overhaul- at 10 years old Routine inspections and servicing; guide bush and overhaul- at 10 years old Routine inspections and servicing; guide bush and overhaul- at 10 years old Routine inspections and servicing; guide bush and overhaul- at 10 years old Routine inspections and servicing; guide bush and overhaul- at 10 years old Routine inspections and servicing; guide bush and overhaul- at 10 years old Routine inspections and servicing; guide bush and overhaul- at 10 years old Routine inspections and servicing; guide bush and overhaul- at 10 years old Routine inspections and servicing; guide bush and overhaul- at 10 years old  | 1 Item                               | E1,000.00<br>E500.00<br>E500.000<br>E1,000.00<br>E1,000.00<br>E1,000.00<br>E1,000.00<br>E2,000.00  | 15           20           20           20           20   
       20      
   | 13         £1,000,00           13         £500,00           13         £500,00           13         £1,000,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00  | £1,000.00<br>£500.00<br>£1,000.000<br>£2,000.00<br>£2,000.00<br>£2,000.00<br>£2,000.00<br>£2,000.00  | E1,000.00 E1,00<br>E1,000.00 E1,00<br>E1,000.00 E1,00<br>E2,000.00 E10,00<br>E2,000.00 E10,00<br>E2,000.00 E2,00<br>E2,000.00 E2,00  | 0.00 £10,000<br>0.00 £1,000<br>0.00 £1,000<br>0.00 £1,000<br>0.00 £2,000<br>0.00 £2,000<br>0.00 £10,000<br>0.00 £10,000  
  | 00 £0,00<br>00 £1,000,00<br>00 £1,000,00<br>00 £1,000,00<br>00 £2,000,00<br>00 £2,000,00<br>00 £2,000,00<br>00 £2,000,00<br>00 £2,000,00   | 2         £1,000.00           2         £1,000.00           2         £1,000.00           2         £1,000.00           2         £2,000.00           2         £2,000.00           2         £2,000.00           2         £2,000.00           2         £2,000.00           2         £2,000.00           2         £2,000.00  | £1,000.00<br>£1,000.00<br>£2,000.00<br>£2,000.00<br>£2,000.00<br>£2,000.00<br>£2,000.00  | £1,000.00<br>£1,000.00<br>£2,000.00<br>£2,000.00<br>£2,000.00<br>£2,000.00<br>£2,000.00  | £1,000,00<br>£1,000,00<br>£2,000,00<br>£2,000,00<br>£2,000,00<br>£2,000,00<br>£2,000,00  
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825         626           627         L           628         L           629         L           630         L           631         L           633         L           634         L           635         L	11 2 3 4	Core B Core B Core B Core A Core A Core A	Halo Light Fitting Plant Atria Scenic Lift 2 Lift 3 Lift 5 Lift 5 Lift 6 Lift 7	5. Services 5. Services	S.8 Electrical Installations     S.8 Electrical Installations     S.8 Electrical Installations     S.9 Electrical Installations     S.9 Fuel Installations     S.9 Fuel Installation / Systems     S.10 Lift and Conveyor Installations     System     Sy	Installations, e.g. display lighting, Illuminated signed, sage lighting, studio lighting, pertaining theater lighting and the like. Issue lighting, studio lighting, pertaining theater lighting and the like. Set of the like and lighting, pertaining the lighting and the like. 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Lifts and Enclosed Holsts: Passenger and goods lifts and holsts enclosed in shafts	High level halo Standby Generators for Life Safety Standby Generators for Life Safety Standby Generators for Life Safety NA NA Specialist circular lift from floor 4-7 Goods Lift in core B Fire Fighting Lift in core B Fire Fighting Lift in core B Fire Fighting Lift in core A Passenger Lift in core A Passenger Lift in core C		None noted Compliance Compliance Uit not working : Safety issues about brake gear, access in event of rescue. 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825         626           627         L           628         L           629         L           630         L           631         L           632         L           633         L           634         L           635         L	11 2 3 4	Core B Core B Core A Core A Core A Core A Core A Core C	Halo Light Fitting Plant Atria Scenic Lift 2 Lift 3 Lift 4 Lift 5 Lift 6 Lift 7 Lift 8 Lift 12 Lift 12	5. Services 5. Services	S.8 Electrical Installations     S.8 Electrical Installations     S.9 Electrical Installations     S.9 Electrical Installations     S.9 Fuel Installation / Systems     S.10 Lift and Conveyor Installations	Installations, e.g. display lighting, Illuminated signed, sage lighting, subio lighting, pertaining theater lighting and the lisk. Installations, e.g. display lighting, and the lisk. Status list of the statistic lighting and the stage lighting, studie lighting, operating theater lighting and the lisk. 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82.5         62.6           62.6         62.7         L           62.8         L         6.2           62.9         L         6.3           63.0         L         6.3           63.3         L         6.3           63.4         L         6.3           63.5         L         6.3           63.6         6.3         1.2	11 2 3 4	Core B Core B Core A Core A Core A Core A Core A Core C	Halo Light Fitting Plant Atria Scenic Lift 2 Lift 3 Lift 4 Lift 5 Lift 6 Lift 7 Lift 8 Lift 12 Lift 12	5. Services         5. Services	S.8 Electrical Installations     S.8 Electrical Installations     S.8 Electrical Installations     S.9 Electrical Installations     S.9 Electrical Installations     S.9 Tuel Installation / Systems     S.10 Lift and Conveyor Installations /     System     S.10 Lift and Conveyor Installations /     Systems     S.10 Lift and Conveyor Installations /     System	Installations, e.g. display lighting, Illuminated signed, sage lighting, subio lighting, pertaining theatre lighting and the like. Installations, e.g. display lighting, ulliminated digmd, issae lighting, studio lighting, operating theatre lighting and the like. Sa S Local Exteriority Generation Systems: Local electric Sa S Local Exteriority Generation Systems: Local electric Sa S Local Exteriority Generation Systems: Separate earthing system. Sa S Local Exteriority Generation Systems: Separate earthing system. 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82.5         62.6           62.7         L           62.8         L           62.8         L           62.9         L           63.0         L           63.1         L           63.2         L           63.3         L           63.4         L           63.5         L           63.6         63.7           63.7         63.6	11 2 3 4	Core B Core B Core B Core A Core A Core A Core A Core A Core C Core C Core C	Halo Light Fitting Plant Atria Scenic Lift 2 Lift 2 Lift 4 Lift 5 Lift 6 Lift 7 Lift 7 Lift 8	5. Services         5. Services	S.8 Electrical Installations     S.8 Electrical Installations     S.8 Electrical Installations     S.9 Electrical Installations     S.9 Electrical Installations     S.9 Lift and Conveyor Installations /     Systems     S.10 Lift and Conveyor Installations /     Systems     Sol Lift an	Installations, e.g. display lighting, Illuminated signed, sage lighting, auduo lighting, pertaing the tare lighting and the like. 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825         626           626         627           627         L           628         L           629         L           630         L           631         L           633         L           633         L           634         L           635         L           636         637           638         639           639         640	11 2 3 4	Core B Core B Core B Core A Core A Core A Core A Core A Core C Core C Core C	Halo Light Fitting Plant Atria Scenic Lift 2 Lift 3 Lift 4 Lift 5 Lift 6 Lift 7 Lift 8 Lift 12 Lift 12	5. Services         5. Services	S.8 Electrical Installations     S.8 Electrical Installations     S.9 Electrical Installations     S.9 Electrical Installations     S.9 Fuel Installations     S.9 Fuel Installations     S.10 Lit and Conveyor Installations /     Systems     S.10 Lit and Convey	Installations, e.g. display lighting, Illuminated signed, sage lighting, studio lighting, pertaining the tare lighting and the like. 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825         626           626         627           627         L           628         L           629         L           630         L           631         L           633         L           633         L           634         L           635         L           636         637           638         639           641         IS	11 2 3 4	Core B Core B Core A Core A Core A Core A Core A Core C Core C Level 2 Level 3 LGF	Halo Light Fitting Plant  Atria Scenic  Lift 2  Lift 2  Lift 3  Lift 4  Lift 5  Lift 6  Lift 7  Lift 8  Lift 7  Lift 8  Lift 12  Reading Area  Loading bay	5. Services         5. Services	S.8 Electrical Installations     S.8 Electrical Installations     S.8 Electrical Installations     S.9 Electrical Installations     S.9 Electrical Installations     S.9 Lift and Conveyor Installations /     Systems     S.10 Lift and Conveyor Installations /     Systems     Sol Lift an	Installations, e.g. display lighting, Illuminated signed, sage lighting, autobio lighting, pertaining the tare lighting and the like. Installations, e.g. display lighting, lilluminated signed, issae lighting, studio lighting, pertaining theater lighting and the like. Sa 5 Local Electricity Generation Systems: Local electric Sa 5 Local Electricity Generation Systems: Local electric Sa 5 Local Electricity Generation Systems: Separate earthing system. Sa 5 Local Electricity Separation Systems: Separate earthing system. Sa 5 Local Electricity Separate Separate Systems: Separate earthing system Electricity Separate Separate Separate Separate Sa 5 Local Electricity Separate Separate Separate Separate Sa 5 Local Electricity Separate Separate Separate Sa 5 Local Electricity Separate Separate Separate Separate Sa 5 Local Electricity Separate Separate Separate Separate Sa 5 Local Electricity Separate Separate Separate Separate Sa 5 Local Separate Separate Separate Separate Separate Sa 5 Local Electricity Separate Separate Separate Sa 5 Local Electricity Separate Separate Separate Sa 5 Local Electricity Separate Separate Separate Separate Sa 5 Local Electricity Separate Separate Separate Separate Sa 5 Local Electricity Separate Separate Separate Separate Separate Sa 5 Local Electricity Separate Separate Separate Separate Separate Separate Separate Sa 5	High level halo Sinnby Generations for Life Safety 25MM x 6 bonding to intake and HV gear NA NA Specialist circular lift from floor 4-7 Goods Lift in core B Goods Evec Lift in core B File Fighting Lift in core B File Fighting Evac Lift in core A Passenger Lift in core A Passenger Lift in core A Goods Evec Lift in core A Cole:-Travelator from Level 2-3 within main reading Januar Goods Two Lift core C Citie-Escalator from Level 2-3 within main reading Januar Goods Two Lift on Level 3-4 reading areas NA NA NA NA	B B B B B B B B B B B B B	None noted Compliance Compliance Uit not working : Safety issues about brake gear, access in event of rescue. Compliance	over 4 years Routine PPM and replacement Routine Service Undertake periodic testing EL & ZS Reinstane with possible new lift and sakety features; routine service thereafter Routine inspections and servicing; guide bush and overhau- at 10 years old Routine inspections and servicing; guide bush and overhau- at 10 years old Routine inspections and servicing; guide bush and overhau- at 10 years old Routine inspections and servicing; guide bush and overhau- at 10 years old Routine inspections and servicing; guide bush and overhau- at 10 years old Routine inspections and servicing; guide bush and overhau- at 10 years old Routine inspections and servicing; guide bush and overhau- at 10 years old Routine inspections and servicing; guide bush and overhau- at 10 years old Routine inspections and servicing; guide bush and overhau- at 10 years old Routine inspections and servicing; guide bush and overhau- at 10 years old Routine inspections and servicing; guide bush and overhau- at 10 years old Routine inspections and servicing; guide bush and overhau- at 10 years old Routine inspections and servicing; guide bush and overhau- at 10 years old Routine inspections and servicing; guide bush and overhau- at 10 years old Routine inspections and servicing; guide bush and overhau- at 10 years old Routine inspections and servicing; guide bush and overhau- at 10 years old Routine inspections and servicing; guide bush and overhau- at 10 years old Routine inspections and servicing; guide bush and overhau- at 10 years old Routine inspections and servicing; guide bush and overhau- at 10 years old Routine inspections and servicing; guide bush and overhau- at 10 years old Routine inspections and servicing; guide bush and overhau- at 10 years old Routine inspections and servicing; guide bush and overhau- at 10 years old Routine inspections and servicing; guide bush and overhau- at 10 years old Routine inspections and servicing; guide bush and overhau- at 10 years old Routine inspections and servicing; guide bush and overhau- at 10 years ol	1 Item	E1,000,00 E500,00 E500,00,00 E1,000,00 E1,000,00 E1,000,00 E1,000,00 E1,000,00 E1,000,00 E1,000,00 E1,000,00 E5,760,00	15           20	13         £1,000.00           13         £500.00           13         £500.00           13         £1,000,000.00           13         £1,000,000.00           13         £200.00           13         £1,000,000.00           13         £1,000,000           13         £200.00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00	£1,000.00 £500.00 £1,000.000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00	£0.00         £           £1,000         £1,000           £1,000         £1,000           £1,000         £1,000           £1,000         £1,000           £2,000,00         £10,000           £2,000,00         £10,000           £2,000,00         £10,000           £2,000,00         £21,000           £2,000,00         £22,000           £2,000,00         £22,000           £2,000,00         £22,000           £2,000,00         £22,000           £2,000,00         £22,000           £2,000,00         £22,000           £2,000,00         £22,000           £2,000,00         £22,000           £2,000,00         £22,000           £2,000,00         £22,000           £2,000,00         £22,000           £2,000,00         £22,000           £2,000,00         £22,000           £2,000,00         £2,000           £2,000,00         £2,000           £2,000,00         £2,000           £2,000,00         £2,000           £2,000,00         £2,000           £2,000,00         £2,000	0.00 E1.000 0.00 E1.000 0.00 E1.000 0.00 E2.000 0.00	00 £0.00 00 £1.000.00 00 £1.000.00 00 £1.000.00 00 £2.000.00 00 £2.000.00 00 £2.000.00 00 £2.000.00 00 £2.000.00 00 £10.000.00 00 £10.000.00 00 £5.932.80 00	<ul> <li>E1.000.00</li> <li>E1.000.00</li> <li>E1.000.00</li> <li>E2.000.00</li> <li>E3.000.00</li> <li>E3.000.00</li></ul>	£1,000.00 £1,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00	£1,000.00 £1,000.00 £1,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00	E1,000.00 E1,000.00 E2,000.00 E5,932.80 E5,932	E1,000.00         £10,000.00           £500.00         £10,000.00           £500.00         £1,500.00           £0.00         £1,000.00           £2,000.00         £1,000.00           £2,000.00         £2,000.00           £2,000.00         £28,000.00           £2,000.00         £28,000.00           £2,000.00         £28,000.00           £2,000.00         £28,000.00           £2,000.00         £28,000.00           £2,000.00         £28,000.00           £2,000.00         £28,000.00           £2,000.00         £28,000.00           £2,000.00         £28,000.00           £2,000.00         £28,000.00           £2,000.00         £28,000.00           £2,000.00         £28,000.00           £2,000.00         £28,000.00           £2,000.00         £28,000.00           £2,000.00         £28,000.00           £2,000.00         £28,000.00           £2,000.00         £28,000.00           £2,000.00         £28,000.00           £2,000.00         £28,000.00           £50,32,80         £59,328.00
	111 2 3 4 5 5 6 6 7 7 8 8 12	Core B Core B Core A Core A Core A Core A Core A Core C Core C Level 2 Level 3 LGF	Halo Light Fitting Plant Atria Scenic Lift 2 Lift 2 Lift 4 Lift 5 Lift 6 Lift 7 Lift 7 Lift 8	5. Services         5. Services	S.8 Electrical Installations     S.8 Electrical Installations     S.9 Electrical Installations     S.9 Electrical Installations     S.9 Fuel Installation / Systems     S.10 Lift and Conveyor Installations /     Systems     So Lift and Conveyor	Installations, e.g. display lighting, Illuminated signed, sage lighting, subdividinghing, operating theater lighting and the like. Installations, e.g. display lighting, ulliminated signed, stage lighting, studio lighting, operating theater lighting and the like. Sa S. Local Electricity Generation Systems: Local electric Sa S. Local Electricity Generation Systems: Separate earting systems. Sa J. Fuel Storage Fuel storage tanks and vessels. Sa J. Litts and Enclosed Holists: Passenger and goods lifts and hoists enclosed in shafts Sa J. U. Lifts and Enclosed Holists: Passenger and goods lifts and hoiste enclosed in shafts Sa J. J. Lifts and Enclosed Holists: Passenger and goods lifts and hoiste enclosed in shafts Sa J. J. Lifts and Enclosed Holists: Passenger and goods lifts and hoiste enclosed in shafts Sa J. J. Lifts and Enclosed Holists: Passenger and goods lifts and hoiste enclosed in shafts Sa J. J. Lifts and Enclosed Holists: Passenger and goods lifts and holiste enclosed in shafts Sa J. J. Lifts and Enclosed Holists: Passenger and goods lifts and holiste enclosed in shafts Sa J. J. Lifts and Enclosed Holists: Passenger and goods lifts and holiste enclosed in shafts Sa J. J. Lifts and Enclosed Holists: Passenger and goods lifts and holiste enclosed in shafts Sa J. J. Lifts and Enclosed Holists: Passenger and goods lifts and holiste enc	High level halo Sinnby Generations for Life Safety 25MM x 6 bonding to intake and HV gear NA NA Specialist circular lift from floor 4-7 Goods Lift in core B Goods Evec Lift in core B File Fighting Lift in core B File Fighting Evac Lift in core A Passenger Lift in core A Passenger Lift in core A Goods Evec Lift in core A Cole:-Travelator from Level 2-3 within main reading Januar Goods Two Lift core C Citie-Escalator from Level 2-3 within main reading Januar Goods Two Lift on Level 3-4 reading areas NA NA NA NA	B B B B B B B B B B B B B	None noted Compliance Compliance Lift not working : Safety lisues about brake gest, access in event of rescue. Compliance	over 4 years PPM and replacement Routine PPM and replacement Routine service Undertake periodic testing EL & ZS Reinstate with possible new lift and safety features; routine service thereafter Routine inspections and servicing; guide bush and overhuu- at 10 years old Routine inspections and servicing; guide bush and overhuu- at 10 years old Routine inspections and servicing; guide bush and overhuu- at 10 years old Routine inspections and servicing; guide bush and overhuu- at 10 years old Routine inspections and servicing; guide bush and overhuu- at 10 years old Routine inspections and servicing; guide bush and overhuu- at 10 years old Routine inspections and servicing; guide bush and overhuu- at 10 years old Routine inspections and servicing; guide bush and overhuu- at 10 years old Routine inspections and servicing; guide bush and overhuu- at 10 years old Routine inspections and servicing; guide bush and overhuu- at 10 years old Routine inspections and servicing; guide bush and overhuu- at 10 years old Routine inspections and servicing; guide bush and overhuu- at 10 years old Routine inspections and servicing; guide bush and overhuu- at 10 years old Routine inspections and servicing; guide bush and overhuu- at 10 years old Routine inspections and servicing; guide bush and overhuu- at 10 years old Routine inspections and servicing; guide bush and overhuu- at 10 years old Routine inspections and servicing; guide bush and overhuu- at 10 years old Routine inspections and servicing; guide bush and overhuu- at 10 years old Routine inspections and servicing; guide bush and overhuu- at 10 years old Routine inspections and servicing; guide bush and overhuu- at 10 years old Routine inspections and servicing; guide bush and overhuu- at 10 years old Routine inspections and servicing; guide bush and overhuu- at 10 years old Routine inspections and servicing; guide bush and overhuu- at 10 years old Routine inspections and servicing; guide bush and overhuu- at 10 years old Routine inspections and servicing; guide bush and ove	1 Item	£1,000.00 £500.00 £500.00 £1,000.00 £1,000.00 £1,000.00 £1,000.00 £2,000.00 £1,0	15           20	13         £1.000.00           13         £500.00           13         £500.00           13         £1.000.006.00           13         £2.000.00           13         £2.000.00           13         £1.000.00           13         £1.000.00           13         £1.000.00           13         £2.000.00           13         £2.000.00           13         £2.000.00           13         £2.000.00           13         £2.000.00           13         £2.000.00           13         £7.60.00           13         £7.60.00           13         £7.60.00           13         £7.60.00	£1,000.00           £500.00           £500.00           £1,000.000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £3,932.80           £5,932.80           £5,932.80	E1.000.00 E1.00 E1.000.00 E1.00 E1.000.00 E1.00 E2.000.00 E10.00 E2.000.00 E10.00 E2.000.00 E10.00 E2.000.00 E2.00 E2.000.00 E2.00 E2.000 E2.000.00 E2.00 E2.0000 E2.000 E2.0000 E2.0000 E2.0000 E2.0000 E2.0000 E2.00000 E2.0000 E2.0000 E2.0000 E2.0000 E2.0000 E2.0000 E2.0000 E2.0000	0.00 E1.000 0.00 E1.000 0.00 E1.000 0.00 E2.000 0.00 E2.000 0.00 E2.000 0.00 E2.000 0.00 E2.000 0.00 E2.000 0.00 E2.000 0.00 E1.000 0.00 E2.000 0.00 E1.000 0.00 E2.000 0.00 E1.000 0.00 E2.000 0.00 E1.000 0.00 E1.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.00000 0	00 £0.00 00 £1.000.00 00 £1.000.00 00 £1.000.00 00 £2.000.00 00 £2.000.00 00 £2.000.00 00 £2.000.00 00 £2.000.00 00 £2.000.00 00 £1.000.00 00 £1.500.00 00 £1.500.00	<ul> <li>E1.000.00</li> <li>E1.000.00</li> <li>E1.000.00</li> <li>E2.000.00</li> <li>E2.000.00</li></ul>	£1,000.00 £1,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00	£1,000.00 £1,000.00 £2,000.00 £0,000 £	E1,000.00 E1,000.00 E2,000.00 E5,932.80 E5,932	E1,000.00 E1,000.00 E1,000.00 E1,000.00 E1,000.00 E1,000.00 E1,000.00 E2,000.00 E2,000
	111 2 3 4 5 6 6 7 7 8 8 12 2 (ISS-6-LB	Core B Core B Core A Core A Core A Core A Core A Core C Core C Level 2 Level 3 LGF	Halo Light Fitting Plant  Atria Scenic  Lift 2  Lift 2  Lift 3  Lift 4  Lift 5  Lift 6  Lift 7  Lift 8  Lift 7  Lift 8  Lift 12  Reading Area  Loading bay	5. Services         5. Services	S.8 Electrical Installations     S.8 Electrical Installations     S.8 Electrical Installations     S.9 Electrical Installations     S.9 Electrical Installations     S.9 Fuel Installation / Systems     S.10 Lift and Conveyor Installations /     System     System     So Lift and Conveyor Installations /     System     Sy	Installations, e.g. display lighting, Illuminated signed, sage lighting, studio lighting, pertaining theater lighting and the like. Installations, e.g. display lighting, and the like studio lighting, experting theater lighting studies like. Sage Lighting, studio lighting, pertaining theater lighting and the like. Sage Lighting, studio lighting, operating theater lighting and the like. Sage Earthroug and Blocking Systems: Local electric Sage Earthroug and Blocking Systems: Separate Sage Earthroug and Blocking Sage Sage Sage Sage Sage Sage Sage Sag	High level halo Sinahy Generations for Life Safety 25MM x 6 bonding to intake and HV gear NA Specialist circular lift from floor 4-7 Goods Lift in core B Goods Evec Lift in core B File Fighting Lift in core B File Fighting Evac Lift in core A Passenger Lift in core A Goods Evec Lift in core A Goods Evec Lift in core A Cele-Travelator from Level 2-3 within main reading Jacas One-Travelator from Level 2-4 reading areas NA NA NA NA NA NA NA NA Loading bay scissor lifts BMU to track and basket-Atria	B B B B B B B B B B B B B	None noted Compliance Compliance Lift not working : Salety issues about brake gar, access in event of rescue. Compliance	over 4 years PPM and replacement Routine PPM and replacement Routine service Undertake periodic testing EL & ZS Reinstate with possible new lift and safety features; routine service thereafter Routine inspections and servicing; guide bush and overhuu- at 10 years old Routine inspections and servicing; guide bush and overhuu- at 10 years old Routine inspections and servicing; guide bush and overhuu- at 10 years old Routine inspections and servicing; guide bush and overhuu- at 10 years old Routine inspections and servicing; guide bush and overhuu- at 10 years old Routine inspections and servicing; guide bush and overhuu- at 10 years old Routine inspections and servicing; guide bush and overhuu- at 10 years old Routine inspections and servicing; guide bush and overhuu- at 10 years old Routine inspections and servicing; guide bush and overhuu- at 10 years old Routine inspections and servicing; guide bush and overhuu- at 10 years old Routine inspections and servicing; guide bush and overhuu- at 10 years old Routine inspections and servicing; guide bush and overhuu- at 10 years old Routine inspections and servicing; guide bush and overhuu- at 10 years old Routine inspections and servicing; guide bush and overhuu- at 10 years old Routine inspections and servicing; guide bush and overhuu- at 10 years old Routine inspections and servicing; guide bush and overhuu- at 10 years old Routine inspections and servicing; guide bush and overhuu- at 10 years old Routine inspections and servicing; guide bush and overhuu- at 10 years old Routine inspections and servicing; guide bush and overhuu- at 10 years old Routine inspections and servicing; guide bush and overhuu- at 10 years old Routine inspections and servicing; guide bush and overhuu- at 10 years old Routine inspections and servicing; guide bush and overhuu- at 10 years old Routine inspections and servicing; guide bush and overhuu- at 10 years old Routine inspections and servicing; guide bush and overhuu- at 10 years old Routine inspections and servicing; guide bush and ove	1 Item	E1.000.00 E500.00 E500.00 E500.00 E1.000.00 E1.000.00 E1.000.00 E1.000.00 E1.000.00 E1.000.00 E1.000.00 E5.760.00 E5.760.00 E5.760.00 E5.760.00	15           20           21           22           20           21           22           20           15	13         £1,000.00           13         £500.00           13         £500.00           13         £1,000,060.00           13         £1,000,060.00           13         £200.00           13         £200.00           13         £200.00           13         £2,000.00           13         £2,000.00           13         £2,000.00           13         £2,000.00           13         £2,000.00           13         £2,000.00           13         £2,000.00           13         £5,760.00           13         £5,760.00           13         £5,760.00           13         £5,760.00           13         £5,760.00           13         £5,760.00	E1,000.00 E500.00 E1,000.000.00 E2,000.00	£0.00         £           £1.000.00         £1.00           £1.000.00         £1.00           £1.000.00         £1.00           £1.000.00         £1.00           £2.000.00         £10.00           £2.000.00         £10.00           £2.000.00         £10.00           £2.000.00         £2.00           £2.000.00         £2.00           £2.000.00         £2.00           £2.000.00         £2.00           £2.000.00         £2.00           £2.000.00         £2.00           £2.000.00         £2.00           £2.000.00         £2.00           £2.000.00         £2.00           £2.000.00         £2.00           £2.000.00         £2.00           £2.000.00         £2.00           £2.000.00         £2.00           £2.000.00         £2.00           £2.000.00         £2.00           £5.932.80         £5.93           £5.932.80         £5.93           £1.500.00         £1.50	0.00 E1.000 0.00 E1.000 0.00 E1.000 0.00 E2.000 0.00 E2.000 0.00 E2.000 0.00 E2.000 0.00 E10.000 0.00 E10.000 0.00 E10.000 0.00 E1.5,933 0.00 E1.500 0.00 E1.500	00 £0.00 00 £1.000.00 00 £1.000.00 00 £1.000.00 00 £2.000.00 00 £2.000.00 00 £2.000.00 00 £2.000.00 00 £2.000.00 00 £10.000.00 00 £10.0000.00 00 £10.0000.00 00 £10.0000.0000000000000000000000000000	<ul> <li>E1,000.00</li> <li>E1,000.00</li> <li>E2,000.00</li> <li>E1,000.00</li> <li>E1,000.00</li> <li>E1,000.00</li> </ul>	£1,000.00 £1,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £5,932.80 £5,932.80 £5,932.80	£1,000.00 £1,000.00 £2,000.00	E1,000.00 E2,000.00 E5,932.80 E5,932	E1,000.00         E10,000.00           E500.00         E10,000.00           E500.00         E1,500.00           E2,000.00         E1,000.00           E2,000.00         E2,000.00           E2,000.00         E28,000.00           E2,000.00         E147,462,40           E59,32.80         E50,328.00           E1,000         E15,000.00
	111 2 3 4 5 6 6 7 7 8 8 12 2 (ISS-6-LB	Core B Core B Core A Core A Core A Core A Core A Core C Core C Level 2 Level 3 LGF	Halo Light Fitting Plant Plant Atria Scenic Lift 2 Lift 2 Lift 3 Lift 4 Lift 5 Lift 6 Lift 7 Lift 8 Lift 7 Lift 8 Lift 7 Lift 8 Lift 12 Reading Area Loading bay SCISS-G-LB-001	5. Services         5. Services	S.8 Electrical Installations     S.8 Electrical Installations     S.8 Electrical Installations     S.9 Electrical Installations     S.9 Electrical Installations     S.9 Electrical Installations     S.9 Fuel Installations     S.9 That Conveyor Installations     S.9 Ut In and Conveyor Installations     Systems     S.10 Lift and Conveyor Installations     System     Sourcey     System     System     Sourcey     System     System     System     System     System     Syste	Installations, e.g. display lighting, Illuminated signed, sage lighting, subtiol lighting, pertaing theater lighting and the like. Lighting, studio lighting, pertaing theater lighting and the like. Subtime lighting, studio lighting, pertaing theater lighting and the like. Subtime lighting, studio lighting, operating theater lighting and the like. Subtime lighting, studio lighting, studio lighting, studio lighting, studio lighting, studio lighting, studio lighting, and lighting, studio lighting, studio lighting, and lighting, studio lighting, studio studio lighting, studio lighting, studio lighting, studio lighting, studio studio lighting, studio li	High level halo Signadry Generations for Life Safety 25MM x 6 bonding to intake and HV gear NA Specialist circular lift from floor 4-7 Goods Lift in core B Goods Even: Lift in core B File Fighting Eva: Lift in core A Goods Even: In core C Gils-Escalator from Level 2-3 within main reading areas NA NA NA NA Loding Days coissor lifts BMU to track and basket-Atria Book Lifts	B B B B B B B B B B B B B	None noted Compliance Compliance Compliance If not working : Safety issues about brake gar, access in event of rescue. 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Installations, e.g. display lighting, liluminated signed, issae lighting, studio lighting, pertaing thetare lighting and the like. Sa 5 Local Electricity Generation Systems: Local electric Sa 5 Local Electricity Generation Systems: Local electric Sa 5 Local Electricity Generation Systems: Separate earthing system. Sa 5 Local Electricity Generation Systems: Local electric Uses 6 Sa 6 Earthing and Bonding Systems: Separate earthing system. Sa 5 Local Electricity Generation Systems: Local electric Uses fave of Bonding Systems: Separate earthing system. Sa 5 Local Electricity Generation Systems: Local electric building or point of mains connection within buildings up to user draw off oolts. 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	111 2 3 4 5 6 6 7 7 8 8 12 2 (ISS-6-LB	Core B           Core B           Core A           Core A           Core A           Core C           Core C           Level 2           Level 3           B           LGF           Level 3	Halo Light Fitting Plant Plant Atria Scenic Lift 2 Lift 2 Lift 3 Lift 4 Lift 5 Lift 6 Lift 7 Lift 8 Lift 7 Lift 8 Lift 7 Lift 8 Lift 12 Reading Area Loading bay SCISS-G-LB-001	5. Services         5. Services	S.8 Electrical Installations     S.8 Electrical Installations     S.9 Electrical Installations     S.9 Electrical Installations     S.9 Electrical Installations     S.9 Fuel Installations     S.9 Fuel Installations     S.10 Lin and Conveyor Installations     Systems     S.10 Lin and Conveyor Installations     System     S.1	Installations, e.g. display lighting, Illuminated signed, sage lighting, autolighting, persiting theater lighting and the like. Lighting hashallations: Specialise tighting and the like. 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£2.000.00           13         £2.000.00           13         £2.000.00           13         £5.760.00           13         £5.760.00           13         £5.760.00           13         £1.500.00           6         £1.500.00</td> <td>£1,000.00           £500.00           £500.00           £1,000,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £5,932.80           £5,932.80           £1,500.00           £5,000.00           £5,000.00           £1,500.00</td> <td>£0.00         £           £1.000.00         £1.00           £1.000.00         £1.00           £1.000.00         £1.00           £2.000.00         £10.00           £2.000.00         £10.00           £2.000.00         £10.00           £2.000.00         £10.00           £2.000.00         £2.00           £2.000.00         £2.00           £2.000.00         £2.00           £2.000.00         £2.00           £2.000.00         £2.00           £2.000.00         £2.00           £0.302.80         £5.93           £5.932.80         £5.93           £5.500.00         £1.50           £1.500.00         £1.50           £1.500.00         £1.50</td> <td>3.00         £1.00           3.00         £1.00           3.00         £1.00           3.00         £1.00           3.00         £2.000           3.00         £2.000           3.00         £2.000           3.00         £10.000           3.00         £10.000           3.00         £10.000           3.00         £10.000           3.00         £10.000           3.00         £1.000           3.00         £1.500           3.00         £1.500           3.00         £1.500</td> <td>00 £0.00 00 £1.000.00 250.00 00 £1.000.00 00 £1.000.00 00 £2.000.00 00 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         £2,000.00           £2,000.00           £2,000.00           £2,000.00           £5,932.80           £5,932.80           £1,500.00           £5,000.00           £5,000.00           £1,500.00	£0.00         £           £1.000.00         £1.00           £1.000.00         £1.00           £1.000.00         £1.00           £2.000.00         £10.00           £2.000.00         £10.00           £2.000.00         £10.00           £2.000.00         £10.00           £2.000.00         £2.00           £2.000.00         £2.00           £2.000.00         £2.00           £2.000.00         £2.00           £2.000.00         £2.00           £2.000.00         £2.00           £0.302.80         £5.93           £5.932.80         £5.93           £5.500.00         £1.50           £1.500.00         £1.50           £1.500.00         £1.50	3.00         £1.00           3.00         £1.00           3.00         £1.00           3.00         £1.00           3.00         £2.000           3.00         £2.000     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	111 2 3 4 5 6 6 7 7 8 8 12 2 (ISS-6-LB	Core B Core B Core A Core A Core A Core A Core A Core C Core C Level 2 Level 3 B LGF Level 5 Level 6 Level 6	Halo Light Fitting Plant Plant Atria Scenic Lift 2 Lift 2 Lift 3 Lift 4 Lift 5 Lift 6 Lift 7 Lift 8 Lift 7 Lift 8 Lift 7 Lift 8 Lift 12 Reading Area Loading bay SCISS-G-LB-001	5. Services         5. Services	S.8 Electrical Installations     S.8 Electrical Installations     S.8 Electrical Installations     S.9 Electrical Installations     S.9 Fuel Installation / Systems     S.10 Lift and Conveyor Installations /     System     So Lift and Conveyor Installations /     Sy	Installations, e.g. display lighting, Illuminated signed. Issae lighting, actual lighting, pertaing theater lighting and the like. Illuminated signed statistics is persisting the statistics issae lighting, studio lighting, persisting theater lighting and the like. Illuminated signed statistics is persisting the statistics issae lighting, studio lighting, persisting theater lighting and the like. Sa 5, Local Electricity Generation Systems: Local electric issae lighting, studio lighting, persisting theater lighting avatems. Sa 7, Fuel Storage Fuel storage tanks and vessels. Sa 7, Fuel Storage Fuel storage tanks and goods lifts and hoists enclosed in shafts Sa 7, 10, 11 Lifts and Enclosed Hoists: Passenger and goods lifts and hoists enclosed in shafts Sa 7, 10, 11 Lifts and Enclosed Hoists: Passenger and goods lifts and hoists enclosed in shafts Sa 7, 10, 11 Lifts and Enclosed Hoists: Passenger and goods lifts and hoists enclosed in shafts Sa 7, 10, 11 Lifts and Enclosed Hoists: Passenger and goods lifts and hoists enclosed in shafts Sa 7, 10, 11 Lifts and Enclosed Hoists: Passenger and goods lifts and hoists enclosed in shafts Sa 7, 10, 11 Lifts and Enclosed Hoists: Passenger and goods lifts and hoists enclosed in shafts Sa 10, 20 Exclusions: Exclusions, starillins, etc. Sa 10, 20 Exclusions: Exclusions, starillins, etc.	High level halo Sinchy Generations for Life Safety SSMM x & bonding to intake and HV gear NA Specialist circular lift from floor 4-7 Goods Lift in core B Goods Evec Lift in core B Fire Fighting Lift in core B Fire Fighting Evac Lift in core A Goods Evec Lift in core C Golis-Escalator from Level 2-3 within main reading areas NA NA NA NA Lading bay scissor lifts BMU to track and basker-Antria Book Lifts NA Lift and science of the selection of the	B B B B B B B B B B B B B B	None noted Compliance	over 4 years PPM and replacement Routine PPM and replacement Routine service Undertake periodic testing EL & ZS Reinstate with possible new lift and astary keatures; routine service thereafter Routine impactions and servicing; guide Dush and overhau- at 10 years of Routine impactions and servicing; guide Dush and overhau- at 10 years of Routine impactions and servicing; guide Dush and overhau- at 10 years of Routine impactions and servicing; guide Dush and overhau- at 10 years of Routine impactions and servicing; guide Dush and overhau- at 10 years of Routine impactions and servicing; guide Dush and overhau- at 10 years of Routine impactions and servicing; guide Dush and overhau- at 10 years of Routine impactions and servicing; 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      20         21         22         20         21         22         23         35         35         36         37         38         39         30         315         32         32         33         34         35 <td>13         £1.000.00           13         £500.00           13         £500.00           13         £1.000.000.00           13         £1.000.000.00           13         £2.000.00           13         £2.000.00           13         £1.000.00           13         £1.000.00           13         £2.000.00           13         £2.000.00           13         £2.000.00           13         £2.000.00           13         £2.000.00           13         £2.000.00           13         £5.760.00           13         £5.760.00           13         £5.760.00           13         £1.500.00           6         £1.500.00</td> <td>£1,000.00           £500.00           £500.00           £1,000,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £5,932.80           £5,932.80           £1,500.00           £5,000.00           £5,000.00           £1,500.00</td> <td>£0.00         £           £1.000.00         £1.00           £1.000.00         £1.00           £1.000.00         £1.00           £2.000.00         £10.00           £2.000.00         £10.00           £2.000.00         £10.00           £2.000.00         £10.00           £2.000.00         £2.00           £2.000.00         £2.00           £2.000.00         £2.00           £2.000.00         £2.00           £2.000.00         £2.00           £2.000.00         £2.00           £0.302.80         £5.93           £5.932.80         £5.93           £5.500.00         £1.50           £1.500.00         £1.50           £1.500.00         £1.50</td> <td>0.00         £1,000           0.00         £1,000           0.00         £1,000           0.00         £1,000           0.00         £1,000           0.00         £2,000           0.00         £2,000           0.00         £10,000           0.00         £10,000           0.00         £10,000           0.00         £10,000           0.00         £10,000           0.00         £10,000           0.00         £2,000           0.00         £1,503           0.00         £1,503           0.00         £1,500           0.00         £1,500           0.00         £1,500           0.00         £1,500           0.00         £1,500           0.00         £1,500           0.00         £1,500           0.00         £1,500</td> <td>00 £0.00 00 £1.000.00 00 £1.000.00 00 £1.000.00 00 £2.000.00 00 £2.000.00 00 £2.000.00 00 £2.000.00 00 £2.000.00 00 £2.000.00 00 £1.000.00 00 £1.000.00 00 £1.500.00 00 £1.</td> <td><ul> <li>E1.000.00</li> <li>E1.000.00</li> <li>E1.000.00</li> <li>E2.000.00</li> <li>E1.500.00</li> <li>E1.500.00</li> <li>E1.500.00</li> <li>E1.500.00</li> <li>E1.500.00</li> <li>E1.500.00</li> </ul></td> <td>£1,000.00 £1,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £1,500.00 £1,500.00 £1,500.00</td> <td>£1,000.00 £1,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £1,500.00 £1,500.00 £1,500.00 £1,500.00 £1,500.00 £1,500.00</td> <td>£1,000.00        </td> <td>E1,000,00 E110,000,00 E50,000 E1,000,00 E1,000,00 E1,000,00 E2,000,00 E2,000,00 E2,000,00 E2,000,00 E2,000,00 E2,000,00 E2,000,00 E2,000,00 E2,000,00 E2,000,00 E2,000,00 E2,000,00 E2,000,00 E2,000,00 E2,000,00 E2,000,00 E2,000,00 E2,000,00 E2,000,00 E1,000,00 E1,500,00 E11,000,00 E1,500,00 E1,000,00 E1,50</td>	13         £1.000.00           13         £500.00           13         £500.00           13         £1.000.000.00           13         £1.000.000.00           13         £2.000.00           13         £2.000.00           13         £1.000.00           13         £1.000.00           13         £2.000.00           13         £2.000.00           13         £2.000.00           13         £2.000.00           13         £2.000.00           13         £2.000.00           13         £5.760.00           13         £5.760.00           13         £5.760.00           13         £1.500.00           6         £1.500.00	£1,000.00           £500.00           £500.00           £1,000,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £2,000.00           £5,932.80           £5,932.80           £1,500.00           £5,000.00           £5,000.00           £1,500.00	£0.00         £           £1.000.00         £1.00           £1.000.00         £1.00           £1.000.00         £1.00           £2.000.00         £10.00           £2.000.00         £10.00           £2.000.00         £10.00           £2.000.00         £10.00           £2.000.00         £2.00           £2.000.00         £2.00           £2.000.00         £2.00           £2.000.00         £2.00           £2.000.00         £2.00           £2.000.00         £2.00           £0.302.80         £5.93           £5.932.80         £5.93           £5.500.00         £1.50           £1.500.00         £1.50           £1.500.00         £1.50	0.00         £1,000           0.00         £1,000           0.00         £1,000           0.00         £1,000           0.00         £1,000           0.00         £2,000           0.00         £2,000           0.00         £10,000           0.00         £10,000           0.00         £10,000           0.00         £10,000           0.00         £10,000           0.00         £10,000           0.00         £2,000           0.00         £1,503           0.00         £1,503           0.00         £1,500           0.00         £1,500           0.00         £1,500           0.00         £1,500           0.00         £1,500           0.00         £1,500           0.00         £1,500           0.00         £1,500	00 £0.00 00 £1.000.00 00 £1.000.00 00 £1.000.00 00 £2.000.00 00 £2.000.00 00 £2.000.00 00 £2.000.00 00 £2.000.00 00 £2.000.00 00 £1.000.00 00 £1.000.00 00 £1.500.00 00 £1.	<ul> <li>E1.000.00</li> <li>E1.000.00</li> <li>E1.000.00</li> <li>E2.000.00</li> <li>E1.500.00</li> <li>E1.500.00</li> <li>E1.500.00</li> <li>E1.500.00</li> <li>E1.500.00</li> <li>E1.500.00</li> </ul>	£1,000.00 £1,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £1,500.00 £1,500.00 £1,500.00	£1,000.00 £1,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 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Compliance	Ver 4 years Ver 4 years Routine PPM and replacement Routine Service Undertake periodic testing EL & ZS Routine service Undertake periodic testing EL & ZS Routine impections and servicing: guide Dush and orwhau- at 10 years of Routine impections and servicing: guide Dush and orwhau- at 10 years of Routine impections and servicing: guide Dush and orwhau- at 10 years of Routine impections and servicing: guide Dush and orwhau- at 10 years of Routine impections and servicing: guide Dush and orwhau- at 10 years of Routine impections and servicing: guide Dush and orwhau- at 10 years of Routine impections and servicing: guide Dush and orwhau- at 10 years of Routine impections and servicing: guide Dush and orwhau- at 10 years of Routine impections and servicing: guide Dush and orwhau- at 10 years of Routine impections and servicing: guide Dush and orwhau- at 10 years of Routine impections and servicing: guide Dush and orwhau- at 10 years of Routine impections and servicing: guide Dush and orwhau- at 10 years of Routine impections and servicing: guide Dush and orwhau- at 10 years of Routine impections and servicing: guide Dush and orwhau- at 10 years of Routine impections and servicing: guide Dush and orwhau- at 10 years of Routine impections and servicing: guide Dush and orwhau- at 10 years of Routine impections and servicing Routine impec	1 Item	E1.000.00 E500.00 E500.00 E1.000.00 E1.000.00 E1.000.00 E1.000.00 E1.000.00 E1.000.00 E1.000.00 E1.000.00 E5.760.00 E5.760.00 E5.760.00 E5.760.00 E5.700.00 E5.000.00 E5.000.00	15       20       15       15       15       15       15       15       19       20	13         £1,000,00           13         £500,00           13         £500,00           13         £1,000,060,00           13         £1,000,060,00           13         £2,000,00           13         £2,000,00           13         £1,000,00           13         £1,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £5,760,00           13         £5,760,00           13         £5,760,00           13         £1,500,00           8         £1,500,00           8         £7,000,00           12         £27,500,00	E1,000,00 E500,00 E1,000,000,00 E2,000,00 E2,000,00 E2,000,00 E2,000,00 E2,000,00 E2,000,00 E2,000,00 E2,000,00 E2,000,00 E2,000,00 E1,500,00	E1,000,00 E1,00 E1,000,00 E1,00 E1,000,00 E1,00 E2,000,00 E1,00 E2,000,00 E1,00 E2,000,00 E1,000 E2,000,00 E2,00 E2,000,00 E2,00 E2,000,00 E2,00 E2,000,00 E2,00 E2,000,00 E2,00 E2,000,00 E2,00 E3,000,00 E2,00 E3,000,00 E5,00 E5,932,80 E5,93 E5,932,80 E5,93 E5,932 E5,932 E5,935 E5,935 E5,935 E5,935 E5,935 E5,935 E5,935 E	3.00         £1.000           3.00         £1.000           3.00         £1.000           3.00         £1.000           3.00         £2.000           3.00         £2.000           3.00         £2.000           3.00         £2.000           3.00         £2.000           3.00         £10.000           3.00         £10.000           3.00         £10.000           3.00         £1.503           3.00         £1.500           3.00         £1.500           3.00         £1.500           3.00         £1.500           3.00         £1.500           3.00         £1.500	00         £0.00           00         £1.000.00           25.00.00         £1.000.00           00         £1.000.00           00         £1.000.00           00         £1.000.00           00         £2.000.00           00         £2.000.00           00         £2.000.00           00         £2.000.00           00         £2.000.00           00         £10.000.00           00         £10.000.00           00         £1.500.00           00         £1.500.00           00         £1.500.00           00         £2.7500.00	<ul> <li>E1.000.00</li> <li>E1.000.00</li> <li>E1.000.00</li> <li>E2.000.00</li> <li>E2.000.00</li> <li>E2.000.00</li> <li>E2.000.00</li> <li>E2.000.00</li> <li>E2.000.00</li> <li>E2.000.00</li> <li>E2.000.00</li> <li>E2.000.00</li> <li>E3.532.80</li> <li>E5.532.80</li> <li>E5.532.80</li> <li>E5.500.00</li> <li>E1.500.00</li> <li>E1.500.00</li> <li>E7.000.00</li> <li>E7.000.00</li> </ul>	£1,000.00 £1,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £1,500.00 £1,500.00 £1,500.00	£1,000.00 £1,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £1,500.00 £1,500.00 £1,500.00 £1,500.00 £1,500.00 £1,500.00	£1,000.00	E1,000.00 E1,000.00 E1,000.00 E1,000.00 E1,000.00 E2,000.00 E1,000.00
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E500,000	15         20         21         15         15         15         20         20         20         20         20         20          20            <	13         £1,000,00           13         £500,00           13         £500,00           13         £1,000,060,00           13         £1,000,060,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £5,760,00           13         £5,760,00           13         £1,500,00           8         £7,000,00           8         £7,000,00           12         £27,560,00           13         £3,750,00	£1,000,000           £500,000           £500,000           £1,000,000,000           £2,000,000           £2,000,000           £2,000,000           £2,000,000           £2,000,000           £2,000,000           £2,000,000           £2,000,000           £2,000,000           £2,000,000           £2,000,000           £2,000,000           £2,000,000           £2,000,000           £2,000,000           £5,932,800           £5,932,800           £1,500,000           £1,500,000           £1,500,000           £2,7500,000           £3,750,000           £2,7500,000	E1,000,00 E1,00 E1,000,00 E1,00 E1,000,00 E1,00 E2,000,00 E1,00 E2,000,00 E1,00 E2,000,00 E1,00 E2,000,00 E2,00 E2,000,00 E2,00 E2,000,00 E2,00 E2,000,00 E2,00 E2,000,00 E2,00 E2,000,00 E2,00 E3,000,00 E1,50 E1,500,00 E1,500 E1,500,00 E1,500 E1,500,00 E1,500 E1,500,00 E1,500 E1,500,00 E1,500 E1,500,00 E1,500 E1,500,00 E1,500 E1,500,00 E1,500 E1,500 E1,500 E1,500 E1,500 E1,500 E1,500 E	3.00         £1.000           3.00         £1.000           3.00         £1.000           3.00         £1.000           3.00         £1.000           3.00         £2.000           3.00         £2.000           3.00         £2.000           3.00         £10.000           3.00         £10.000           3.00         £10.000           3.00         £10.000           3.00         £10.000           3.00         £1.500           3.00         £1.500           3.00         £1.500           3.00         £2.7000           3.00         £1.500           3.00         £1.500           3.00         £1.500           3.00         £2.7000	00         £0.00           00         £1.000.00           25.000,00         £1.000.00           00         £1.000.00           00         £1.000.00           00         £2.000.00           00         £2.000.00           00         £2.000.00           00         £2.000.00           00         £2.000.00           00         £10.000.00           00         £10.000.00           00         £10.000.00           00         £1.500.00           00         £1.500.00           00         £1.500.00           00         £7.500.00           00         £7.500.00	<ul> <li>E1.000.00</li> <li>E1.000.00</li> <li>E1.000.00</li> <li>E2.000.00</li> <li>E5.932.60</li> <li>E5.932.60</li></ul>	E1,000.00 E1,000.00 E2,000.00 E2,000.00 E2,000.00 E2,000.00 E2,000.00 E2,000.00 E2,000.00 E2,000.00 E2,000.00 E5,932.60 E5,932.60 E1,500.00 E1,500.00 E1,500.00 E2,750.00	£1,000.00 £1,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £1,503.20 £1,503.00 £1,500.00 £1,500.00	£1,000,00	E1,000.00         E10,000.00           E500.00         E10,000.00           E500.00         E1,000.00           E2,000         E1,000,00           E2,000.00         E1,000,000           E2,000.00         E2,000,00           E2,000.00         E28,000,00           E2,000.00         E150,000,00           E50,000.00         E150,000,00           E1,000.00         E11,000,00           E1,000.00         E150,000,00           E1,000.00         E150,000,00           E2,000.00         E150,000,00           E1,000.00         E10,000,00           E2,000.00         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purpod sprinkersystem Gas Fire Suppression System-Britannia Lift to all buildings	B B B B B B B B B B B B B B	None noted Compliance	Ver 4 years Ver 4 years Routine PPM and replacement Routine Service Undertake periodic testing EL & ZS Vertex 4 years Routine service Undertake periodic testing EL & ZS Routine impections and servicing; guide bush and overhaul- at 10 years of the service; guide bush and service; guide bush and;	1 Item	E1.000.00 E500.00 E500.00 E1.000.00 E1.000.00 E1.000.00 E1.000.00 E1.000.00 E1.000.00 E1.000.00 E1.000.00 E5.000.00 E5.000.00 E5.000.00 E50.00	15       20       21       15       22       20       20       21       22       23       24       25       26       27       28       29       29       20       20 <td>13         £1,000,00           13         £500,00           13         £500,00           13         £1,000,060,00           13         £1,000,060,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £5,760,00           13         £5,760,00           13         £1,500,00           8         £7,000,00           8         £7,000,00           12         £27,560,00           13         £3,750,00</td> <td>E1,000,00 E500,00 E1,000,000,00 E2,000,00 E2,000,00 E2,000,00 E2,000,00 E2,000,00 E2,000,00 E2,000,00 E2,000,00 E2,000,00 E2,000,00 E1,500,00</td> <td>E1,000,00 E1,00 E1,000,00 E1,00 E1,000,00 E1,00 E2,000,00 E1,00 E2,000,00 E1,00 E2,000,00 E1,00 E2,000,00 E2,00 E2,000,00 E2,00 E2,000,00 E2,00 E2,000,00 E2,00 E2,000,00 E2,00 E2,000,00 E2,00 E3,000,00 E1,50 E1,500,00 E1,500 E1,500,00 E1,500 E1,500,00 E1,500 E1,500,00 E1,500 E1,500,00 E1,500 E1,500,00 E1,500 E1,500,00 E1,500 E1,500,00 E1,500 E1,500 E1,500 E1,500 E1,500 E1,500 E1,500 E</td> <td>0.00         £1,000           0.00         £1,000           0.00         £1,000           0.00         £1,000           0.00         £1,000           0.00         £2,000           0.00         £2,000           0.00         £10,000           0.00         £10,000           0.00         £10,000           0.00         £10,000           0.00         £10,000           0.00         £10,000           0.00         £1,503           0.00         £1,503           0.00         £1,500           0.00         £1,500           0.00         £1,500           0.00         £1,500           0.00         £1,500           0.00         £1,500           0.00         £1,500           0.00         £2,700           0.00         £2,750           0.00         £2,750           0.00         £2,750</td> <td>00         £0.00           00         £1.000.00           00         £1.000.00           00         £1.000.00           00         £1.000.00           00         £1.000.00           00         £2.000.00           00         £2.000.00    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E5,932.60 E5,932.60 E1,500.00 E1,500.00 E1,500.00 E2,750.00</td> <td>£1,000.00 £1,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £1,503.20 £1,503.00 £1,500.00 £1,500.00</td> <td>E1.000.00 E2.000.00 E2.000.00 E2.000.00 E2.000.00 E2.000.00 E2.000.00 E2.000.00 E2.000.00 E2.000.00 E3.332.80 E5.332.80 E5.332</td> <td>E1,000.00         E10,000.00           E500.00         E10,000.00           E500.00         E1,000.00           E2,000.00         E2,000.00           E2,000.00         E2,000.00           E2,000.00         E28,000.00           E2,000.00         E147,462.40           E59,328.00         E50,000           E1,000.00         E150,000           E1,000.00         E10,000           E2,000.00         E10,000           E1,0000.00         E10,000</td>	13         £1,000,00           13         £500,00           13         £500,00           13         £1,000,060,00           13         £1,000,060,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £2,000,00           13         £5,760,00           13         £5,760,00           13         £1,500,00           8         £7,000,00           8         £7,000,00           12         £27,560,00           13         £3,750,00	E1,000,00 E500,00 E1,000,000,00 E2,000,00 E2,000,00 E2,000,00 E2,000,00 E2,000,00 E2,000,00 E2,000,00 E2,000,00 E2,000,00 E2,000,00 E1,500,00	E1,000,00 E1,00 E1,000,00 E1,00 E1,000,00 E1,00 E2,000,00 E1,00 E2,000,00 E1,00 E2,000,00 E1,00 E2,000,00 E2,00 E2,000,00 E2,00 E2,000,00 E2,00 E2,000,00 E2,00 E2,000,00 E2,00 E2,000,00 E2,00 E3,000,00 E1,50 E1,500,00 E1,500 E1,500,00 E1,500 E1,500,00 E1,500 E1,500,00 E1,500 E1,500,00 E1,500 E1,500,00 E1,500 E1,500,00 E1,500 E1,500,00 E1,500 E1,500 E1,500 E1,500 E1,500 E1,500 E1,500 E	0.00         £1,000           0.00         £1,000           0.00         £1,000           0.00         £1,000           0.00         £1,000           0.00         £2,000           0.00         £2,000           0.00         £10,000           0.00         £10,000           0.00         £10,000           0.00         £10,000           0.00         £10,000           0.00         £10,000           0.00         £1,503           0.00         £1,503           0.00         £1,500           0.00         £1,500           0.00         £1,500           0.00         £1,500           0.00         £1,500           0.00         £1,500           0.00         £1,500           0.00         £2,700           0.00         £2,750           0.00         £2,750           0.00         £2,750	00         £0.00           00         £1.000.00           00         £1.000.00           00         £1.000.00           00         £1.000.00           00         £1.000.00           00         £2.000.00           00         £2.000.00           00         £2.000.00           00         £2.000.00           00         £2.000.00           00         £1.000.00           00         £1.000.00           00         £1.500.00           00         £1.500.00           00         £1.500.00           00         £1.500.00           00         £1.500.00           00         £1.500.00           00         £1.500.00           00         £1.500.00           00         £1.500.00           00         £1.500.00           00         £1.500.00           00         £1.500.00           00         £1.500.00           00         £1.500.00           00         £1.500.00           00         £2.7500.00           00         £2.750.00	<ul> <li>E1.000.00</li> <li>E1.000.00</li> <li>E1.000.00</li> <li>E2.000.00</li> <li>E3.750.00</li> <li>E2.750.00</li> <li>E2.750.00</li> <li>E2.750.00</li> <li>E2.750.00</li> </ul>	E1,000.00 E1,000.00 E2,000.00 E2,000.00 E2,000.00 E2,000.00 E2,000.00 E2,000.00 E2,000.00 E2,000.00 E2,000.00 E5,932.60 E5,932.60 E1,500.00 E1,500.00 E1,500.00 E2,750.00	£1,000.00 £1,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £2,000.00 £1,503.20 £1,503.00 £1,500.00 £1,500.00	E1.000.00 E2.000.00 E2.000.00 E2.000.00 E2.000.00 E2.000.00 E2.000.00 E2.000.00 E2.000.00 E2.000.00 E3.332.80 E5.332.80 E5.332	E1,000.00         E10,000.00           E500.00         E10,000.00           E500.00         E1,000.00           E2,000.00         E2,000.00           E2,000.00         E2,000.00           E2,000.00         E28,000.00           E2,000.00         E147,462.40           E59,328.00         E50,000           E1,000.00         E150,000           E1,000.00         E10,000           E2,000.00         E10,000           E1,0000.00         E10,000



Item R	ef Asset N	No Loca	ation	Sub Location	BCIS 1st level-Major Element	BCIS 2nd Level Sub Element	BCIS 3nd Level Sub Element	Description	Condition	Defects	Remedial Action	Qnty	Unit Ra	ate Li Ei	ife xpectancy	Life Remainin = LE - 7 years		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
652	SEC001- 137	- All Fi	loors	Alt	5. Services	5.12 Communication, Security and Control Systems	5.1.2. Security Systems: Observation and access contro Installations and the like	I PELCO CCTV spaten generally: Schneider-Interna & External with Hard Disk Storage. 137 field devices	i B/C	Due to increase in cameras, storage becomin limited. Ageing	Forese replacing software, the pris and come key hardware (the recorders)within next 5 years to ensure that longevity and reliability is maintained. System can be updated as NS Windows 7 so laked support: Gaing and S85 Office 10. Not compatible with HDMH-HDVF-Any upgrade will required upgrade to the bandwidth. Its advised that prov sum of Edxin required to upgrade polic switches in addition to HDD	1	Item £30	00,000.00 8		1	£300,000.00	£15,000.00	£300,000.00	£15,000.00	£15,000.00	£15,000.00	£15,000.00	£15,000.00	£15,000.00	£15,000.00	£15,000.00	£435,000.00
653		All Fi	loors		5. Services	Systems	5.12.3 Central Control/Building Management Systems: Central and remote control and management systems for mechanical, electrical, and other building services systems	Schneider BMS - operating 152 field devices to support entire building	C/D	Now Obsolete- The PC's and server are obsolete (Windows 7), and the network devices (BCX's) are also obsolete as they are not compatible with the new "Ecostruzure" system. All field devices ARE compatible with the new system however	both sets of software). The budget costs	1	Item £40	00,000.00 10	)	3	£400,000.00	£200,000.00	£150,000.00	£150,000.00	£34,000.00	£34,000.00	£34,000.00	£34,000.00	£34,000.00	£34,000.00	£34,000.00	£738,000.00
654		All Fi	loors		5. Services	5.12 Communication, Security and Control Systems	5.12.3 Central Control/Building Management Systems: Central and remote control and management systems for mechanical, electrical, and other building services systems	Schneider BMS -Energy Management System	с	Obsolete	Replace as above; routine PPM	1	Item £23	3,000.00 10	)	3	£23,000.00	£23,000.00	£23,000.00	£150,000.00	£23,000.00	£23,000.00	£23,000.00	£23,000.00	£23,000.00	£23,000.00	£23,000.00	
655	Pump 10A&B	LGF		Plant	5. Services	5.13 Specialist Installations	5.13.2 Specialist refrigeration systems	LoB 14-17 DegC Chilled Beam Distribution 4300 IVS Int 100-330, 15kW, 4 Pole, 335- Pumps 10 A 8 B11-13	В	None noted	Routine PPM ; replace year 10	2	ltem £2,	,500.00 15	5	8	£2,500.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£5,000.00	£0.00	£0.00	£5,000.00
656	Pump 11-	1-13 LGF		Plant	5. Services	5.13 Specialist Installations	5.13.2 Specialist refrigeration systems	LoB 14-17 DegC Chilled Beam Distribution 4300 IVS Int 100-330, 15kW, 4 Pole, 335- Pumps 11-13	В	None noted	Routine PPM ; replace year 10	4	Item £3,	,000.00 15	5	8	£3,000.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£12,000.00	£0.00	£0.00	£12,000.00
657	Pump 6-9	9 LGF		Plant	5. Services	5.13 Specialist Installations	5.13.2 Specialist refrigeration systems	LoB and REP 4-10 DegC Chilled 4300 IVS Int 125- 290, 18.5kW, 4 Pole, 292mm impeller- Pumps 6-9	В	None noted	Routine PPM ; replace year 10	4		,000.00 15	5	8	£4,000.00	£0.00	£0.00	£0.00					£16,000.00			£16,000.00
658		Core	A .		5. Services	5.13 Specialist Installations	5.13.4 Specialist Electrical/Electronic Installations	Vanity Visual Wall Displays	В	Some screens now not working	Allow replacement over 10 year period	1		00,000.00 10	)	3	£100,000.00		£100,000.00	£100,000.00						£100,000.00		
659	ASS115	Level	el 8	Plant	5. Services	5.13 Specialist Installations	5.13.4 Specialist Electrical/Electronic Installations	High Level Alarm for Grey Water Lifting Pump	D	Alarm failed causing water attenuation to floor	d Reinstate - ensure overflow works	1	Item £2,	,500.00 10	)	1	£2,500.00	£2,500.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£2,500.00
660					5. Services	5.13 Specialist Installations	5.13.5 Water Features	N/A								1	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
661					5. Services	5.14 Builder's Work in Connection with Services	5.14.1 Builder's work in connection with services	N/A								1	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
662				All floors	2. Superstructure	2.8 Internal Doors	2.8.1 Internal Doors	Glazed door.	В	Timber doors were operation at time of inspection with evidence of cosmetic wear an tear	Allow for ironmongery replacement over d 10 years	1	Item £3,	,000.00 10	)	3	£3,000.00	£3,000.00	£3,000.00	£3,000.00	£3,000.00	£3,000.00	£3,000.00	£3,000.00	£3,000.00	£3,000.00	£3,000.00	£30,000.00
				+	-		+	-	+	+	+																	
				1					-				1			1												
Grand	Total															1		£2,052,337.55 £	1,642,485.35	£1,230,383.16	£948,980.25	£859,389.80	£1,155,892.58	£539,822.85	£769,207.43	£732,291.60	£1,031,927.80	£10,538,718.37
	-			+	+		+	+	+		+						+ +											



5.0 Condition D Schedule

5.1 Detailed in this section is the full elemental list of findings ,filtered on Condition D

Item	Ref Asse	No Lo	Location	Sub Location	BCIS 1st level-Major Element	BCIS 2nd Level Sub Element	BCIS 3nd Level Sub Element	Description	Condition	Defects	Remedial Action	Qnty	Unit Rate	Life Expectanc	Life Remaining = LE - 7 years	Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
008	BF08	LG	.GF	Front of House	2. Superstructure	2.6 Windows and External Doors	2.6.1 External windows: Windows and openings in external walls for ventilation and light	4 total 3.6 x 1.1 glazing are damaged and need replacing within year 1. allow for a recurring cost for 2 every year. This includes glazing for performance space. Cost also needs to include road closure; access and craneage.	D	Glazing to lower ground floor is cracked and damaged	Allow to replace glazing with new to match existing.	4	items £10,000.00	1	-6	£40,000.00	£40,000.00	£10,000.00	£10,000.00	£10,000.00	£10,000.00	£10,000.00	£10,000.00	£10,000.00	£10,000.00	£10,000.00	£130,000.00
082	BF82	GF	GF	Front of House	2. Superstructure	2.8 Internal Doors		Replace fire door year 1 .	D	Fire door are non compliant and in poor condition	Allow to replace like for like in year 1	9	nr £750.00	14	7	£6,750.00	£6,750.00										£6,750.00
084	BF84	GF		Back of House	2. Superstructure	2.8 Internal Doors	2.8.1 Internal Doors	Replace all doors within studio year 1.	D	Fire door are non compliant and in poor condition	Allow to replace like for like in year 1	12	nr £750.00	14	7	£9,000.00	£9,000.00										£9,000.00
375	BF375	Le	_evel 8	Back of House	2. Superstructure	2.8 Internal Doors		4nr Fire Doors Structural integrity has been compromised.	D	Fire door are non compliant and in poor condition	Allow to replace like for like in year 1	4	nr £600.00	14	7	£2,400.00	£2,400.00										£2,400.00
444	SERVI	02 LG	_GF		5. Services	5.3 Disposal Installations	5.3.1 Foul Drainage above ground: Waste pipes to sanitary appliances, services		D	Defective and does not work	Replace	1	Item £5,000.00	15	8	£5,000.00	£5,000.00									£10,000.00	£15,000.00
463	ASS03	Le 16	.evel 8	Plant	5. Services	5.4 Water Installations	5.4.5 Other	Grey Water Booster Set Armstrong 2 Pump Booster Set Operating Duty - Standby	D	Decommissioned	Re- Commission	1	Item £5,000.00	20	13	£5,000.00	£5,000.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£5,000.00
464	ASS11	4 Le	.evel 8	Plant	5. Services	5.4 Water Installations	5.4.5 Other	Submersible Greywater Lifting Pump	D	Decommissioned	Re- Commission	1	Item £2,500.00	20	13	£2,500.00	£2,500.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£2,500.00
627	L11	Le	.evel 4	Atria Scenic	5. Services	5.10 Lift and Conveyor Installations / Systems	5.10.1 Lifts and Enclosed Hoists: Passenger and goods lifts and hoists enclosed in shafts	Specialist circular lift from floor 4-7	D	Lift not working ; Safety issues about brake gear; access in event of rescue.	Reinstate with possible new lift and safety features; routine service thereafter	r 1	Item £500,000.00	20	13	£1,000,000.00	£1,000,000.00	£1,000.00	£1,000.00	£1,000.00	£1,000.00	£1,000.00	£1,000.00	£1,000.00	£1,000.00	£1,000.00	£1,009,000.00
659	ASS11	5 Le	.evel 8	Plant	5. Services	5.13 Specialist Installations	5.13.4 Specialist Electrical/Electronic Installations	High Level Alarm for Grey Water Lifting Pump	D	Alarm failed causing water attenuation to flood	Reinstate - ensure overflow works	1	Item £2,500.00	10	1	£2,500.00	£2,500.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£2,500.00
Gra	nd Total																£1,073,150.00	£11,000.00	£11,000.00	£11,000.00	£11,000.00	£11,000.00	£11,000.00	£11,000.00	£11,000.00	£21,000.00	£1,182,150.00
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6.0 Condition C/D Schedule

6.1 Detailed in this section is the full elemental list of findings ,filtered on Condition C/D

Item Re	Asset No	Location	Sub Location	BCIS 1st level-Major Element	BCIS 2nd Level Sub Element	BCIS 3nd Level Sub Element	Description	Condition	Defects	Remedial Action	Qnty	Unit	Rate	Life Expectancy	Life Remaining = LE - 7 years	Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
443	SERV01	Level 6		5. Services	5.3 Disposal Installations	5.3.1 Foul Drainage above ground: Waste pipes to sanitar appliances, services	y Water Attenuation	C/D	Blocked	Check alarm; over haul and de silt	1	Item	£10,000.00	20	13	£10,000.00	£10,000.00									£10,000.00	£20,000.00
619	ASS002-1	GF	External Lighting	5. Services	5.8 Electrical Installations	5.8.4 Specialist Lighting Installations: Specialist lighting installations, e.g. display lighting, illuminated signed, stage lighting, studio lighting, operating theatre lighting and the like.	LED Facade Lighting	C/D	Lamps and drivers failing	Routine PPM and replacement + drivers over 4 years	256	item	£400.00	8	1	£102,400.00	£400.00	£25,600.00	£25,600.00	£25,600.00	£25,600.00	£400.00	£400.00	£400.00	£400.00	£400.00	£104,800.00
620	ASS002-2	GF	External Lighting	5. Services	5.8 Electrical Installations	5.8.4 Specialist Lighting Installations: Specialist lighting installations, e.g. display lighting, illuminated signed, stage lighting, studio lighting, operating theatre lighting and the like.	LED Facade Lighting DMX Driver Module	C/D	Lamps and drivers failing	Routine PPM and replacement + drivers over 4 years		item	£100.00	8	1	£25,600.00	£100.00	£6,400.00	£6,400.00	£6,400.00	£6,400.00	£100.00	£100.00	£25,600.00	£100.00	£100.00	£51,700.00
621	ASS002-3	GF	External Lighting	5. Services	5.8 Electrical Installations	5.8.4 Specialist Lighting Installations: Specialist lighting installations, e.g. display lighting, illuminated signed, stage lighting, studio lighting, operating theatre lighting and the like.	External Lighting Control Unit	C/D	Failing; parts obsolete	Routine PPM and replacement + drivers over 4 years	: 1	item	£10,000.00	8	1	£10,000.00	£0.00	£10,000.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£10,000.00
653		All Floors		5. Services	5.12 Communication, Security and Control Systems	5.12.3 Central Control/Building Management Systems: Central and remote control and management systems for mechanical, electrical, and other building services systems	Schneider BMS - operating 152 field devices to	C/D	Now Obsolete - The PC's and server are obsolete (Windows 7), and the network devices (BCX's) are also obsolete as they ar not compatible with the new "Ecostruxure" system. All field devices ARE compatible with the new system however	both sets of software). The budget costs		Item	£400,000.00	10	3	£400,000.00	£200,000.00	£150,000.00	£150,000.00	£34,000.00	£34,000.00	£34,000.00	£34,000.00	£34,000.00	£34,000.00	£34,000.00	£738,000.00
Grand	otal																£210,500.00	£192,000.00	£182,000.00	£66,000.00	£66,000.00	£34,500.00	£34,500.00	£60,000.00	£34,500.00	£44,500.00	£924,500.00



7.0 Condition C Schedule

7.1 Detailed in this section is the full elemental list of findings ,filtered on Condition C

Item Ref Asset No	Location	Sub Location	BCIS 1st level-Major	BCIS 2nd Level Sub Element	BCIS 3nd Level Sub Element	Description	Condition Defects	Remedial Action	Qnty Unit	Rate	Life Life Re Expectancy = LE - 7	maining Cost	Year 1	Year 2 Year 3	Year 4	Year 5 Year 6 Year 7	7 Year 8	Year 9 Year 10 Total
004 BF04	Level 2	Back of House	Element 3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls.	C Decorations to walls are solled with evidence o	Allow to redecorate walls with 2 coats of	63.64 m2	£6.97	7 0	£443.57	£443.57			£443.57		£887.14
006 BF06	LGF	Front of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls.	c Decorations to walls are solled with evidence o	emulsion paint with colour to match existing.		£6.97	7 0	£4,555.59	£4,555.59			£4,555.59		£9,111.18
011 BE11	LGE	Front of House	3. Internal Finishes	3.3 Ceiling Finishes	3.3.1 Finishes to Ceilings: Preparatory work finishes	Redecoration required to ceiling	c Decorations to ceiling are solled throughout	emulsion paint with colour to match		F7 22	5 -2	£1,764.57	£1.764.57			£1.764.57		£3,529.14
012 BE12	LGE	Front of House	3. Internal Finishes	3.1 Wall Finishes	applied to ceiling surfaces	Redecoration required to walls.	C Decorations to walls are soiled with evidence o	emulsion paint with colour to match	252.86 m2	F6 97	7 0	£1,762.43	£1,762.43			£1.762.43		£3,524.86
014 PE14	LOF	Front of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Raising damp is apparent in lobby leading to room	soiling throughout	emulsion paint with colour to match existing. Allow to investigate and undertake	5.9 m <sup>2</sup>	£100.00	0 7	£580.00	£580.00					£580.00
ora Deria	LOF					099.028, removal and repairs will need to be done within year 1.	099.028.	remedial works and make good all affected surfaces.	0.0 112	2100.00						0001.00		
015 BF15	LGF	Front of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls.	C Decorations to walls are soiled with evidence o soiling throughout	emulsion paint with colour to match existing.	83.4 m2	26.97	7 0	£581.30	£581.30			£581.30		£1,162.60
017 BF17	LGF	Front of House	3. Internal Finishes	3.3 Ceiling Finishes	3.3.1 Finishes to Ceilings: Preparatory work finishes applied to ceiling surfaces	Redecoration required to ceiling.		Allow to redecorate ceiling with 2 coats of emulsion paint with colour to match existing		£7.22	5 -2	£625.25	£625.25			£625.25		£1,250.50
019 BF19	LGF	Back of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls.	C Decorations to walls are soiled with evidence o soiling throughout	of Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing.	370 m2	£6.97	7 0	£2,578.90	£2,578.90			£2,578.90		£5,157.80
024 BF24	LGF	Lift Lobby / Staircase	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls.	C Decorations to walls are solled with evidence o solling throughout	of Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing.	2.1 m2	£100.00	7 0	£210.00	£210.00			£210.00		£420.00
031 BF31	LGF	Lift Lobby / Staircase	3. Internal Finishes	3.3 Ceiling Finishes	3.3.1 Finishes to Ceilings: Preparatory work finishes applied to ceiling surfaces	Redecoration required to ceiling.	C Decorations to ceiling are solled throughout	Allow to redecorate ceiling with 2 coats of emulsion paint with colour to match	43.2 m2	£7.22	5 -2	£311.90	£311.90			£311.90		£623.81
032 BF32	1.05	Male and Female W/C's	3. Internal Finishes	3.3 Ceiling Finishes	3.3.1 Finishes to Ceilings: Preparatory work finishes	Redecoration required to ceiling.	C Decorations to ceiling are solled throughout	existing	83.4 m2	£7.22		£602.15	£602.15			£602.15		£1,204.30
	LOF				applied to ceiling surfaces			emulsion paint with colour to match existing			3 12							
033 BF33	LGF	Male and Female W/C's	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls.	C Decorations to walls are soiled with evidence o soiling throughout	emulsion paint with colour to match existing.	249.25 m2	£6.97	7 0	£1,737.27	£1,737.27			£1,737.27		£3,474.55
040 BF40	Lower Ground Floor Mezz	Front of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls.	soiling throughout	of Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing.	333.75 m2	£6.97	7 0	£2,326.24	£2,326.24			£2,326.24		£4,652.48
042 BF42	Lower Ground Floor Mezz	Front of House	3. Internal Finishes	3.3 Ceiling Finishes	3.3.1 Finishes to Ceilings: Preparatory work finishes applied to ceiling surfaces	Redecoration required to ceiling.		Allow to redecorate ceiling with 2 coats of emulsion paint with colour to match existing	64.2 m2	£7.22	5 -2	£463.52	£463.52			£463.52		£927.05
047 BF47	Lower Ground Floor Mezz	Front of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls metal skirting.	C Decorations to walls are solled with evidence o solling throughout	emulsion paint with colour to match existing.	78 m2	£6.97	7 0	£543.66	£543.66			£543.66		£1,087.32
049 BF49	Lower Ground Floor Mezz	Front of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls timber skirting.	C Decorations to walls are solled with evidence o solling throughout	of Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing.	48.72 m2	£6.97	7 0	£339.58	£339.58			£339.58		£679.16
053 BF53	Lower Ground Floor Mezz	Lift Lobby/Stair Case	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls.	C Decorations to walls are solled with evidence o soiling throughout		13.23 m2	£6.97	7 0	£92.21	£92.21			£92.21		£184.42
							A			0.0								
U61 BF61	Lower Ground Floor Mezz	Lift Lobby/Stair Case	3. Internal Finishes	3.3 Ceiling Finishes	3.3.1 Finishes to Ceilings: Preparatory work finishes applied to ceiling surfaces	Redecoration required to ceiling.		Allow to redecorate ceiling with 2 coats of emulsion paint with colour to match existing		£7.22	5 -2	£311.90	£311.90			£311.90		£623.81
062 BF62 063 BF63	Lower Ground Floor Mezz Lower Ground	Male and Female W/C's Male and Female W/C's	3. Internal Finishes 3. Internal Finishes	3.3 Ceiling Finishes 3.1 Wall Finishes	3.3.1 Finishes to Ceilings: Preparatory work finishes applied to ceiling surfaces 3.1.1 Wall Finishes	Redecoration required to ceiling. Redecoration required to walls.	C Decorations to ceiling are soiled throughout C Decorations to walls are soiled with evidence o	Allow to redecorate ceiling with 2 coats of emulsion paint with colour to match		£7.22 £6.97	5 -2	£59.93 £307.38	£59.93 £307.38			£59.93 £307.38		£119.85 £614.76
072 BF72	Floor Mezz GF	Front of House	3. Internal Finishes	3.1 Wall Finishes 3.1 Wall Finishes	3.1.1 Wall Finishes 3.1.1 Wall Finishes	Redecoration required to walls. Redecoration required to walls and steel skirting.	c Decorations to walls are solled with evidence o	emulsion paint with colour to match of Allow to redecorate walls with 2 coats of		£6.97	7 0	£307.38 £768.44	£307.38 £768.44			£307.38 £768.44		£514.76 £1,536.88
076 BF76	GF	Front of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls and steel skirting.	c Decorations to walls are solled with evidence o		216.75 m2	£6.97	7 0	£1,510.75	£1,510.75			£1,510.75	-	£3,021.50
079 BF79	GF	Front of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls and timber skirting.	C Decorations to walls are soiled with evidence o	emulsion paint with colour to match existing. of Allow to redecorate walls with 2 coats of	324.74 m2	£6.97	7 0	£2,263.44	£2,263.44			£2,263.44		£4,526.88
085 BF85	GF	Back of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls and timber skirting.	c Decorations to walls are solled with evidence o	emulsion paint with colour to match existing. of Allow to redecorate walls with 2 coats of	660 m2	£6.97	7 0	£4,600.20	£4,600.20			£4,600.20		£9,200.40
088 BE88	GE	Back of House	8. External works		8.2.1 Roads, paths and paving's: Preparation and	Renew vehicle marking.	soiling throughout	emulsion paint with colour to match existing. Allow to renew thermoplastic line	5 Bave	650.00	3 4	£250.00	£250.00		£250.00	£250.0	10	£250.00 £1,000.00
089 BE89	GE	Back of House	3. Internal Finishes	3.1 Wall Finishes	completion of unenclosed usable surfaces within the site 3.1.1 Wall Finishes	Redecoration required to walls.	C Decorations to walls are soiled with evidence o	markings	97.47 m2	F6 97	7	£679.37	£679.37		2200.00	£679.37		£1,358.73
000 000	Gr	Lift Lobby's / Stair Case	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls.	C Decorations to waits are solled with evidence of solling throughout C Decorations to walls are solled with evidence of	emulsion paint with colour to match existing.	04.0	20.57	7 0	£242.56	£242.56			£242.56		£485.11
092 BF92	Gr						soiling throughout	emulsion paint with colour to match existing.		10.97	7 0							
103 BF103	GF	Lift Lobby's / Stair Case	3. Internal Finishes	3.3 Ceiling Finishes	3.3.1 Finishes to Ceilings: Preparatory work finishes applied to ceiling surfaces	Redecoration required to ceiling.	C Decorations to ceiling are solled throughout	emulsion paint with colour to match existing		£7.22	5 -2	£311.90	£311.90			£311.90		£623.81
104 BF104	GF	Male and Female W/C's	3. Internal Finishes	3.3 Ceiling Finishes	3.3.1 Finishes to Ceilings: Preparatory work finishes applied to ceiling surfaces	Redecoration required to ceiling.	C Decorations to ceiling are solled throughout	Allow to redecorate ceiling with 2 coats of emulsion paint with colour to match existing	3.7 m2	£7.22	5 -2	£26.71	£26.71			£26.71		£53.43
105 BF105	GF	Male and Female W/C's	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls.	C Decorations to walls are solled with evidence o solling throughout	emulsion paint with colour to match existing.	17.7 m2	£6.97	7 0	£123.37	£123.37			£123.37		£246.74
114 BF114	Ground Floor M	ezz Front of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls and steel skirting.	C Decorations to walls are solled with evidence o solling throughout	of Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing.	99.75 m2	£6.97	7 0	£695.26	£695.26			£695.26		£1,390.52
116 BF116	Ground Floor M		3. Internal Finishes	3.3 Ceiling Finishes	3.3.1 Finishes to Ceilings: Preparatory work finishes applied to ceiling surfaces	Redecoration required to ceiling.		Allow to redecorate ceiling with 2 coats of emulsion paint with colour to match	209 m2	£7.22	5 -2	£1,508.98	£1,508.98			£1,508.98		£3,017.96
118 BF118	Ground Floor M	ezz Back of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecorate partition walls.	C Decorations to walls are soiled with evidence o soiling throughout	Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing.	105 m2	£6.97	7 0	£731.85	£731.85			£731.85		£1,463.70
120 BF120	Ground Floor M	ezz Back of House	3. Internal Finishes	3.3 Ceiling Finishes	3.3.3 Demountable Suspended Ceilings: Construction and	Mineral fibre ceiling tiles.	C Mineral fibre ceiling tiles are heavily soiled	Allow to replace tiles like for like in year 1	113.8 m2	£39.01	10 3	£4,439.34	£4,439.34					£4,439.34
123 BF123	Ground Floor M	ezz Back of House	3. Internal Finishes	3.1 Wall Finishes	Inishes of suspended ceilings     Solution and     S	Redecorate partition walls.	C Decorations to walls are solled with evidence o solling throughout	emulsion paint with colour to match	297 m2	£6.97	7 0	£2,070.09	£2,070.09			£2,070.09		£4,140.18
124 BF124		ezz Back of House ezz Lift Lobby's / Stair Case	3. Internal Finishes	3.3 Ceiling Finishes	3.3.3 Demountable Suspended Ceilings: Construction and finishes of suspended ceilings		C Mineral fibre ceiling tiles are heavily soiled	existing. Allow to replace tiles like for like in year 1	149.3 m2	£39.01	10 3	£5,824.19 £195.16	£5,824.19 £195.16			£195.16		£5,824.19 £390.32
135 BF135		ezz Lift Lobby's / Stair Case	3. Internal Finishes 3. Internal Finishes	3.1 Wall Finishes 3.3 Ceiling Finishes	3.1.1 Wall Finishes 3.3.1 Finishes to Ceilings: Preparatory work finishes	Redecoration required to walls. Redecoration required to ceiling.	C Decorations to walls are soiled with evidence o soiling throughout C Decorations to ceiling are soiled throughout	of Allow to redecorate walls with 2 coats of emulsion paint with colour to match Allow to redecorate ceiling with 2 coats of	43.2 m2	£7.22	5 -2	£311.90	£195.10 £311.90			£195.16 £311.90		£623.81
136 BF136		ezz Male and Female W/C's	3. Internal Finishes	3.3 Ceiling Finishes	applied to ceiling surfaces 3.3.1 Finishes to Ceilings: Preparatory work finishes	Redecoration required to ceiling.	C Decorations to ceiling are solled throughout	emulsion paint with colour to match existing Allow to redecorate ceiling with 2 coats of		£7.22	5 -2	£26.71	£26.71			£26.71	-	£53.43
137 BF137		ezz Male and Female W/C's	3. Internal Finishes	3.1 Wall Finishes	applied to celling surfaces 3.1.1 Wall Finishes	Redecoration required to walls.	C Decorations to walls are soiled with evidence o	emulsion paint with colour to match	17.7 m2	£6.97	7 0	£123.37	£123.37			£123.37	-	£246.74
154 BF154	Level 1	Back of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration to Walls.	C Decorations to walk are solled with evidence of Decorations to walk are solled with evidence of	emulsion paint with colour to match existing.	157.9 m2	£6.97	7 0	£1,100.56	£1,100.56			£1,100.56	-	£2,201.13
156 DE4cc	Level 4	Lift Lobby's / Stair Case	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls.	C Decorations to waits are solled with evidence of solling throughout C Decorations to walls are solled with evidence of	emulsion paint with colour to match existing.	31.16 m2	66.97	7	£217.19	£1,100.56			£1,100.50 £217.19		£434.37
156 BF156 164 BF164	Level 1	Lift Lobby's / Stair Case	3. Internal Finishes 3. Internal Finishes	3.3 Ceiling Finishes	3.3.1 Finishes to Ceilings: Preparatory work finishes	Redecoration required to ceiling.	C Decorations to waits are solled with evidence o soiling throughout C Decorations to ceiling are solled throughout	Allow to redecorate ceiling with 2 coats of	43.2 m2	£5.97 £7.22	5 -2	£311.90	£217.19 £311.90			£311.90		£623.81
165 BF165	Level 1	Male and Female W/C's	3. Internal Finishes	3.3 Ceiling Finishes	applied to ceiling surfaces 3.3.1 Finishes to Ceilings: Preparatory work finishes	Redecoration required to ceiling.	C Decorations to ceiling are solled throughout	emulsion paint with colour to match existing Allow to redecorate ceiling with 2 coats of		£7.22	5 -2	£252.70	£252.70			£252.70		£505.40
166 BF166	Level 1	Male and Female W/C's	3. Internal Finishes	3.1 Wall Finishes	applied to celling surfaces 3.1.1 Wall Finishes	Redecoration required to walls.	C Decorations to walls are soiled with evidence o	emulsion paint with colour to match existing	123.76 m2	£6.97	7 0	£862.61	£862.61			£862.61		£1,725.21
173 BF173	Level 2	Front of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls.	C Decorations to walls are solled with evidence of	emulsion paint with colour to match existing.	110.56 m2	£6.97	7	£770.60	£770.60			£770.60		£1,541.21
173 BF173	Level 2	Front of House	3. Internal Finishes	3.3 Ceiling Finishes	3.3.3 Demountable Suspended Cellings: Construction and		C Decorations to waits are solied with evidence o solling throughout C Mineral fibre celling tiles are heavily solied	of Allow to redecorate walks with 2 coats of emulsion paint with colour to match existing. Allow to replace tiles like for like in year 1	80.55 m2	£5.97 £39.01	10 2	£3,142.26	£3,142.26			2170.00	-	£3,142.26
184 BF184 185 BF185	Level 2	Front of House	3. Internal Finishes 3. Internal Finishes	3.3 Ceiling Finishes 3.1 Wall Finishes	3.3.3 Demountable Suspended Ceilings: Construction and finishes of suspended ceilings 3.1.1 Wall Finishes	Redecoration required to walls.	C Decorations to walls are soiled with evidence o		67.85 m2	£39.01 £6.97	7 0	£3,142.26 £472.91	£3,142.26 £472.91			£472.91		£3,142.26 £945.83
186 BF186	Level 2	Back of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecorate walls.	C Decorations to walls are solled with evidence o	existing. of Allow to redecorate walls with 2 coats of	22.79 m2	£6.97	7 0	£158.85	£158.85			£158.85		£317.69
191 BF191 192 BF192	Level 2	Back of House	2. Superstructure		2.8.1 Internal Doors	Replace metal door frame year 1.	C Metal door is in poor condition	emulsion paint with colour to match existing. Allow to replace like for like in year 1	2 nr	£1,500.00 £1,500.00	14 7	£3,000.00	£3,000.00					£3,000.00 £6,000.00
192 BF192 193 BF193	Level 2 Level 2	Back of House Back of House	2. Superstructure 3. Internal Finishes	2.8 Internal Doors 3.3 Ceiling Finishes	2.8.1 Internal Doors 3.3.3 Demountable Suspended Ceilings: Construction and finishes of suspended ceilings	-	C Mineral fibre ceiling tiles are heavily solled	Allow to replace like for like in year 1 Allow to replace tiles like for like in year 1	4 nr 135.16 m2	£1,500.00 £39.01	10 3	£6,000.00 £5,272.59	£6,000.00 £5,272.59					15,272.59
194 BF194	Level 2	Back of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls.	C Solled decorations	Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing.	30.4 m2	£6.97	7 0	£211.89	£211.89			£211.89		£423.78
200 BF200	Level 2	Lift Lobby / Staircase	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls.	C Decorations to walls are solled with evidence o solling throughout	of Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. Allow to redecorate ceiling with 2 coats of	27.06 m2	£6.97	7 0	£188.61	£188.61			£188.61		£377.22
209 BF209	Level 2	Lift Lobby / Staircase	3. Internal Finishes	3.3 Ceiling Finishes	3.3.1 Finishes to Ceilings: Preparatory work finishes applied to ceiling surfaces	Redecoration required to ceiling.		emulsion paint with colour to match existing		£7.22	5 -2	£311.90	£311.90			£311.90		£623.81
210 BF210	Level 2	Male and Female W/C's	3. Internal Finishes	3.3 Ceiling Finishes	3.3.1 Finishes to Ceilings: Preparatory work finishes applied to ceiling surfaces	Redecoration required to ceiling.		Allow to redecorate ceiling with 2 coats of emulsion paint with colour to match existing		£7.22	5 -2	£294.58	£294.58			£294.58		£589.15
211 BF211	Level 2	Male and Female W/C's	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls.	C Decorations to walls are soiled with evidence o soiling throughout	existing.	136.65 m2	£6.97	7 0	£952.45	£952.45			£952.45		£1,904.90
218 BF218	Level 3	Front of House	3. Internal Finishes	3.3 Ceiling Finishes	3.3.3 Demountable Suspended Ceilings: Construction and finishes of suspended ceilings	Mineral fibre ceiling tiles.	C Mineral fibre ceiling tiles are heavily solled	Allow to replace tiles like for like in year 1	60.8 m2	£39.01	10 3	£2,371.81	£2,371.81					£2,371.81



Item Ref	Asset No	Location	Sub Location	BCIS 1st level-Major Element	BCIS 2nd Level Sub Element	BCIS 3nd Level Sub Element	Description Condition	Defects Remedial Action Onty	Unit Rate	Life Life Remaining Cost Expectancy = LE - 7 years	Year 1 Year 2	Year 3	Year 4	Year 5	Year 6 Year 7	Year 8 Year 9	Year 10	Total
219	BF219	Level 3	Front of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration of walls and steel skirting. C	Decorations to walls are solied with evidence of Allow to redecorate walls with 2 costs of 113.96	m2 £6.97	7 0 £794.30	£794.30				£794.30			£1,588.60
220	BF220	Level 3	Front of House	3. Internal Finishes	3.3 Ceiling Finishes	3.3.1 Finishes to Ceilings: Preparatory work finishes	Redecoration required to ceiling. C	soiling throughout emulsion paint with colour to match existing. Decorations to ceiling are solled throughout Allow to redecorate ceiling with 2 coats of 30	m2 7.22	5 -2 £216.60	£216.60				£216.60			£433.20
227	BF227	Level 3	Front of House	3. Internal Finishes	3.1 Wall Finishes	applied to ceiling surfaces 3.1.1 Wall Finishes	Redecoration required to walls. C	emulsion paint with colour to match existing Decorations to wails are solied with evidence of Allow to redecorate walls with 2 coats of soling throughout to the emulsion paint with colour to match	m2 £6.97	7 0 £1,111.58								£0.00
232	BF232	Level 3	Back of House	3. Internal Finishes	3.3 Ceiling Finishes	3.3.1 Finishes to Ceilings: Preparatory work finishes	Redecoration required to ceiling. C	existing. Decorations to ceiling are solled throughout Allow to redecorate ceiling with 2 coats of 21.7	m2 £7.22	5 -2 £156.67								£0.00
234	BF234	Level 3	Back of House	3. Internal Finishes	3.1 Wall Finishes	applied to ceiling surfaces 3.1.1 Wall Finishes	Redecoration required to walls. C	emulsion paint with colour to match existing Decorations to walls are solled with evidence of Allow to redecorate walls with 2 coats of 51	m2 £6.97	7 0 £355.47								£0.00
236	BF236	Level 3	Back of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls. C	solling throughout emulsion paint with colour to match existing. Decorations to walls are solled with evidence of Allow to redecorate walls with 2 coats of 201.04	m2 £6.97	7 0 £1,401.25								£0.00
238	BF238	Level 3	Back of House	3. Internal Finishes	3.3 Ceiling Finishes	3.3.3 Demountable Suspended Ceilings: Construction and	Mineral fibre celling tiles. C	soiling throughout emulsion paint with colour to match existing. Mineral fibre ceiling tiles are heavily soiled Allow to replace tiles like for like in year 1 362.3	m2 £39.01	10 3 £14,133.32								£0.00
240	BF240	Level 3	Back of House	3. Internal Finishes	3.1 Wall Finishes	finishes of suspended ceilings 3.1.1 Wall Finishes	Redecoration required to walls. C	Decorations to walls are solled with evidence of solling throughout B9.64	m2 £6.97	7 0 £624.79								£0.00
241	BF241 BF244	Level 3 Level 3	Back of House Lift Lobby / Staircase	3. Internal Finishes 3. Internal Finishes	3.3 Ceiling Finishes 3.1 Wall Finishes	3.3.3 Demountable Suspended Ceilings: Construction and finishes of suspended ceilings 3.1.1 Wall Finishes	Mineral fibre ceiling tiles. C Redecoration required to walls. C	Mineral fibre ceiling tiles are heavily solled Allow to replace tiles like for like in year 1 46 Decorations to walls are solled with evidence of Allow to redecorate wells with 2 coats of 24.9	m2 £39.01	10 3 £1,794.46 7 0 £173.55								£0.00
244								soiling throughout emulsion paint with colour to match existing.										£0.00
252	BF252	Level 3	Lift Lobby / Staircase	3. Internal Finishes	3.3 Ceiling Finishes	3.3.1 Finishes to Ceilings: Preparatory work finishes applied to ceiling surfaces	Redecoration required to ceiling. C	Decorations to ceiling are solied throughout Allow to redecorate ceiling with 2 coats of 43.2 emulsion paint with colour to match existing a solid control of the solid control	m2 £7.22	5 -2 £311.90								£0.00
253	BF253	Level 3	Male and Female W/C's	3. Internal Finishes	3.3 Ceiling Finishes	3.3.1 Finishes to Cellings: Preparatory work finishes applied to celling surfaces	Redecoration required to ceiling. C	Decorations to ceiling are solied throughout Allow to redecorate ceiling with 2 coats of 58.24 emulsion paint with colour to match existing	m2 £7.22	5 -2 £420.49								£0.00
254	BF254	Level 3	Male and Female W/C's	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls. C	Decorations to walls are solied with evidence of Allow to redecorate walls with 2 coats of soiling throughout emulsion paint with colour to match existing.	m2 £6.97	7 0 £202.13								£0.00
260 263	BF260 BF263	Level 4 Level 4	Front of House Front of House	2. Superstructure 3. Internal Finishes	2.8 Internal Doors 3.1 Wall Finishes	2.8.1 Internal Doors 3.1.1 Wall Finishes	Reception Fire door 104.047 smoke ceil and C intumescent strip is poor and needs replacing. C Redecoration required to walls. C	Fire door 104.047 is non compliant Allow to replace like for like in year 1 1 Decorations to walls are solied with evidence of Allow to redecorate walls with 2 coats of 149.1	nr £1,000.00 m2 £6.97	14 7 £1,000.00 7 0 £1,039.23								£0.00 £0.00
268	BF268	Level 4	Front of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls. C	solling throughout emulsion paint with colour to match existing. Decorations to walls are solled with evidence of Allow to redecorate walls with 2 coats of 14.7	m2 £6.97	7 0 £102.46								£0.00
273	BF273	Level 4	Back of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecorate Walls timber skirting. C	soiling throughout emulsion paint with colour to match existing. Decorations to walls are soiled with evidence of Allow to redecorate walls with 2 coats of 309.5	m2 £6.97	7 0 £2,157.22								£0.00
279	BF279	Level 4	Back of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecorate Walls timber skirting. C	soiling throughout emulsion paint with colour to match existing. Decorations to walls are soiled with evidence of Allow to redecorate walls with 2 coats of 563.7	m2 £6.97	7 0 £3,928.99	<b> </b>							£0.00
282	BF282	Level 4	Lift Lobby / Staircase	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls. C	solling throughout emulsion paint with colour to match existing. Decorations to walls are solled with evidence of Allow to redecorate walls with 2 coats of 23.1	m2 £6.97	7 0 £161.01								£0.00
290			Lift Lobby / Staircase	3. Internal Finishes	3.3 Ceiling Finishes	3.3.1 Finishes to Ceilings: Preparatory work finishes	Redecoration required to ceiling. C	soiling throughout emulsion paint with colour to match existing. Decorations to ceiling are soiled throughout Allow to redecorate ceiling with 2 coats of 43.2	m2 £7.22	5 -2 £311.90	<b> </b>							£0.00
291		Level 4	Male and Female W/C's	3. Internal Finishes	3.3 Ceiling Finishes	applied to ceiling surfaces 3.3.1 Finishes to Ceilings: Preparatory work finishes		emulsion paint with colour to match Decorations to ceiling are solied throughout Allow to redecorate ceiling with 2 coats of 23.2 emulsion paint with colour to match	m2 7.22	5 -2 £167.50	£167.50				£167.50			£335.01
292	BF292	Level 4	Male and Female W/C's	3. Internal Finishes	3.1 Wall Finishes	applied to ceiling surfaces 3.1.1 Wall Finishes	Redecoration required to walls. C	Decorations to walls are solied with evidence of Allow to redecorate walls with 2 coats of 91.5 emulsion pairu with colour to match	m2 £6.97	7 0 £637.76	£637.76				£637.76			£1,275.51
298	BF298		Back of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls and timber skirting.	Decorations to walls are solled with evidence of Allow to redecorate walls with 2 costs of 319 solling throughout to match	m2 £6.97	7 0 £2,223.43	£2,223.43			1	2,223.43			£4,446.86
299	BF299	Level 5	Back of House	3. Internal Finishes	3.3 Ceiling Finishes	3.3.1 Finishes to Ceilings: Preparatory work finishes	Redecoration required to ceiling. C	Decorations to ceiling are solled throughout Allow to redecorate ceiling with 2 coats of 85 emulsion paint with colour to match	m2 £7.22	5 -2 £613.70	£613.70				£613.70			£1,227.40
301	BF301	Level 5	Back of House	3. Internal Finishes	3.1 Wall Finishes	applied to ceiling surfaces 3.1.1 Wall Finishes	Redecoration required to walls C	Decorations to walls are solied with evidence of Allow to nedecorate walls with 2 coats of 2332 emulsion pairs with count to match 2332	m2 £6.97	7 0 £16,254.04	£16,254.04			£	6,254.04			£32,508.08
305	BF305	Level 5	Lift Lobby / Staircase	3. Internal Finishes	3.3 Ceiling Finishes	3.3.1 Finishes to Ceilings: Preparatory work finishes applied to ceiling surfaces	Redecoration required to ceiling. C	Decorations to ceiling are solled throughout Allow to redecorate ceiling with 2 coats of 26.3 emulsion paint with colour to match	m2 £7.22	5 -2 £189.89	£189.89				£189.89			£379.77
306	BF306	Level 5	Lift Lobby / Staircase	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls. C	Decorations to walls are solled with evidence of Allow to redecorate walls with 2 coats of 17.2 solling throughout emulsion paint with colour to match	m2 £6.97	7 0 £119.88	£119.88				£119.88			£239.77
313	BF313	Level 5	Lift Lobby / Staircase	3. Internal Finishes	3.3 Ceiling Finishes	3.3.1 Finishes to Ceilings: Preparatory work finishes applied to ceiling surfaces	Redecoration required to ceiling. C	Decorations to ceiling are solied throughout Allow to redecorate ceiling with 2 coats of 46.8 emulsion paint with colour to match	m2 £7.22	5 -2 £337.90	£337.90				£337.90			£675.79
314	BF314	Level 5 Level 6	Back of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls C	Decorations to walls are soiled with evidence of Allow to redecorate walls with 2 coats of 1365.5 soiling throughout	m2 £6.97	7 0 £9,517.54	£9,517.54				29,517.54			£19,035.07
321	BF321	Level 6	Back of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls and timber skirting. C	existing. Decorations to walls are solied with evidence of Allow to redecorate walls with 2 coats of 145.8	m2 £6.97	7 0 £1,016.23	£1,016.23			1	1,016.23			£2,032.45
325	BF325	Level 6	Lift Lobby / Staircase	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls and timber skirting. C	solling throughout emulsion paint with colour to match existino. Decorations to walls are solled with evidence of Allow to redecorate walls with 2 coats of 31.4	m2 £6.97	7 0 £218.86	£218.86				£218.86			£437.72
332	BF332	Level 6	Lift Lobby / Staircase	3. Internal Finishes	3.3 Ceiling Finishes	3.3.1 Finishes to Ceilings: Preparatory work finishes	Redecoration required to ceiling. C	soiling throughout emulsion paint with colour to match existing. Decorations to ceiling are soiled throughout Allow to redecorate ceiling with 2 coats of 43.2	m2 £7.22	5 -2 £311.90	£311.90				£311.90			£623.81
333	BF333	Level 6	Front of House	3. Internal Finishes	3.1 Wall Finishes	applied to ceiling surfaces 3.1.1 Wall Finishes	Redecoration required to walls and timber skirting. C	emulsion paint with colour to match existing Decorations to walls are solled with evidence of Allow to redecorate walls with 2 costs of 472	m2 £6.97	7 0 £3,289.84	£3,289.84			1	3,289.84			£6,579.68
338	BF338	Level 6	Front of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls. C	soiling throughout emulsion paint with colour to match existin a. Decorations to walls are soiled with evidence of Allow to redecorate walls with 2 coats of 28.8 emulsion paint with colour to match	m2 £6.97	7 0 £200.74	£200.74				£200.74			£401.47
347	BF347	Level 7	Back of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls. C	existing. Decorations to walls are solied with evidence of Allow to redecorate walls with 2 coats of 59.2	m2 £6.97	7 0 £412.62	£412.62				£412.62			£825.25
351	BF351	Level 7	Back of House	2. Superstructure	2.6 Windows and External Doors	2.6.1 External windows: Windows and openings in	3no. Glazing panels cracked C	soiling throughout emulsion paint with colour to match existing. Cracking located to external glazing Allow to replace glazed panel with like for 3	items £7,500.00	1 -6 £22,500.00	£22,500.00 £7,500.00	£7,500.00	£7,500.00	£7,500.00	£7,500.00 £7,500.00	£7,500.00 £7,500.00	£7,500.00	£90,000.00
	BE353		Back of House			external walls for ventilation and light		like replacement in year 1 and make an allowance for samual replacement of diszing. Decorations to walks are solied with evidence of allow to redecorate walks with 2 mats of 170.56.		7 0 £1.188.80	£1 188 80				1 188 80			
353		Level 7		3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls. C	soiling throughout emulsion paint with colour to match existing.	m2 E0.97					,				£2,377.61
304	BF354	Level 7	Back of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls. C	Decorations to walls are solied with evidence of Allow to redecorate walls with 2 coats of soling throughout soliton and the soliton of the	m2 £6.97	7 0 £218.58	£218.58				£218.58			£437.16 £296.92
365	BF358 BF365	Level 7	Lift Lobby / Staircase	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls. C	Decorations to walls are solied with evidence of Allow to redecorate walls with 2 coats of 21.3 emulsion pairs with colour to match existing.	m2 £5.97	7 0 £148.46	£148.46				£148.46 £311.90			£296.92 £623.81
300	DE300	Lavel 7	Lift Lobby / Staircase Male and Female W/C's	3. Internal Finishes 3. Internal Finishes	3.3 Ceiling Finishes	3.3.1 Finishes to Cellings: Preparatory work finishes applied to celling surfaces	Redecoration required to ceiling. C Redecoration required to ceiling. C	Decorations to ceiling are solied throughout Allow to redecorate ceiling with 2 costs of 43.2 emulsion paint with colour to match existing Decorations to ceiling are ceiled throughout Allow to redecorate ceiling with 2 costs of 23.9	m2 £7.22	E 2 2 E311.90	£311.90				£311.90 £244.04			£623.81 £488.07
305	BF366	Level 7			3.3 Ceiling Finishes	3.3.1 Finishes to Ceilings: Preparatory work finishes applied to ceiling surfaces	······································	Decorations to ceiling are solied throughout Allow to redecorate ceiling with 2 costs of 33.8 emulsion paint with colour to match existing Decorations to wells are ceiled with evidence of Alloy to redecorate wells with 2 costs of 440.14		5 -2 £244.04	£244.04							
367	BF367	Level 7	Male and Female W/C's	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls. C	Decorations to walls are solied with evidence of Allow to redecorate walls with 2 coats of soling throughout soliton and the soliton paint with colour to match existing. Decorations to walls are solited with evidence of Allow to redecorate walls with 2 coats of Allow to redecorate walls with 2 coats of 40 must an extension of a soliton to match and a soliton of the soliton	m2 £6.97	7 0 £976.78 7 0 £1.308.83	£976.78 £1.308.83				£976.78			£1,953.55
3//	DF3//	Level 8	Lift Lobby / Staircase	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls. C	Decorations to walls are solied with evidence of Allow to redecorate walls with 2 coats of solling throughout emulsion paint with colour to match existing.						1	(1,308.83			£2,617.65
384	BF384	Level 8	Lift Lobby / Staircase	3. Internal Finishes	3.3 Ceiling Finishes	3.3.1 Finishes to Cellings: Preparatory work finishes applied to celling surfaces	Redecoration required to ceiling. C	Decorations to ceiling are solied throughout Allow to redecorate ceiling with 2 costs of 43.2 emulsion paint with colour to match existing are solid throughout to all control of 0.	m2 £7.22	5 -2 £311.90	£311.90				£311.90			£623.81
390	BF390	Level 9	Front of House	3. Internal Finishes	3.3 Ceiling Finishes	3.3.1 Finishes to Cellings: Preparatory work finishes applied to celling surfaces	Redecoration required to celling. C	Decorations to ceiling are solied throughout Allow to redecorate ceiling with 2 costs of 50 emulsion gain with colour to match existing	m2 £7.22	5 -2 £361.00	£361.00				£361.00			£722.00
391	BF391	Level 9	Front of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls. C	Decorations to walls are solied with evidence of Allow to redecorate walls with 2 coats of 73.9 solling throughout emulsion paint with colour to match existing.	m2 £6.97	7 0 £515.08	£515.08				£515.08			£1,030.17
392	BF392	Level 9	Back of House	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls. C	Decorations to walls are solied with evidence of Allow to redecorate walls with 2 coats of solling throughout emulsion paint with colour to match existing.	m2 £6.97	7 0 £199.34	£199.34				£199.34			£398.68
394	BF394	Level 9	Back of House	3. Internal Finishes	3.3 Ceiling Finishes	3.3.1 Finishes to Cellings: Preparatory work finishes applied to celling surfaces	Redecoration required to ceiling. C	Decorations to ceiling are soiled throughout Allow to redecorate ceiling with 2 costs of 28.6 emulsion paint with colour to match existing existin	m2 £7.22	5 -2 £206.49	£206.49				£206.49			£412.98
395	BF395	Level 9	Lift Lobby / Staircase	3. Internal Finishes	3.3 Ceiling Finishes	3.3.1 Finishes to Ceilings: Preparatory work finishes applied to ceiling surfaces	Redecoration required to ceiling. C	Decorations to ceiling are soiled throughout Allow to redecorate ceiling with 2 costs of 14.2 emulsion paint with colour to match existing	m2 £7.22	5 -2 £102.52	£102.52				£102.52			£205.05
396	BF396	Level 9	Lift Lobby / Staircase	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls. C	Decorations to walls are solied with evidence of Allow to redecorate walls with 2 coats of solling throughout emulsion paint with colour to match existing.	m2 £6.97	7 0 £226.53	£226.53				£226.53			£453.05
400	BF400	Level 9	Lift Lobby / Staircase	3. Internal Finishes	3.3 Ceiling Finishes	3.3.1 Finishes to Ceilings: Preparatory work finishes applied to ceiling surfaces	Redecoration required to ceiling. C	Decorations to ceiling are solled throughout Allow to redecorate ceiling with 2 coats of 8.2 emulsion paint with colour to match existing	m2 £7.22	5 -2 £59.20	£59.20				£59.20			£118.41
401	BF401	Level 9	Lift Lobby / Staircase	3. Internal Finishes	3.1 Wall Finishes	3.1.1 Wall Finishes	Redecoration required to walls. C	Decorations to walls are solied with evidence of Allow to redecorate walls with 2 coats of solling throughout envision paint with colour to match existing.	m2 £6.97	7 0 £225.13	£225.13				£225.13			£450.26
407	EXTFB01	Externals	Lower Ground Floor	2. Superstructure	2.6 Windows and External Doors	2.6.1 External windows: Windows and openings in external walls for ventilation and light	External glazing panels C	Cracking located to external glazing Allow to replace glazed panel with like for 4 like replacement in year 1 and make an allowance for annual replacement of	items 7500	1 -6 £30,000.00	£30,000.00 £1,500.00	£1,500.00	£1,500.00	£1,500.00	£1,500.00 £1,500.00	£1,500.00 £1,500.00	£1,500.00	£43,500.00
								glazing.										
408	EXTFB02	Externals	Lower Ground Floor	8. External works	8.2 Roads, paths, paving's and surfacing	8.2.1 Roads, paths and paving's: Preparation and completion of unenclosed usable surfaces within the site	Concrete slabs C	Concrete Slabs are solled throughout. Allow to deep clean slabbing. 251.6	m2 10	30 23 £2,516.00	£2,516.00 £2,516.00	£2,516.00	£2,516.00	£2,516.00	£2,516.00 £2,516.00	£2,516.00 £2,516.00	£2,516.00	£25,160.00
410	EXTFB04	Externals	Ground Floor	2. Superstructure	2.6 Windows and External Doors	2.6.1 External windows: Windows and openings in external walls for ventilation and light	External glazing 12 nr panels to be replaced each C year.	Cracking located to external glazing Allow to replace cracked panels like for 12 like.	items 7500	1 -6 £90,000.00	£90,000.00							£90,000.00
416	EXTFB10	Externals	Level 3	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces	Concrete slabs C	Concrete Slabs are solled throughout. Allow to deep clean concrete slabs. 1111.9	m2 10	30 23 £11,119.00	£11,119.00			£11,119.00			£11,119.00	£33,357.00



Item R	f Asset No	Location	Sub Location	BCIS 1st level-Major Element	BCIS 2nd Level Sub Element	BCIS 3nd Level Sub Element	Description	Condition	Defects	Remedial Action C	Qnty	Unit Rate	Life Expectancy	Life Remaining = LE - 7 years	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
417	EXTFB11	Externals	Level 3	2. Superstructure	2.6 Windows and External Doors	2.6.1 External windows: Windows and openings in external walls for ventilation and light	External glazing 4 nr panels are cracked.	с	Cracking located to external glazing	Allow to replace glazed panel with like for 4 like replacement in year 1 and make an allowance for annual replacement of glazing.	4	items 7500	1	-6 £30,000.00	£30,000.00	£30,000.00	£30,000.00	£30,000.00	£30,000.00	£30,000.00	£30,000.00	£30,000.00	£30,000.00	£30,000.00	£300,000.00
427	EXTFB21	Externals	Level 7	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applie	d Concrete slabs	с	Concrete Slabs are solled throughout.	Allow to deep clean concrete slabs. 2	211.1	m2 10	30	23 £2,111.00	£2,111.00				£2,111.00						£4,222.00
433	EXTFB27	Externals	Level 7	2. Superstructure	2.6 Windows and External Doors	to floor surfaces 2.6.1 External windows: Windows and openings in external walls for ventilation and light	External glazing 2 nr panels are cracked.	c	Cracking located to external glazing	Allow to replace glazed panel with like for 2 like replacement in year 1 and make an allowance for annual replacement of glazing.	2	items 7500	1	-6 £15,000.00	£15,000.00	£15,000.00	£15,000.00	£15,000.00	£15,000.00	£15,000.00	£15,000.00	£15,000.00	£15,000.00	£15,000.00	£150,000.00
435	EXTFB29	Externals	Roof	2. Superstructure	2.6 Windows and External Doors	2.6.1 External windows: Windows and openings in external walls for ventilation and light	1 nr panel are cracked in central atrium.	с	Cracking located to central glazed atrium	Allow to replace glazed panel with like for 1 like replacement in year 1 and make an allowance for annual replacement of glazing.	1	items 5000	1	-6 £5,000.00	£5,000.00	£5,000.00	£5,000.00	£5,000.00	£5,000.00	£5,000.00	£5,000.00	£5,000.00	£5,000.00	£5,000.00	£50,000.00
436	EXTFB30	Externals	Roof	2. Superstructure	2.3 Roof	2.3.1 Roof structure: All components of the roof structure	Inverted flat roof	с	No defects were noted at the time of inspection. There was no internal signs of water penetration.	- 1	1	items	25	18 £0.00											£0.00
441	EXTFB35	Externals	Roof & Garden Terraces- L7	2. Superstructure	2.3 Roof	2.3.1 Roof structure: All components of the roof structure	Roof deck to level 7	c	Evidence of damage located to glazing to roo terraces, resulting in water tracking within building.	Allow to investigate further in year one and undertake remedial works in year two and three. Provisional cost allowed for on worst case basis till further investigation identifies full extent of defect. Cost for replacing glazing allowed for elsewhere	875	m2 £200.00	25	18 £175,000.00	£5,000.00	£87,500.00	£87,500.00								
442	EXTFB36	Externals	Roof & Garden Terraces- L3	2. Superstructure	2.3 Roof	2.3.1 Roof structure: All components of the roof structure	Roof deck to level 3	c	Evidence of damage located to glazing to roo terraces, resulting in water tracking within building.	Allow to investigate further in year one 1 and undertake remedial works in year two and three. Provisional cost allowed for on worst case basis till further investigation identifies full extent of defect. Cost for replacing glazing allowed for elsewhere	1195	m2 £200.00	25	18 £239,000.00	£5,000.00	£119,500.00	£119,500.00								
585	COMP02	Level 6	Archives	5. Services	5.7 Ventilation Systems	5.7.2 Local and Special Ventilation: Systems where ventilation is performed in or adjacent to the space to be treated	Hypoxic system (Oxyreduct system) Wagner UK	с	Stat Compliance ; Appears system is continually running with no head room for resilience; reports of several outages.	Routine PPM; Major overhaul or 2 replacement within 2 years on each of units-suggest more energy efficient unit at replacement which could offset energy costs/ installation.	2	Item £20,000.00	20	13 £20,000.00	£40,000.00	£300,000.00	£20,000.00	£20,000.00	£20,000.00	£20,000.00	£20,000.00	£20,000.00	£20,000.00	£20,000.00	£500,000.00
618	LIGHTINGO	All Floors	Main areas & mezzanine	5. Services	5.8 Electrical Installations	5.8.3 Lighting Installations: Electrical power supply to	Lamp replacement	с	Lamps nearing end of their life	Ad Hoc PPM 1	1	Item £20,000.00	5	-2 £20,000.00	£20,000.00	£20,000.00	£20,000.00	£20,000.00	£20,000.00	£20,000.00	£20,000.00	£20,000.00	£20,000.00	£20,000.00	£200,000.00
654	*	All Floors		5. Services	5.12 Communication, Security and Control Systems	Idinting. 5.12.3 Central Control/Building Management Systems: Central and remote control and management systems fo mechanical, electrical, and other building services systems.	Schneider BMS -Energy Management System	c	Obsolete	Replace as above; routine PPM 1	1	Item £23,000.00	10	3 £23,000.00	£23,000.00	£23,000.00	£150,000.00	£23,000.00	£23,000.00	£23,000.00	£23,000.00	£23,000.00	£23,000.00	£23,000.00	£357,000.00
Grand	Total														£417,167.67	£611,516.00	£458,516.00	£124,766.00	£137,746.00 £	209,557.48	£124,766.00 £1	124,516.00	£124,516.00	£135,885.00	£2,044,952.15
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8.0 Condition B/C Schedule

8.1 Detailed in this section is the full elemental list of findings ,filtered on Condition B/C

Item Ref	Asset No	Location	Sub Location	BCIS 1st level-Major	BCIS 2nd Level Sub Element	BCIS 3nd Level Sub Element	Description	Condition	Defects	Remedial Action	Qnty Unit	it Rate	Life	Life Remaining Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
				Element									Expect	ancy = LE - 7 years											
454	Pump 14	LGF	LoB DHWS Circulation PHX to Buffer Vessel 4380 25-90AB, 0.25kW, 2 Pole, 85mm imp		5.4 Water Installations	5.4.3 Hot water distribution: Hot water and/or mixed water supply from, and including, storage cylinders, etc.	LoB DHWS Circulation PHX to Buffer Vessel 4380 25-90AB, 0.25kW, 2 Pole, 85mm imp	B/C	Routine PPM	Pump service; LCC replacement	1 item	£2,500.0	00 15	8 £200.00	£200.00	£200.00	£200.00	£200.00	£200.00	£200.00	£200.00	£2,500.00	£200.00	£200.00	£4,300.00
455	Pump 15	LGF	LoB DHWS Circulation PHX to Buffer Vessel 4380 25-90AB, 0.25kW, 2 Pole, 85mm imp	5. Services	5.4 Water Installations	5.4.3 Hot water distribution: Hot water and/or mixed water supply from, and including, storage cylinders, etc.	LoB DHWS Circulation PHX to Buffer Vessel 4380 25-90AB, 0.25kW, 2 Pole, 85mm imp	B/C	Routine PPM	Pump service; LCC replacement	1 item	£2,500.0	00 15	8 £200.00	£200.00	£200.00	£200.00	£200.00	£200.00	£200.00	£200.00	£2,500.00	£200.00	£200.00	£4,300.00
466	100101	LGF	Plate Heat Exchanger	5. Services	5.5 Heat Source	5.5.1 Heat Source	1 No PHE Type B15x40/1P-SC-S	B/C	Working but will require replacement at en	d of Replace at LCC	1 Item	£550.00	15	8 £550.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£550.00	£0.00		£550.00
467	455182	LGF	Plate Heat Exchanger	5. Services	5.5 Heat Source	5.5.1 Heat Source	1 No PHE Type B8Tx40/1P-SC-M	B/C	Working but will require replacement at er	d of Replace at LCC	1 Item	£550.00	) 15	8 £550.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£550.00	£0.00		£550.00
468	455183	LGF	Plate Heat Exchanger	5. Services	5.5 Heat Source	5.5.1 Heat Source	1 No PHE Type B15x40/1P-SC-S	B/C	Working but will require replacement at en	d of Replace at LCC	1 Item	£550.00	15	8 £550.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£550.00	£0.00		£550.00
469	A00404	LGF	Plate Heat Exchanger	5. Services	5.5 Heat Source	5.5.1 Heat Source	1 No PHE Type B15x40/1P-SC-S	B/C	Working but will require replacement at en	d of Replace at LCC	1 Item	£550.00	) 15	8 £550.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£550.00	£0.00		£550.00
470	A00405	LGF		5. Services	5.5 Heat Source	5.5.1 Heat Source	1 No PHE Type B8Tx40/1P-SC-M	B/C	Working but will require replacement at en	d of Replace at LCC	1 Item	£550.00	15	8 £550.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£550.00	£0.00		£550.00
471	ASS185	LGF	Plate Heat Exchanger Plate Heat Exchanger	5. Services	5.5 Heat Source	5.5.1 Heat Source	1 No PHE Type B81x40/1P-SC-M 1 No PHE Type B8Tx40/1P-SC-M	B/C	Working but will require replacement at er	d of Replace at LCC	1 Item	£550.00	15	8 £550.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£550.00	£0.00		£550.00
472	455187	LGF	Plate Heat Exchanger	5. Services	5.5 Heat Source	5.5.1 Heat Source	1 No PHE Type B81x40/1P-SC-M	B/C	Working but will require replacement at er	d of Replace at LCC	1 Item	£550.00	15	8 £550.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£550.00	£0.00		£550.00
473	ASS18/	LGF		5. Services	5.5 Heat Source	5.5.1 Heat Source		B/C	Working but will require replacement at er	d of Replace at LCC	1 Item	£550.00	) 15	8 £550.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£550.00	£0.00		£550.00
474	ASS188	LGF	Plate Heat Exchanger	5. Services	5.5 Heat Source	5.5.1 Heat Source	1 No PHE Type B8Tx30/1P-SC-M	B/C	UCC Working but will require replacement at er	d of Replace at LCC	2 Item	£550.00	) 15	8 £550.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£1,100.00	£0.00		£1,100.00
475	ASS189	LGF	Plate Heat Exchanger	5. Services	5.5 Heat Source	5.5.1 Heat Source	2 No PHE Type B8Tx40/1P-SCM	B/C	Working but will require replacement at er	d of Replace at LCC	2 Item	£550.00	) 15	8 £550.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£1,100.00	£0.00		£1,100.00
476	ASS190	LGF	Plate Heat Exchanger	5. Services	5.5 Heat Source	5.5.1 Heat Source	2 No PHE Type B8Tx40/1P-SCM	B/C	LCC Working but will require replacement at er	d of Replace at LCC	2 Item	£550.00	15	8 £550.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£1,100.00	£0.00		£1,100.00
477	ASS191	LGF	Plate Heat Exchanger	5. Services	5.5 Heat Source	5.5.1 Heat Source	2 No PHE Type B28x36/1P-SC-S	B/C	UCC Working but will require replacement at er	d of Replace at LCC	2 Item	£550.00	15	8 £550.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£1,100.00	£0.00		£1,100.00
478	ASS192	LGF	Plate Heat Exchanger	5. Services	5.5 Heat Source	5.5.1 Heat Source	2 No PHE Type B15Hx44/1P-SC-M	B/C	LCC Working but will require replacement at en	d of Replace at LCC	2 Item	£550.00	) 15	8 £550.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£1,100.00	£0.00		£1,100.00
479	ASS193	LGF	Plate Heat Exchanger	5. Services	5.5 Heat Source	5.5.1 Heat Source	2 No PHE Type B10THx50/1P-SC-S	B/C	LCC Working but will require replacement at er	d of Replace at LCC	2 Item	£550.00	) 15	8 £550.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£1,100.00	£0.00		£1,100.00
480	ASS194	LGF	Plate Heat Exchanger	5. Services	5.5 Heat Source	5.5.1 Heat Source	2 No PHE Type B8Tx40/1P-SCM	B/C	LCC Working but will require replacement at er	d of Replace at LCC	2 Item	£550.00	) 15	8 £550.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£1,100.00	£0.00		£1,100.00
481	ASS195	LGF	Plate Heat Exchanger	5. Services	5.5 Heat Source	5.5.1 Heat Source	2 No PHE Type B8Tx40/1P-SC-M	B/C	LCC Working but will require replacement at en	d of Replace at LCC	2 Item	£550.00	15	8 £550.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£1,100.00	£0.00		£1,100.00
482	ASS196	LGF	Plate Heat Exchanger	5. Services	5.5 Heat Source	5.5.1 Heat Source	2 No PHE Type B8Tx40/1P-SC-M	B/C	LCC Working but will require replacement at er	d of Replace at LCC	2 Item	£550.00	) 15	8 £550.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£1.100.00	£0.00		£1,100.00
483	ASS197	LGE	Plate Heat Exchanger	5. Services	5.5 Heat Source	5.5.1 Heat Source	2 No PHE Type B8Tx30/1P-SC-M	B/C	LCC Working but will require replacement at er		2 Item	£550.00	15	8 £550.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£1.100.00	£0.00		£1.100.00
615	ASS198 LIGHTING0	All Floors	Plate Heat Exchanger Main areas & mezzanine	5. Services	5.8 Electrical Installations	5.8.3 Lighting Installations: Electrical power supply to	2 No PHE Type B8Tx30/1P-SC-M ZumtobelOnlite Combination of LED and T5 ; PLL	B/C	LCC Lamps nearing end of their life	Allow floor by floor replacement	2665 Item	£350.00		3 £932.750.00	£0.00	£186.550.00			£186,550.00		£0.00	60.00	£0.00	60.00	£932,750.00
616	1 LIGHTING0		Main areas & mezzanine	5. Services	5.8 Electrical Installations	Induina. 5.8.3 Lighting Installations: Electrical power supply to	ZumtobelOnlite Combination of LED and T5 ; DMX	B/C	Lamps nearing end of their life	Allow floor by floor replacement	2665 Item	£60.00	10	3 £159.900.00	£0.00	£31.980.00	£31.980.00			£31.980.00	£0.00	£0.00	£0.00	£0.00	£159.900.00
651	2 PAV01-014			5. Services		lighting. 5.12.1 Communication Systems: Communications, fire and	controllers -20% uplift on fittings	8/0	campa nearing and or main inc	DDM	1 Itom	£4.000.0	00 15	8 £4.000.00	£4,000.00	£4,000.00	£4,000.00	£4,000.00	£4,000.00	£4,000.00	£4,000.00	£4,000.00	£4,000.00	£4,000.00	£40,000.00
001		All Floors	AII	5. Services	Systems	other emergency warning systems 5.12.2 Security Systems: Observation and access control		5/0	Durite language la company atoma base	rrm	1 Item	F300.00		1 5300.000.00		£300.000.00	£15.000.00				£15,000.00				£435.000.00
0.2	137	INIT HOUS	/W	J. JOI 1165	3. iz uolimunicadon, secuny and conrol Bystems	3.1.2.2 security systems: Observation and access control installations and the like	PELCO UC V system generative solutions - minimum & Esternal with Hard Dak Storage. 137 field devices		Der to indesse in camerus, strage beco	Image Forease replacing software, the pc's and some key hardware (the recordensivitiin next 5 years to ensure that longevity one reliability is matchinad- Stytem cant be updated as MS Windows 7 so lack of support. Garging onto 385/ Office 10. No compatible with HDMI-HDV- Any upgrade will required upgrade to the bandwicht. Its advised that prov sum of LSMo required to upgrade to the bandwicht. Its advised that prov sum of LSMo required to upgrade to the bandwicht is advised that prov sum of addition to HDD.			0.00		215,000.00	2303,000.00	210,000.00	213,000.00	213,000.00	215,000.00	213,000.00	215,000.00	113,000.00	213,000.00	2433,000.00
Grand To	tal														£19,400.00	£522.930.00	£237.930.00	£237,930.00 £	237.930.00	£237.930.00	£19.400.00	£39.400.00	£19.400.00	£19.400.00 £	1.591.650.00
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8.0 Condition B Schedule

8.1 Detailed in this section is the full elemental list of findings ,filtered on Condition B

Item Ref Ass	et No L	Location	Sub Location	BCIS 1st level-Major	BCIS 2nd Level Sub Element	BCIS 3nd Level Sub Element	Description	Condition	Defects Remedial Action Qnty	Unit Rate	Life Remaining	Cost Year 1	Year 2 Yea	r 3 Year 4	Year 5	Year 6	Year 7 Year 8	Year 9 Yea	ar 10 Total
001 PE01		GE	Front of House	Element	0.0 Colling Fields	0.0.0 False Onlinese	Timber acoustic panels.	P	Timber pagels on generally is a feit condition	m2	Expectancy = LE - 7 years	50.00 £0.00							60.00
001 BF01	- L	Lower Ground	Front of House	3. Internal Finishes 3. Internal Finishes	3.3 Ceiling Finishes 3.3 Ceiling Finishes	3.3.2 False Cellings 3.3.2 False Cellings	Timber acoustic panels.	в	Timber panels are generally in a fair condition         -         1150           Timber panels are generally in a fair condition         -         130	m2 m2	20 13	20.00 £0.00							£0.00
003 BF03	F G	Floor Mezz Ground Floor Mezz	z Back of House	2. Superstructure	2.6 Windows and External Doors	2.6.1 External windows: Windows and openings in external walls for ventilation and light	Replacement of timber doors.	в	Timber doors were operation at time of allow to replace as part of lifecycle 5 inspection with evidence of cosmetic wear and replacement	nr £1,000.00	14 7	25,000.00					£5,000.00		£5,000.00
005 BF05	. L	Level 7	Back of House	2. Superstructure	2.8 Internal Doors	2.8.1 Internal Doors	Timber door and frame.	в	tear Timber doors were operation at time of allow to replace as part of lifecycle 6	nr £750.00	14 7	24,500.00	£4,500.00						£4,500.00
007 BE07	_	GE	Front of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied	Laminate flooring requires replacing within the part 2	P	Inspection with evidence of cosmetic wear and replacement tear Laminate flooring is generally in fair condition Allow for lifecycle replacement. 1150	m2 £60.62	20 12	69.713.00							50.00
007 BP07	-	LGF				to floor surfaces	years.	в	with evidence of wear and tear in high traffic areas		20 13								20.00
009 BF09		LGF	Front of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces	Carpet tiles.	В	Carpet floor finish are showing signs of wear and tear but generally in good condition diffecycle replacement programme	m2 £60.62	12 5	23,334.10				£3,334.10			£3,334.10
010 BF10	L	LGF	Front of House	2. Superstructure	2.6 Windows and External Doors	2.6.1 External windows: Windows and openings in external walls for ventilation and light	Double glazed units	в	No defects noted at the time of inspection 1	items	30 23	£0.00 £0.00							£0.00
013 BF13		LGF	Front of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces	Redecoration required to Floors.	в	Epoxy paint finish to concrete floor is in generally good condition but will need to be renewed as part of the lifecycle replacement.	m2 £22.27	10 3	25,442.79		£5,442.79					£5,442.79
016 BF16	i L	LGF	Front of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces	Redecoration required to Floors.	в	Epoxy paint finish to concrete floor is in Allow to re-paint concrete floor with 86.6 generally good condition but will need to be colour and paint to match existing.	m2 £22.27	10 3	21,928.58		£1,928.58					£1,928.58
018 BF18		LGF	Back of House	3. Internal Finishes	3.3 Ceiling Finishes	3.3.3 Demountable Suspended Ceilings: Construction and	Mineral fibre ceiling tiles.	в	renewed as part of the lifecycle replacement. Mineral fibre celling tiles are generally in a fair Allow for lifecycle replacement. 132.3	m2 £39.01	10 3	25,161.02		£5,161.02					£5,161.02
020 BF20	- -	LGF	Back of House	3. Internal Finishes	3.2 Floor Finishes	finishes of suspended cellings 3.2.1 Finishes to Floors: Preparatory work finishes applied		в	condition Epoxy paint finish to concrete floor is in generally good condition but will need to be colour and paint to match existing.	m2 £22.27	10 3	2,946.32		£2,946.32					£2,946.32
						to floor surfaces			renewed as part of the lifecycle replacement.										
021 BF21 022 BF22	-	LGF	Back of House Back of House	4. Fittings, Furnishings and Equipment 3. Internal Finishes	4.1 Fittings Furnishing and Equipment 3.2 Floor Finishes	4.1.3 Special Purpose Fittings, Furnishings and Equipment 3.2.1 Finishes to Floors: Preparatory work finishes applied		B	Roller racking in working order at the time of Allow for an allowance annual reactive 1 Inspection Metal flooring is generally in good condition - 595	items 500 m2 55.00	10 3 30 23	£500.00 £500.00	£500.00 £500	.00 £500.00	£500.00	£500.00	£500.00 £500.00	£500.00 £50	500.00 £5,000.00 £0.00
						to floor surfaces		-											
023 BF23 025 BF25		LGF	Lift Lobby / Staircase Lift Lobby / Staircase	3. Internal Finishes 3. Internal Finishes	3.3 Ceiling Finishes 3.2 Floor Finishes	3.3.3 Demountable Suspended Ceilings: Construction and finishes of suspended ceilings 3.2.1 Finishes to Floors: Preparatory work finishes applied			Mineral fibre ceiling tiles are generally in a fair Allow for lifecycle replacement. 33.44 condition Epoxy paint finish to concrete floor is in Allow to re-paint concrete floor with 28.2	m2 £39.01 m2 £22.27	10 3 10 3	21,304.49		£1,304.49 £628.01					£1,304.49 £628.01
026 BF26		LGF	Lift Lobby / Staircase	2. Superstructure	2.6 Windows and External Doors	2.6.1 External windows: Windows and openings in external walls for ventilation and light	Manifestation to glazing	В	Manifestation is in fair condition with evidence Allow for lifecycle replacement. 33.44 of peeling in locations	m2 £10.00	5 -2	2334.40	£334.40				£334.40		£668.80
027 BF27		LGF	Lift Lobby / Staircase	5. Services	5.10 Lift and Conveyor Installations /	5.10.1 Lifts and Enclosed Hoists: Passenger and goods	Stainless steel lift door and frame	в	Stainless steel lift doors and reveals have Allow for annual French polish of 5	nr £120.00	15 8	£600.00 £600.00	£600.00 £600	.00 £600.00	£600.00	£600.00	£600.00 £600.00	£600.00 £60	500.00 £6,000.00
028 BF28		LGF	Lift Lobby / Staircase	2. Superstructure	Svstems 2.4 Stairs & Ramps	lifts and hoists enclosed in shafts 2.4.2 Stair / Ramp Finishes: Finishes to stairs, ramps and tending		в	evidence of scutf marks stainless steel lift doors and lift reveals Nosing to stairs is in good condition at the Allow for lifecycle replacement 24	nr £20.00	10 3	2480.00					£480.00		£480.00
029 BF29	L	LGF	Lift Lobby / Staircase	3. Internal Finishes	3.2 Floor Finishes	Iandinos 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces	Decoration to floor	В	Epoxy paint finish to concrete floor is in generally good condition but will need to be colour and paint to match existing.	m2 £22.27	10 3	23,189.06		£3,189.06					£3,189.06
030 BF30		LGF	Lift Lobby / Staircase	2. Superstructure	2.4 Stairs & Ramps	2.4.3 Stair / Ramp Balustrades and Handrails: Balustrades	Decoration to railing.	в	renewed as part of the lifecycle replacement. Railing is in solled condition. Allow to Polish and varnish handrail 8.88	m2 20.61	5 -2	2183.02	£183.02				£183.02		£366.03
034 BF34	L	LGF	Male and Female W/C's	3. Internal Finishes	3.2 Floor Finishes	and Handrails to stairs. ramps and landing 3.2.1 Finishes to Floors: Preparatory work finishes applied	=	В	Epoxy paint finish to concrete floor is in generally good condition but will need to be colour and paint to match existing.	m2 £22.27	10 3	21,857.32		£1,857.32					£1,857.32
						to floor surfaces			renewed as part of the lifecycle replacement.										
035 BF35 036 BF36		LGF	Male and Female W/C's Male and Female W/C's	2. Superstructure 5. Services	2.7 Internal Walls and Partitions 5.1 Sanitary Installations	2.7.4 Cubicles: Proprietary cubicle partitions and doors 5.1.1 Sanitary Appliances	IPS panels. Hand dryers.	В	IPS panels are in good condition, no defects Allow for lifecycle replacement. 36.33 were noted at the time of inspection Allow for lifecycle replacement. 17	m2 £250.00 nr £450.00	12 5	29,082.50			T	£9,082.50 £7,650.00			£9,082.50 £7,650.00
036 BF36		LGF	Male and Female W/C's	5. Services	5.1 Sanitary Installations	5.1.1 Sanitary Appliances	wc	в	Hand offers were operational at the time of Allow for lifecycle replacement. If WCs were in good condition at the time Allow for lifecycle replacement. 19	nr £500.00	17 10	29,500.00		-		,		£9,500.00	£9,500.00
038 BF38	L	LGF	Male and Female W/C's	5. Services	5.1 Sanitary Installations	5.1.1 Sanitary Appliances	Hand wash basin	В	Inspection Sinks were in good condition at the time of Allow for lifecycle replacement. 21 Inspection	nr 350	17 10	27,350.00							£0.00
039 BF39		Lower Ground Floor Mezz	Front of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces	Laminate flooring	В	Laminate flooring is generally in fair condition Allow for lifecycle replacement. 398.25	m2 £60.62	20 13	224,141.92							£0.00
041 BF41	F	Floor Mezz	Front of House	2. Superstructure	2.1 Frame		Structural concrete column	В	No defects noted at the time of inspection 1	items	47 40	£0.00 £0.00							£0.00
043 BF43	F	Lower Ground Floor Mezz	Front of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces		в	Carpet floor finish are showing signs of wear and tear but generally in good condition Allow to replace carpet floor finish as part of lifecycle replacement programme	m2 £60.62	12 5	23,194.67				£3,194.67			£3,194.67
044 BF44 045 BF45	F	Lower Ground Floor Mezz Lower Ground	Front of House	2. Superstructure 3. Internal Finishes	2.7 Internal Walls and Partitions 3.3 Ceiling Finishes	2.7.1 Walls and Partitions: Internal walls and partitions 3.3.3 Demountable Suspended Ceilings: Construction and	skirting	В	No defects noted at the time of inspection. Allow to redecorate with colour to match setsting Mineral fibre celling tiles are generally in a fair   Allow to redecorate with colour to match setsting 245.2 245.2	m2 £6.97 m2 £39.01	7 0	£385.09 £385.09		£9.565.25			£385.09		£770.19 £9,565.25
045 BF45 046 BF46	F	Floor Mezz Lower Ground	Front of House	3. Internal Finishes	3.2 Floor Finishes	finishes of suspended ceilings 3.2.1 Finishes to Floors: Preparatory work finishes applied	Laminate flooring requires replacing within the next 2	B	condition Laminate flooring is generally in fair condition Allow for lifecycle replacement. 245.2	m2 £60.62	20 13	214,864.02		19,565.25					£9,565.25 £0.00
048 BE48		Floor Mezz Lower Ground	Front of House	3. Internal Finishes	3.2 Floor Finishes	to floor surfaces 3.2.1 Finishes to Floors: Preparatory work finishes applied	years.	в	with evidence of wear and tear in high traffic areas Carpet floor finish are showing signs of wear Allow to replace carpet floor finish as part 130	m2 £60.62	12 5	27,880.60				£7,880.60			£7,880.60
0.00	F	Floor Mezz				to floor surfaces			and tear but generally in good condition of lifecycle replacement programme		-								
050 BF50 051 BF51	F	Lower Ground Floor Mezz Lower Ground	Front of House Front of House	2. Superstructure 2. Superstructure	2.7 Internal Walls and Partitions 2.8 Internal Doors	2.7.1 Walls and Partitions: Internal walls and partitions 2.8.1 Internal Doors	Low level partition requires redecorate. Has timber skirting. Timber door and frame.	в	No defects noted at the time of inspection. Allow to redecorate with colour to match 48.7 existing Timber doors were operation at time of allow to replace as part of lifecycle 2	m2 £6.97 nr £750.00	7 0 14 7	£339.44 £339.44 £1,500.00	£577.04				£339.44		£678.88 £577.04
052 BE52	F	Floor Mezz	Lift Lobby/Stair Case	3. Internal Finishes	3.3 Ceiling Finishes	3.3.2 False Cellings	Metal perforated ceiling.	в	Inspection with evidence of cosmetic wear and replacement tear No defects noted at the time of inspection 34.2	m2 £121.52	20 13	64 155 98							£0.00
		Floor Mezz				-													
054 BF54 055 BF55	i L	Lower Ground Lower Ground Floor Mezz	Lift Lobby/Stair Case Lift Lobby/Stair Case	3. Internal Finishes 2. Superstructure	3.2 Floor Finishes 2.6 Windows and External Doors	3.2.1 Finishes to Floors: Preparatory work finishes applied 2.6.1 External windows: Windows and openings in external walls for ventilation and light	Redecoration required to Floors. Manifestation to glazing	B	Epoxy paint finish to concrete floor is in Allow to re-paint concrete floor with 34.2 Manifestation is in fair condition with evidence of peeling in locations	m2 £22.27 m2 £10.00	10 3 5 -2	2761.63 2195.30	£195.30	£761.63			£195.30		£761.63 £390.60
050 0550		Lower Ground	Lift Lobby/Stair Case			_	Stainless steel lift door and frame	0	Stainless steel lift doors and reveals have Allow for annual French polish of 6	nr £120.00	15	£720.00 £720.00	£720.00 £720	.00 £720.00	£720.00	£720.00	£720.00 £720.00	£720.00 £72	720.00 £7,200.00
057 BF57	F L	Floor Mezz Lower Ground	Lift Lobby/Stair Case	5. Services 2. Superstructure	5.10 Lift and Conveyor Installations / Systems 2.8 Internal Doors	5.10.1 Lifts and Enclosed Hoists: Passenger and goods lifts and hoists enclosed in shafts 2.8.1 Internal Doors	Glazed door.	в	evidence of scutf marks stainless steel lift doors and lift reveals Timber doors were operation at time of allow to replace as part of lifecycle 1	nr £1,500.00	14 7	21,500.00	£1,500.00	2720.00	2720.00	2720.00	E720.00 E720.00		£1,500.00
	F	Floor Mezz							Inspection with evidence of cosmetic wear and replacement tear										
058 BF58		Lower Ground Floor Mezz	Lift Lobby/Stair Case Lift Lobby/Stair Case	2. Superstructure 3. Internal Finishes	2.4 Stairs & Ramps 3.2 Floor Finishes	2.4.2 Stair / Ramp Finishes: Finishes to stairs, ramps and landings 3.2.1 Finishes to Floors: Preparatory work finishes applied		B	Nosing to stairs is in good condition at the Allow for lifecycle replacement 46 time of inspection. Epoxy paint finish to concrete floor is in Allow to re-paint concrete floor with 143.2	nr £20.00 m2 £22.27	10 3	2920.00		£3,189.06			£920.00		£920.00 £3,189.06
	F	Floor Mezz				to floor surfaces			generally good condition but will need to be renewed as part of the lifecycle replacement.		-								
060 BF60	F	Lower Ground Floor Mezz	Lift Lobby/Stair Case	2. Superstructure	2.4 Stairs & Ramps	2.4.3 Stair / Ramp Balustrades and Handrails: Balustrades and Handrails to stairs, ramps and landing		В	Railing is in solled condition. Allow to Polish and varnish handrail 8.88	m2 20.61	5 -2	2183.02	£183.02				£183.02		£366.03
064 BF64	F	Lower Ground Floor Mezz	Male and Female W/C's	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces	Redecoration required to Floors.	в	Epoxy paint finish to concrete floor is in Allow to re-paint concrete floor with 8.3 generally good condition but will need to be colour and paint to match existing. renewed as part of the lifecycle replacement.	m2 £22.27	10 3	2184.84		£184.84					£184.84
065 BF65		Lower Ground	Male and Female W/C's	2. Superstructure	2.7 Internal Walls and Partitions	2.7.4 Cubicles: Proprietary cubicle partitions and doors	Replace LPS panel.	В	IPS panels are in good condition, no defects Allow for lifecycle replacement, 6.3	m2 £250.00	12 5	21,575.00		_		£1,575.00			£1,575.00
066 BF66	F L	Floor Mezz Lower Ground Floor Mezz	Male and Female W/C's	5. Services	5.1 Sanitary Installations	5.1.1 Sanitary Appliances	Hand dryers.	В	were noted at the time of inspection Hand dryers were operational at the time of Inspection Allow for lifecycle replacement. 3 Inspection	nr £450.00	12 5	21,350.00				£1,350.00			£1,350.00
067 BF67 068 BF68	' L	Lower Ground Floor Mezz Lower Ground	Male and Female W/C's Male and Female W/C's	5. Services 5. Services	5.1 Sanitary Installations 5.1 Sanitary Installations	5.1.1 Sanitary Appliances 5.1.1 Sanitary Appliances	WC Hand wash basin	В	Inspection Allow for lifecycle replacement. 3 Inspection Sinks were in good condition at the time of Allow for lifecycle replacement. 3 Sinks were in good condition at the time of Allow for lifecycle replacement. 3	nr £500.00	17 10	21,500.00							£0.00 £0.00
069 BF69	F	Floor Mezz Lower Ground	Male and Female W/C's	2. Superstructure	2.8 Internal Doors	2.8.1 Internal Doors	Timber door and frame.	В	Inspection Timber doors were operation at time of allow to replace as part of lifecycle 3	nr £750.00	14 7	2,250.00	£865	56					£865.56
070 BF70	F	Floor Mezz GF	Front of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied	Floor tiles.	в	Inspection with evidence of cosmetic wear and replacement tear Floor tiles are generally in a good condition Allow for lifecycle replacement. 335	m2 £137.00	50 43	245,895.00							£0.00
071 BF71 073 DF77	G	GF	Front of House Front of House	2. Superstructure	2.1 Frame 3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied 3.2.1 Finishes to Floors: Preparatory work finishes applied	Structural concrete column	B	No defects noted at the time of inspection Entrance mat is in fair condition Allow for lifecycle replacement 2	items £350.00	47 40 10 3	20.00 £0.00 2700.00		£700.00					£0.00 £700.00
074 BF74	G	GF	Front of House Front of House	2. Superstructure 3. Internal Finishes	3.2 Floor Finishes 3.3 Ceiling Finishes 3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces 3.3.2 False Cellings 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces			No defects noted at the time of inspection 335	m2 £121.52	20 13	240,709.20		2700.00					£700.00 £0.00 £0.00
075 BF75	G	aF	Front of House	3. Internal Finishes		3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces			Laminate flooring is generally in fair condition with evidence of wear and tear in high traffic areas	m2 £60.62	20 13	221,665.59							£0.00
077 BF77 078 BF78	G	GF GF	Front of House Front of House	2. Superstructure 5. Services	2.1 Frame 5.8 Electrical Installations	5.8.2 Power Installations: (Small power) General purpose	Structural concrete column Dado Rail.	B	No defects noted at the time of inspection 1 Dado rails were in fair condition at the time of Allow for lifecycle replacement 95.6 inspection	m £80.00	47 40 10 3	20.00 £0.00 27,648.00	£7,648	.00					£0.00 £7,648.00
080 BF80	G	GF	Front of House	3. Internal Finishes	3.2 Floor Finishes	over supplies and supply to the services 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces	Replace laminate flooring with timber skirting year 5.	В	Laminate filoring is generally in fair condition Allow for lifecycle replacement. 155 with evidence of wear and tear in high traffic	m2 £55.00	30 23	68,525.00							£0.00
081 BF81	G	GF	Front of House	3. Internal Finishes	3.3 Ceiling Finishes	3.3.3 Demountable Suspended Ceilings: Construction and finishes of suspended ceilings		В	areas Mineral fibre ceiling tiles are generally in a fair Allow for lifecycle replacement. 155 condition	m2 £39.01	10 3	26,046.55		£6,046.55					£6,046.55
083 BF83 086 BF86	G	GF GF	Back of House Back of House	3. Internal Finishes 3. Internal Finishes	3.1 Wall Finishes 3.2 Floor Finishes	finishes of suspended ceilings 3.1.1 Wall Finishes 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces	Timber walls varnish. Redecoration required to Floors.	B	Epoxy paint finish to concrete floor is in generally good condition but will need to be colour and paint to match existing.	m2 £10.53 m2 £22.27	7 0 10 3	26,686.55 £6,686.55 26,903.70		£6,903.70		£6,686.55			£13,373.10 £6,903.70
007		05	Dash of Linux	0 Internet 1971 1 1			Marriel Marriel Marriel		renewed as part of the lifecycle replacement.	-0	10	240.000.40							
U87 BF87	G	ur	Back of House	3. Internal Finishes	3.3 Ceiling Finishes	3.3.3 Demountable Suspended Ceilings: Construction and finishes of suspended ceilings	wineral tibre ceiling tiles.	đ	Mineral fibre ceiling tiles are generally in a fair condition 310	m2 £39.01	3	212,093.10		£12,093.10					£12,093.10
090 BF90	G	GF	Back of House	2. Superstructure	2.4 Stairs & Ramps	2.4.3 Stair / Ramp Balustrades and Handralls: Balustrades and Handralls to stairs, ramps and landing		B	Railing is in solled condition. Allow to Polish and varnish handrail 21.2	m £20.61	5 -2	2436.93	£436.93				£436.93		£873.86 £0.00
093 BF91	G	ar GF	Lift Lobby's / Stair Case Lift Lobby's / Stair Case	3. Internal Finishes 3. Internal Finishes	3.3 Ceiling Finishes 3.2 Floor Finishes	3.3.2 False Ceilings 3.2.1 Finishes to Floors: Preparatory work finishes applied	Metal perforated ceiling. Redecoration required to Floors	B	No defects noted at the time of inspection 29.2 Epoxy paint finish to concrete floor is in Allow to re-paint concrete floor with 29.2	m2 £121.52	10 3	23,548.38		£650.28					£0.00 £650.28
						to floor surfaces			renewed as part of the lifecycle replacement.					1000.20					
094 BF94	G	GF	Lift Lobby's / Stair Case	2. Superstructure	2.6 Windows and External Doors	2.6.1 External windows: Windows and openings in external walls for ventilation and light	Manifestation to glazing	В	Manifestation is in fair condition with evidence Allow for lifecycle replacement. 31.03 of peeling in locations	m2 £10.00	5 -2	2310.30	£310.30	1			£310.30		£620.60
095 BF95	G	GF	Auto Doors- Main Entrance	2. Superstructure	2.6 Windows and External Doors	2.6.1 External windows: Windows and openings in	Auto Doors- façade	в	Routine PPM on mechanisms 1	items £500.00	20 13	£500.00 £500.00	£500.00 £500	.00 £500.00	£500.00	£500.00	£500.00 £500.00	£500.00 £50	500.00 £5,000.00
						external walls for ventilation and light													
096 BF96	G	GF	Auto Doors- Main Entrance	2. Superstructure	2.6 Windows and External Doors	2.6.1 External windows: Windows and openings in external walls for ventilation and light	Revolving Doors	В	Routine PPM on mechanisms 1	items £4,000.00	20 13	£4,000.00 £4,000.00	£4,000.00 £4,000	.00 £4,000.00	£4,000.00	£4,000.00 £4	4,000.00 £4,000.00	£4,000.00 £4,00	00.00 £40,000.00
			1				1	I		I I						I			



Item Pot	Asset No	Location Sub Location	BCIS 1st level-Maior	BCIS 2nd Level Sub Element	BCIS 3nd Level Sub Element	Description	Defects	Remedial Action	Onty	Unit Rate	Life	Life Remaining	Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7 Voo	8 Veer 9	Year 10	Total
			Element			Condition	K		y	Kate	Expectancy	= LE - 7 years		i ear 1	Tear Z		real 4		. car o	rea	Teal 9	rear 10	i otai
097	BF97	GF Auto Doors- Main Entrance	2. Superstructure	2.6 Windows and External Doors	2.6.1 External windows: Windows and openings in external walls for ventilation and light	Atria Door Sets B		loutine PPM on mechanisms	1	items £4,500.00	20	13	£4,500.00	£4,500.00	£4,500.00		£4,500.00			£4,500.00 £4,500			£45,000.00
098	BF98 BF99	GF Lift Lobby's / Stair Case GF Lift Lobby's / Stair Case	5. Services 2. Superstructure	5.10 Lift and Conveyor Installations / Systems 2.8 Internal Doors	5.10.1 Lifts and Enclosed Hoists: Passenger and goods lifts and hoists enclosed in shafts 2.8.1 Internal Doors	Stainless steel lift door and frame B Glazed door. B	evidence of scuff marks sta Timber doors were operation at time of all	Ilow for annual French polish of tainless steel lift doors and lift reveals liow to replace as part of lifecycle	6 4	nr £120.00 nr £1,500.00	15	8	£720.00 £6,000.00	£720.00	£720.00	£720.00	£720.00 £6,000.00	£720.00	£720.00	£720.00 £720	00 £720.00	£720.00	£7,200.00 £6,000.00
100	BF100	GF Lift Lobby's / Stair Case	2. Superstructure	2.4 Stairs & Ramps	2.4.2 Stair / Ramp Finishes: Finishes to stairs, ramps and	Replacement of nosing. B		aplacement	46	nr £20.00	10	3	£920.00							£920.00			£920.00
101	BF101	GF Lift Lobby's / Stair Case	3. Internal Finishes	3.2 Floor Finishes	andings 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces	Decoration to Floor     B	generally good condition but will need to be co	llow to re-paint concrete floor with olour and paint to match existing.	143.2	m2 £22.27	10	3	£3,189.06				£3,189.06						£3,189.06
102	BF102	GF Lift Lobby's / Stair Case	2. Superstructure	2.4 Stairs & Ramps	2.4.3 Stair / Ramp Balustrades and Handralls: Balustrades	Handrails. B	Railing is in soiled condition. All	llow to Polish and varnish handrail	8.88	m2 £20.64	5	-2	£183.28		£183.28					£183.28			£366.57
106	BF106	GF Male and Female W/C's	3. Internal Finishes	3.2 Floor Finishes	and Handrails to stairs, ramos and landing 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces	Redecoration required to Floors.		llow to re-paint concrete floor with olour and paint to match existing.	3.7	m2 £22.27	10	3	£82.40				£82.40						£82.40
107	BF107	GF Male and Female W/C's	2. Superstructure	2.7 Internal Walls and Partitions	2.7.4 Cubicles: Proprietary cubicle partitions and doors	IPS panels. B		llow for lifecycle replacement.	2.7	m2 £250.00	12	5	£675.00						£675.00				£675.00
108	BF108 BF109	GF Male and Female W/C's GF Male and Female W/C's	5. Services 5. Services	5.1 Sanitary Installations 5.1 Sanitary Installations	5.1.1 Sanitary Appliances 5.1.1 Sanitary Appliances	Hand dryers. B	Hand dryers were operational at the time of All inspection	llow for lifecycle replacement.	1	nr £450.00	12	5	£450.00 £500.00						£450.00				£450.00 £0.00
110	BF1109	GF Male and Female W/C's	5. Services	5.1 Sanitary Installations	5.1.1 Sanitary Appliances	Hand wash basin B	inspection	llow for lifecycle replacement.	1	nr 350	17	10	£350.00										£0.00
111	BF111	GF Male and Female W/C's	2. Superstructure	2.8 Internal Doors	2.8.1 Internal Doors	Replace timber door. B		llow to replace as part of lifecycle aplacement	1	nr £750.00	14	7	£750.00				£750.00						£750.00
112	BF112	Ground Floor Mezz Front of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces	I Replace carpet tiles. B		llow to replace carpet floor finish as part f lifecycle replacement programme	t 209	m2 £60.62	12	5	£12,669.58						212,669.58				£12,669.58
113	BF113	Ground Floor Mezz Front of House	2. Superstructure	2.1 Frame		Structural concrete column B	No defects noted at the time of inspection.		1	items	47	40	£0.00										£0.00
115	BF115 BF117	Ground Floor Mezz Front of House Ground Floor Mezz Back of House	2. Superstructure 3. Internal Finishes	2.4 Stairs & Ramps 3.2 Floor Finishes	2.4.3 Stair / Ramp Balustrades and Handrails: Balustrades and Handrails to stairs. ramos and landing 3.2.1 Finishes to Floors: Preparatory work finishes applied		-	Ilow to Polish and varnish handrail Ilow to replace carpet floor finish as part	22 t 113.8	m2 £20.64 m2 £60.62	5	-2	£454.08 £6.898.56		£454.08				£6.898.56	£454.08			£908.16 £6,898.56
119	BF119	Ground Floor Mezz Back of House	2. Superstructure	2.7 Internal Walls and Partitions	to floor surfaces 2.7.1 walls and Partitions: Internal walls and partitions	Internal glazing B	and tear but generally in good condition of No defects noted at the time of inspection.	f lifecycle replacement programme	1	items	30	23	F0.00										£0.00
121	BF121	Ground Floor Mezz Back of House	2. Superstructure	2.8 Internal Doors	2.8.1 Internal Doors	Replacement of timber doors. B	Timber doors were operation at time of all	llow to replace as part of lifecycle	3	nr £750.00	14	7	£2,250.00				£2,250.00						£2,250.00
122	BF122	Ground Floor Mezz Back of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied		inspection with evidence of cosmetic wear and rep tear		149.3	m2 £60.62	12	5	£9.050.57						£9.050.57				£9,050.57
	BF125	Ground Floor Mezz Back of House	2. Superstructure	2.8 Internal Doors	to floor surfaces 2.8.1 Internal Doors	Replacement of timber doors. B	and tear but generally in good condition of	f lifecycle replacement programme	7	or £750.00	14	7	F5 250 00				£5,250.00						£5,250.00
126		Ground Floor Mezz Lift Lobby's / Stair Case	2. Superstructure 3. Internal Finishes	2.8 Internal Doors 3.3 Ceiling Finishes	2.8.1 Internal Doors 3.3.2 False Cellings	Metal perforated celling. B	inspection with evidence of cosmetic wear and rep tear No defects noted at the time of inspection.	eplacement	29.2	m2 £121.52	20	13	£3,548.38										£0.00
128	BF126 BF128	Ground Floor Mezz Lift Lobby's / Stair Case	3. Internal Finishes 3. Internal Finishes	3.3 Ceiling Finishes 3.2 Floor Finishes	3.3.2 Faise Cellings 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces		Epoxy paint finish to concrete floor is in All	llow to re-paint concrete floor with olour and paint to match existing.	29.2	m2 £121.52 m2 £22.27	10	3	£3,548.38 £650.28				£650.28				-		£650.28
129	BF129	Ground Floor Mezz Lift Lobby's / Stair Case	2. Superstructure	2.6 Windows and External Doors	to floor surfaces 2.6.1 External windows: Windows and openings in	Manifestation to glazing B	generally good condition but will need to be renewed as part of the lifecycle replacement. Manifestation is in fair condition with evidence All		54.6	m2 £10.00	5	-2	£546.00		£546.00					£546.00	-		£1,092.00
12.5	DF 129	Ground Hoor Wezz Lint Lobby's / Stair Case	z. Superstructure	2.0 Wildows and External Doors	external walls for ventilation and light	mannestation to glazing	of peeling in locations	now for medycle replacement.	34.0	10.00	5	-2	2340.00		2340.00					2.340.00			21,082.00
130	BF130	Ground Floor Mezz Lift Lobby's / Stair Case	5. Services	5.10 Lift and Conveyor Installations / Systems	5.10.1 Lifts and Enclosed Hoists: Passenger and goods lifts and hoists enclosed in shafts	Stainless steel lift door and frame B	Stainless steel lift doors and reveals have All evidence of scuff marks sta	llow for annual French polish of tainless steel lift doors and lift reveals	8	nr £120.00	15	8	£960.00	£960.00	£960.00	£960.00	£960.00	£960.00	£960.00	£960.00 £960	00 £960.00	£960.00	£9,600.00
131	BF131	Ground Floor Mezz Lift Lobby's / Stair Case	2. Superstructure	2.8 Internal Doors	2.8.1 Internal Doors	Glazed door. B	Timber doors were operation at time of all inspection with evidence of cosmetic wear and rep	llow to replace as part of lifecycle aplacement	4	nr £750.00	14	7	£3,000.00				£3,000.00						£3,000.00
132	BF132	Ground Floor Mezz Lift Lobby's / Stair Case	2. Superstructure	2.4 Stairs & Ramps	2.4.2 Stair / Ramp Finishes: Finishes to stairs, ramps and landings	Replacement of nosing. B	Nosing to stairs is in good condition at the All time of inspection.	llow for lifecycle replacement	46	nr £20.00	10	3	£920.00							£920.00			£920.00
133	BF133	Ground Floor Mezz Lift Lobby's / Stair Case	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces	Decoration to Floor	generally good condition but will need to be co	llow to re-paint concrete floor with olour and paint to match existing.	143.2	m2 £22.27	10	3	£3,189.06				£3,189.06						£3,189.06
134	BF134	Ground Floor Mezz Lift Lobby's / Stair Case	2. Superstructure	2.4 Stairs & Ramps	2.4.3 Stair / Ramp Balustrades and Handrails: Balustrades	Handrails are solled B	Railing is in solled condition.	llow to Polish and varnish handrail	8.88	m2 £20.61	5	-2	£183.02		£183.02					£183.02			£366.03
138	BF138	Ground Floor Mezz Male and Female W/C's	3. Internal Finishes	3.2 Floor Finishes	and Handrails to stairs. ramos and landing 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces	Redecoration required to Floors. B	generally good condition but will need to be co	llow to re-paint concrete floor with olour and paint to match existing.	3.7	m2 £22.27	10	3	£82.40				£82.40						£82.40
139	BF139	Ground Floor Mezz Male and Female W/C's	2.7 Internal Walls and	2.7 Internal Walls and Partitions	2.7.4 Cubicles: Proprietary cubicle partitions and doors	Replace LPS panels. B		llow for lifecycle replacement.	15.66	m2 £250.00	12	5	£3,915.00						£3,915.00				£3,915.00
140	BF140 BF141	Ground Floor Mezz Male and Female W/C's Ground Floor Mezz Male and Female W/C's	5. Services 5. Services	5.1 Sanitary Installations	5.1.1 Sanitary Appliances 5.1.1 Sanitary Appliances	Hand dryers. B	inspection	llow for lifecycle replacement.	1	nr £450.00	12	5	£450.00 £500.00						£450.00				£450.00 £0.00
141	BF141 BF142	Ground Floor Mezz Male and Female W/C's	5. Services	5.1 Sanitary Installations 5.1 Sanitary Installations	5.1.1 Sanitary Appliances	Hand wash basin B	inspection Sinks were in good condition at the time of All	llow for lifecycle replacement.	1	nr 350	17	10	£350.00										£0.00
143	BF143	Ground Floor Mezz Male and Female W/C's	2. Superstructure	2.8 Internal Doors	2.8.1 Internal Doors	Timber door. B	inspection Timber doors were operation at time of inspection with evidence of cosmetic wear and toor	llow to replace as part of lifecycle aplacement	1	nr £750.00	14	7	£750.00					£750.00					£750.00
144	BF144	Level 1 Front of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces			llow for lifecycle replacement.	350.6	m2 £60.62	50	43	£21,253.37										£0.00
145	BF145 BF146 BF147	Level 1 Front of House	3. Internal Finishes 2. Superstructure 3. Internal Finishes	3.3 Celling Finishes 2.6 Windows and External Doors 3.2 Floor Finishes	3.3.2 False Cellings 2.6.1 External windows: Windows and openings in external walls for ventilation and light 3.2.1 Finishes to Floors: Preparatory work finishes applied	Metal perforated celling. B Window blinds B		llow for lifecycle replacement	80	m2 £121.52 nr £41.39 m2 £60.62	10	3	£42.604.91 £3,311.20 £79,612.25				£3,311.20		70.040.05				£0.00 £3,311.20 £79,612.25
147	51 147				to floor surfaces			flifecycle replace carpet floor finish as pan flifecycle replacement programme			12	5						:	279,612.25				
	BF148 BF149 BF150	Level 1 Front of House Level 1 Front of House Level 1 Front of House	3. Internal Finishes 3. Internal Finishes	3.1 Wall Finishes 3.3 Ceilina Finishes 3.2 Floor Finishes	2.6.1 External windows: Windows and openings in external walls for ventilation and light 3.3.2 False Ceilings	Double glazed units B Metal perforated celling. B	No defects noted at the time of inspection No defects noted at the time of inspection			m2 £121.52 m2 £60.62	20	13	£0.00 £159.592.22 £13,451.58										£0.00 £0.00 £0.00
150	BF151	Level 1 Front of House	3. Internal Finishes 3. Internal Finishes	3.2 Floor Finishes 3.3 Ceilina Finishes 3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces 3.3.2 False Cellings	Metal perforated ceiling. B	No defects noted at the time of inspection.	llow for lifecycle replacement.	221.9	m2 £121.52	20	43	£26,965.29										£0.00
152	BF152	Level 1 Front of House	3. Internal Finishes		3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces			f lifecycle replacement programme	12.1	m2 £60.62	12	5	£733.50						£733.50				£733.50
153	BF153	Level 1 Front of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces	B Redecorate concrete flooring.	Epoxy paint finish to concrete floor is in generally good condition but will need to be renewed as part of the lifecycle replacement.	llow to re-paint concrete floor with olour and paint to match existing.	88.5	m2 £22.27	10	3	£1,970.90				£1,970.90						£1,970.90
155	BF155	Level 1 Lift Lobby's / Stair Case	3. Internal Finishes	3.3 Ceiling Finishes	3.3.2 False Ceilings	Metal perforated ceiling. B	No defects noted at the time of inspection.		28.8	m2 £121.52	20	13	£3,499.78										£0.00
157	BF157	Level 1 Lift Lobby's / Stair Case	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces	Redecoration required to Floors. B	Epoxy paint finish to concrete floor is in All generally good condition but will need to be co	llow to re-paint concrete floor with olour and paint to match existing.	28.8	m2 £22.27	10	3	£641.38				£641.38				+		£641.38
158	BF158	Level 1 Lift Lobby's / Stair Case	2. Superstructure	2.6 Windows and External Doors	to noor surraces 2.6.1 External windows: Windows and openings in	Manifestation to glazing B	Manifestation is in fair condition with evidence All		62.7	m2 £10.00	5	-2	£627.00		£627.00					£627.00			£1,254.00
					external walls for ventilation and light		of peeling in locations			2.0.00	-	-			2021.00								21,209.00
159	BF159	Level 1 Lift Lobby's / Stair Case	5. Services	5.10 Lift and Conveyor Installations / Systems	5.10.1 Lifts and Enclosed Hoists: Passenger and goods lifts and hoists enclosed in shafts	Stainless steel lift door and frame B	Stainless steel lift doors and reveals have All evidence of scuff marks sta	llow for annual French polish of tainless steel lift doors and lift reveals	8	nr £120.00	15	8	£960.00	£960.00	£960.00	£960.00	£960.00	£960.00	£960.00	£960.00 £960	00 £960.00	£960.00	£9,600.00
160	BF160	Level 1 Lift Lobby's / Stair Case	2. Superstructure	2.8 Internal Doors	2.8.1 Internal Doors	Glazed door. B	Timber doors were operation at time of all	llow to replace as part of lifecycle	4	nr £1,500.00	14	7	£6,000.00					£6,000.00					£6,000.00
161	BF161	Level 1 Lift Lobby's / Stair Case	2. Superstructure	2.4 Stairs & Ramps	2.4.2 Stair / Ramp Finishes: Finishes to stairs, ramps and	Replacement of nosing. B	tear Nosing to stairs is in good condition at the All	aplacement	46	nr £20.00	10	3	£920.00							£920.00			£920.00
162	BF162	Level 1 Lift Lobby's / Stair Case	3. Internal Finishes	3.2 Floor Finishes	Iandings 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces	Decoration to Floor     B	time of inspection. Epoxy paint finish to concrete floor is in All opperfloor and condition but will need to be	llow to re-paint concrete floor with	143.2	m2 £22.27	10	3	£3,189.06				£3,189.06						£3,189.06
163	BF163	Level 1 Lift Lobby's / Stair Case	2 Superstructure	2.4 Stairs & Romon	to floor surfaces	Handralls are solled B	renewed as part of the lifecycle replacement.	olour and paint to match existing.	8.88	m2 £20.64	5	-2	£183.02		£183.02					£183.02	-		£366.03
167	BF163 BF167	Level 1 Lift Lobby's / Stair Case Level 1 Male and Female W/C's	2. Superstructure 3. Internal Finishes	2.4 Stairs & Ramps 3.2 Floor Finishes	2.4.3 Stair / Ramp Balustrades and Handrails: Balustrades and Handrails to stairs. ramos and landing 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces		Epoxy paint finish to concrete floor is in All	llow to Polish and varnish handrail llow to re-paint concrete floor with olour and paint to match existing.	35	m2 £20.61 m2 £22.27	10	3	£183.02 £779.45		£183.02		£779.45			.103.02			£366.03 £779.45
162	RE169	Level 1 Male and Female W/C's	2.7 Internal Walls and	2.7 Internal Walls and Partitions	to floor surfaces 2.7.4 Cubicles: Proprietary cubicle partitions and doors	Replace IPS panels. B	renewed as part of the lifecycle replacement.		27.54	m2 6350.00	12	5	£6.890.00						F6 800 00		-		£6,890.00
169	BF168 BF169	Level 1 Male and Female W/C's Level 1 Male and Female W/C's	2.7 Internal Walls and Partitions 5. Services	2.7 Internal Walls and Partitions 5.1 Sanitary Installations	2.7.4 Cubicles: Proprietary cubicle partitions and doors 5.1.1 Sanitary Appliances	Hand dryers. B	were noted at the time of inspection Hand dryers were operational at the time of All	llow for lifecycle replacement.	7	m2 £250.00 nr £450.00	12	5	£6,890.00 £3,150.00						£6,890.00 £3,150.00				£6,890.00 £3,150.00
170	BF170	Level 1 Male and Female W/C's	5. Services	5.1 Sanitary Installations	5.1.1 Sanitary Appliances	WC B	inspection	Ilow for lifecycle replacement.	10	nr £500.00	17	10	£5,000.00										£0.00
1/1 172	BF171 BF172	Level 1 Male and Female W/C's Level 1 Male and Female W/C's	5. Services 2. Superstructure	5.1 Sanitary Installations 2.8 Internal Doors	5.1.1 Sanitary Appliances 2.8.1 Internal Doors	Hand wash basin B Timber door. B	Inspection Timber doors were operation at time of all	llow for lifecycle replacement.	8	nr 350 nr £750.00	1/	7	£2,450.00 £6,000.00					£6,000.00					£0.00 £6,000.00
174	BF174	Level 2 Front of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied	I Floor tiles. B	tear	aplacement	2136	m2 £60.62	50	43	£129,484.32										£0.00
	BF175 BF176	Level 2 Front of House Level 2 Front of House	3. Internal Finishes 2. Superstructure	3.3 Ceiling Finishes 2.6 Windows and External Doors	to floor surfaces 3.3.2 False Cellings 2.6.1 External windows: Windows and openings in external walls for ventilation and light	Metal perforated ceiling. B Window blinds B	No defects noted at the time of inspection Window blinds are in fair condition All	llow for lifecycle replacement	2136 80	m2 £121.52 nr £41.39	20 10	13 3	£259,566.72 £3,311.20				£3,311.20				-		£0.00 £3,311.20
177	BF177	Level 2 Front of House	3. Internal Finishes	3.3 Ceiling Finishes	external walls for ventilation and light 2.6.1 External windows: Windows and openings in	Double glazed units B	No defects noted at the time of inspection.		1	items	30	23	£0.00										£0.00
178	BF178	Level 2 Front of House	3. Internal Finishes	3.3 Ceiling Finishes 3.3 Ceiling Finishes	2.5.1 External windows: windows and openings in external walls for ventilation and light 3.3.1 Finishes to Ceilings: Preparatory work finishes applied to ceiling surfaces	Redecoration of soffit to under side of re rotunda B balcony's	Redecoration of soffit All	llow to redecorate ceiling with 2 coats of mulsion paint with colour to match	f 45	m2 £13.06	5	-2	£587.70		£587.70					£587.70	-		£0.00 £1,175.40
179	BF179	Level 2 Front of House	2. Superstructure	2.1 Frame	,	Structural concrete column B	No defects noted at the time of inspection.		1	items	47	40	£0.00								-		£0.00



Item Ref Asset No Location	Sub Location	BCIS 1st level-Major Element	BCIS 2nd Level Sub Element	BCIS 3nd Level Sub Element	Description Condition	Defects Remedial Action Onty	Unit Rate	Life Life Remaining Cost Expectancy = LE - 7 years	Year 1 Year 2 Year 3	Year 4	Year 5	Year 6 Year 7	Year 8 Year 9 Year 10	Total
180 BF180 Level 2	Front of House	2. Superstructure	2.4 Stairs & Ramps	2.4.3 Stair / Ramp Balustrades and Handrails: Balustrades	Reenray of metre hand rail 3m Jonn 1 high 30m2 R	Railing is in solled condition. Allow to redecorate with colour to match 30	m2 £20.61	5 -2 £618.30	£618.30			£618.30	13	£1,236.60
181 BF181 Level 2	Front of House	3. Internal Finishes	3.2 Floor Finishes	and Handrails to stairs, ramps and landing 3.2.1 Finishes to Floors: Preparatory work finishes applied		Existing Laminate flooring is generally in fair condition Allow for lifecycle replacement. 220	m2 £55.00	30 23 £12,100.0				2010.00		£0.00
				to floor surfaces		with evidence of wear and tear in high traffic areas								
182 BF182 Level 2 183 BF183 Level 2	Front of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces		Vinyl flooring in generally fair condition with Allow for lifecycle replacement 335 evidence of wear and tear	m2 £55.00	10 3 £18,425.0	)		£18,425.00 £6,750.00			18,425.00 £6,750.00
183 BF183 Level 2	Front of House	2. Superstructure	2.8 Internal Doors	2.8.1 Internal Doors	Timber Doors. B	Timber doors were operation at time of allow to replace as part of lifecycle 9 inspection with evidence of cosmetic wear and replacement tear	nr £750.00	14 7 £6,750.00			26,750.00		100	3,750.00
187 BF187 Level 2	Back of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces	Deep Clean carpet year accruing and replace within B	Carpet floor finish are showing signs of wear and tear but generally in good condition of lifecycle replacement programme 158.8	m2 £60.62	12 5 £9,626.46				£9,626.46	23	£9,626.46
188 BF188 Level 2	Back of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied	Vinvi flooring to kitchenette replace 10 years. B		m2 £55.00	10 3 £946.00			£946.00			£946.00
189 BF189 Level 2	Back of House	4. Fittings, Furnishings and	4.1 Fittings Furnishing and Equipment	to floor surfaces 4.1.2 Domestic Kitchen Fittings and Equipment: Fittings,	Replacement of kitchen unit. B	evidence of wear and tear 1	nr	-7 £0.00						£0.00
	Back of House	Equipment 3. Internal Finishes	3.3 Ceiling Finishes	equipment and appliances 3.3.2 False Ceilings	Metal perforated ceiling. B		m2 £121.52	20 13 £21,266.0						£0.00
195 BF195 Level 2	Back of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces		Epoxy paint finish to concrete floor is in Allow to re-paint concrete floor with generally good condition but will need to be colour and paint to match existing.	m2 £22.27	10 3 £899.71		£899.71				£899.71
196 BF196 Level 2 197 BF197 Level 2	Back of House	2. Superstructure	2.8 Internal Doors 2.8 Internal Doors	2.8.1 Internal Doors 2.8.1 Internal Doors	Timber Doors. B	Double door is non compliant Allow to replace with new to match a existing Timber doors were operation at time of allow to replace as part of lifecycle 9	nr £800.00	14 7 £800.00 14 7 £6,750.00	£800.00			00.750.00		£800.00 £6,750.00
197 BF197 Level 2	Back of House	2. Superstructure	2.6 Internal Doors	2.6.1 Internal Doors	Timber Doors. B	inspection with evidence of cosmetic wear and replacement	nr £750.00	14 / £0,750.00				£6,750.00	100	3,750.00
198 BF198 Level 2	Back of House	5. Services	5.8 Electrical Installations	5.8.2 Power Installations: (Small power) General purpose power supplies and supply to other services	Dado Rail. B	Dado rails were in fair condition at the time of Allow for lifecycle replacement 21 inspection	m £80.00	10 3 £1,680.00	£1,680.0				£1	£1,680.00
199 BF199 Level 2 201 BF201 Level 2	Lift Lobby / Staircase Lift Lobby / Staircase	3. Internal Finishes 3. Internal Finishes	3.3 Ceiling Finishes 3.2 Floor Finishes	bower subplies and subply to other services 3.3.2 False Ceilings 3.2.1 Finishes to Floors: Preparatory work finishes applied	Metal perforated ceiling. B Redecoration required to Floors. B	No defects noted at the time of inspection 31.2 Epoxy paint finish to concrete floor is in Allow to re-paint concrete floor with 31.2	m2 £121.52 m2 £22.27	20 13 £3,791.42 10 3 £694.82		£694.82				£0.00 £694.82
202 BF202 Level 2	Lift Lobby / Staircase	2. Superstructure	2.6 Windows and External Doors	to floor surfaces 2.6.1 External windows: Windows and openings in	Manifestation to glazing B	generally good condition but will need to be         colour and paint to match existing.           Manifestation is in fair condition with evidence         Allow for lifecycle replacement.         50.49	nr £10.00	5 -2 £504.90	£504.90			£504.90	£1	£1,009.80
203 BF203 Level 2	Lift Lobby / Staircase	5. Services	5.10 Lift and Conveyor Installations /	external walls for ventilation and light 5.10.1 Lifts and Enclosed Hoists: Passenger and goods	Stainless steel lift door and frame B	of peeling in locations Stainless steel lift doors and reveals have Allow for annual French polish of 7 evidence of scutf marks stainless steel lift doors and lift reveals	nr £120.00	15 8 £840.00	£840.00 £840.00 £840.00	£840.00	£840.00	£840.00 £840.00	£840.00 £840.00 £840.00 £8	£8,400.00
204 BF204 Level 2	Lift Lobby / Staircase	2. Superstructure	2.8 Internal Doors	lifts and hoists enclosed in shafts 2.8.1 Internal Doors	Glazed door. B	Timber doors were operation at time of allow to replace as part of lifecycle 4	nr £1,500.00	14 7 £6,000.00				£6,000.00	22	£6,000.00
						Inspection with evidence of cosmetic wear and replacement tear								
205 BF205 Level 2	Lift Lobby / Staircase	2. Superstructure	2.8 Internal Doors	2.8.1 Internal Doors	Glazed door. B	Timber doors were operation at time of allow to replace as part of lifecycle 4 inspection with evidence of cosmetic wear and replacement	nr £1,500.00	14 7 £6,000.00				£6,000.00	£E	£6,000.00
206 BF206 Level 2	Lift Lobby / Staircase	2. Superstructure	2.4 Stairs & Ramps	2.4.2 Stair / Ramp Finishes: Finishes to stairs, ramps and	Penlacement of posing	teal Noting to static is in and condition at the Allow for Mountain Pro-	nr £20.00	10 3 £1,160.00				£1,160.00		£1,160.00
206 BF206 Level 2 207 BF207 Level 2	Lift Lobby / Staircase Lift Lobby / Staircase	2. Superstructure 3. Internal Finishes	2.4 Stairs & Ramps 3.2 Floor Finishes	2.4.2 Stair / Ramp Finishes: Finishes to stairs, ramps and landinos 3.2.1 Finishes to Floors: Preparatory work finishes applied		Nosing to stairs is in good condition at the Allow for lifecycle replacement 58 time of inspection. Epoxy paint finish to concrete floor is in Allow to re-paint concrete floor with 143.2	m2 £22.27	10 3 £1,160.00 10 3 £3,189.06		£3,189.06		£1,160.00		£1,160.00 £3,189.06
	Lift Lobby / Staircase	2. Superstructure	2.4 Stairs & Ramps	2.4.3 Stair / Ramp Balustrades and Handralis: Balustrades	Handralls are solled B	generally good condition but will need to be     colour and paint to match existing.     Railing is noiled condition.     Allow to Polish and vamish handrail     10.8	m2 £20.61	5 -2 £222.59	£222.59			£222.55		£445.18
212 BF212 Level 2	Male and Female W/C's	3. Internal Finishes	3.2 Floor Finishes	and Handrails to stairs. ramps and landing 3.2.1 Finishes to Floors: Preparatory work finishes applied		Epoxy paint finish to concrete floor is in Allow to re-paint concrete floor with 40.8	m2 £22.27	10 3 £908.62		£908.62		1222.35		£908.62
				to floor surfaces		generally good condition but will need to be renewed as part of the lifecycle replacement.								
213 BF213 Level 2	Male and Female W/C's	2. Superstructure	2.7 Internal Walls and Partitions	2.7.4 Cubicles: Proprietary Cubicle partitions and doors	Replace IPS panels. B	IPS panels are in good condition, no defects Allow for lifecycle replacement. 27.4	m2 £250.00	12 5 £6,850.00				£6,850.00	22	£6,850.00
214 BF214 Level 2	Male and Female W/C's	5. Services	5.1 Sanitary Installations	5.1.1 Sanitary Appliances	Hand dryers. B	were noted at the time of inspection Hand dryers were operational at the time of Inspection Allow for lifecycle replacement. 8 Inspection	nr £450.00	12 5 £3,600.00				£3,600.00	£3	£3,600.00
215 BF215 Level 2	Male and Female W/C's	5. Services	5.1 Sanitary Installations	5.1.1 Sanitary Appliances	WC B	Inspection Allow for lifecycle replacement. 8 Inspection 8	nr £500.00	17 10 £4,000.00						£0.00
216 BF216 Level 2	Male and Female W/C's	5. Services	5.1 Sanitary Installations	5.1.1 Sanitary Appliances	Hand wash basin B	Sinks were in good condition at the time of Allow for lifecycle replacement. 8 inspection	nr 350	17 10 £2,800.00						£0.00
217 BF217 Level 3	Front of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces		Carpet floor finish are showing signs of wear Allow to replace carpet floor finish as part 60.8 and tear but generally in good condition of lifecycle replacement programme	m2 £60.62	12 5 £3,685.70				£3,685.70	£3	£3,685.70
221 BF221 Level 3	Front of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces	Flooring: Laminate flooring. B	Laminate flooring is generally in fair condition Allow for lifecycle replacement. 45 with evidence of wear and tear in high traffic	m2 £60.62	12 5 £2,727.90						£0.00
222 BF222 Level 3	Front of House	2. Superstructure	2.1 Frame		Structural concrete column B	No defects noted at the time of inspection 1	itomo	47 40 £0.00						£0.00
							items							
223 BF223 Level 3	Front of House	2. Superstructure	2.4 Stairs & Ramps	2.4.3 Stair / Ramp Balustrades and Handrails: Balustrades and Handrails to stairs, ramps and landing	Kespray or metre hand rail 3m long 1 high 30m2 B	Railing is in solied condition. Allow to redecorate with colour to match 30 existing	m2 £20.61	5 -2 £618.30						£0.00
224 BF224 Level 3	Front of House	3. Internal Finishes	3.3 Ceiling Finishes	3.3.1 Finishes to Ceilings: Preparatory work finishes	Redecoration of soffit to under side of re rotunda B	Redecoration of soffit Allow to redecorate ceiling with 2 coats of 45	m2 £13.06	5 -2 £587.70	£587.70			£587.70	£1	£1,175.40
	-			applied to ceiling surfaces	balcony's	emulsion paint with colour to match existing								
225 BF225 Level 3	Front of House	3. Internal Finishes	3.2 Floor Finishes 2.6 Windows and External Doors	3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces		Floor tiles are generally in a good condition Allow for lifecycle replacement. 2136	m2 £60.62	50 43 £129,484.	32					£0.00 £0.00
226 BF226 Level 3 228 BF228 Level 3	Front of House Front of House	2. Superstructure 3. Internal Finishes	3.2 Floor Finishes	2.6.1 External windows: Windows and openings in external walls for ventilation and light 3.2.1 Finishes to Floors: Preparatory work finishes applied	Double glazed units B	No defects noted at the time of inspection 1 Floor tiles are generally in a good condition Allow for lifecycle replacement. 935.6	items m2 £60.62	50 23 £0.00	7					£0.00
229 BF229 Level 3	Front of House	3. Internal Finishes	3.3 Ceiling Finishes	to floor surfaces 3.3.2 False Ceilings	Metal perforated ceiling. B	No defects noted at the time of inspection 935.6	m2 £121.52	20 13 £0.00						£0.00
230 BF230 Level 3	Front of House	2. Superstructure	2.6 Windows and External Doors	2.6.1 External windows: Windows and openings in	Window blinds B	Window blinds are in fair condition Allow for lifecycle replacement 27	nr £41.39	10 3 £1,117.53		£1,117.53			٤1	£1,117.53
231 BF231 Level 3	Front of House	2. Superstructure	2.6 Windows and External Doors	external walls for ventilation and light 2.6.1 External windows: Windows and openings in	Double glazed units B	No defects noted at the time of inspection 1	items	30 23 £0.00						£0.00
233 BF233 Level 3	Back of House	3. Internal Finishes	3.2 Floor Finishes	external walls for ventilation and light 3.2.1 Finishes to Floors: Preparatory work finishes applied	Redecorate Concrete Floor. B	Epoxy paint finish to concrete floor is in Allow to re-paint concrete floor with 21.7	m2 £22.27	10 3 £483.26		£483.26				£483.26
				to floor surfaces		generally good condition but will need to be renewed as part of the lifecycle replacement.								
235 BF235 Level 3	Back of House	4. Fittings, Furnishings and Equipment	4.1 Fittings Furnishing and Equipment	4.1.2 Domestic Kitchen Fittings and Equipment: Fittings, equipment and appliances	to 10 years.	Splash back tiles require regrouting Allow to regrout tiles 1	nr £250.00	1 -6 £250.00			£250.00		£250.00	£500.00
237 BF237 Level 3	Back of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces	Carpet tiles. B	Carpet floor finish are showing signs of wear and tear but generally in good condition of lifecycle replacement programme 362.3	m2 £60.62	12 5 £21,962.6	3					£0.00
239 BF239 Level 3	Back of House	2. Superstructure	2.8 Internal Doors	2.8.1 Internal Doors	Replace Timber doors. B	Timber doors were operation at time of allow to replace as part of lifecycle 11	items £750.00	14 7 £8,250.00				£8,250.00	33	£8,250.00
242 BF242 Level 3	Back of House	5. Services	5.8 Electrical Installations	5.8.2 Power Installations: (Small power) General purpose	Dado Rail. B	Inspection with evidence of cosmetic wear and replacement tear Dado rails were in fair condition at the time of Allow for lifecvcle replacement 33.2	m £80.00	10 3 £2,656.00	£2,656.0					£2,656.00
		3. Internal Finishes		power supplies and supply to other services		inspection		20 13 £3.645.60 10 3 £668.10						
	Lift Lobby / Staircase Lift Lobby / Staircase	3. Internal Finishes	3.3 Ceiling Finishes 3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces		generally good conductor but will need to be colour and paint to match existing.	m2 £121.52 m2 £22.27			£668.10				£0.00 £668.10
246 BF246 Level 3	Lift Lobby / Staircase	2. Superstructure	2.6 Windows and External Doors	2.6.1 External windows: Windows and openings in external walls for ventilation and light	Manifestation to glazing B	Manifestation is in fair condition with evidence Allow for lifecycle replacement. 18.9 of peeling in locations	m2 £10.00	5 -2 £189.00	£189.00			£189.00		£378.00
	Lift Lobby / Staircase Lift Lobby / Staircase	5. Services 2. Superstructure	5.10 Lift and Conveyor Installations / Systems 2.8 Internal Doors	5.10.1 Lifts and Enclosed Hoists: Passenger and goods lifts and hoists enclosed in shafts 2.8.1 Internal Doors	Stainless steel lift door and frame B Glazed door. B	Stainless steel lift doors and reveals have         Allow for annual French polish of stainless steel lift doors and lift reveals         7           "Imber doors were operation at time of allow to replace as part of lifecycle         4	nr £120.00 nr £1,500.00	15 8 £840.00 14 7 £6,000.00	£840.00 £840.00 £840.00	£840.00	£840.00	£840.00 £840.00 £6,000.00		£8,400.00 £6,000.00
	Lift Lobby / Staircase Lift Lobby / Staircase	2. Superstructure 2. Superstructure	2.8 Internal Doors 2.4 Stairs & Ramps	2.8.1 Internal Doors 2.4.2 Stair / Ramp Finishes: Finishes to stairs, ramps and	Glazed door. B Replacement of nosing. B	Timber doors were operation at time of allow to replace as part of lifecycle 4 inspection with evidence of cosmetic wear and replacement Nosing to statis is in good condition at the Allow for lifecycle replacement 58	nr £1,500.00 nr £20.00	14 7 £6,000.00 10 3 £1,160.00				£6,000.00 £1,160.00		£6,000.00 £1,160.00
	Lift Lobby / Staircase	3. Internal Finishes	3.2 Floor Finishes	landings 3.2.1 Finishes to Floors: Preparatory work finishes applied		time of inspection. Epoxy paint finish to concrete floor is in Allow to re-paint concrete floor with 143.2	m2 £22.27	10 3 £3,189.06		£3,189.06				£3,189.06
	Lift Lobby / Staircase	2. Superstructure	2.4 Stairs & Ramps	to floor surfaces 2.4.3 Stair / Ramp Balustrades and Handrails: Balustrades		generally good condition but will need to be colour and paint to match existing. Railing is in solied condition. Allow to Polish and varnish handrail 10.8	m2 £20.61	5 -2 £222.59	£222.59	-		£222.59		£445.18
	Male and Female W/C's	3. Internal Finishes	3.2 Floor Finishes	and Handrails to stairs. ramps and landing 3.2.1 Finishes to Floors: Preparatory work finishes applied			m2 £22.27	10 3 £1,297.00		£1,297.00				£1,297.00
				to floor surfaces		generally good condition but will need to be renewed as part of the lifecycle replacement.								
256 BF256 Level 3	Male and Female W/C's	2. Superstructure	2.7 Internal Walls and Partitions	2.7.4 Cubicles: Proprietary Cubicle partitions and doors			m2 £250.00	12 5 £2,250.00						£0.00
257 BF257 Level 3	Male and Female W/C's	5. Services	5.1 Sanitary Installations	5.1.1 Sanitary Appliances	Hand dryers. B	were noted at the time of inspection Allow for lifecycle replacement. 4 inspection 4	nr £450.00	12 5 £1,800.00						£0.00
258 BF258 Level 3	Male and Female W/C's	5. Services	5.1 Sanitary Installations	5.1.1 Sanitary Appliances	WC B	WCs were in good condition at the time Allow for lifecycle replacement. 4	nr £500.00	17 10 £2,000.00						£0.00
259 BF259 Level 3 261 BF261 Level 4	Male and Female W/C's Front of House	5. Services 3. Internal Finishes	5.1 Sanitary Installations 3.3 Ceiling Finishes	5.1.1 Sanitary Appliances 3.3.2 False Ceilings	Hand wash basin B Metal perforated celling. B	Sinks were in good condition at the time of Allow for lifecycle replacement. 4 inspection No defects noted at the time of inspection 648.4	nr 350	17 10 £1,400.00 20 13 £78,793.5						£0.00 £0.00
							m2 £121.52	20 13 £78,793.5						
262 BF262 Level 4 264 BF264 Level 4	Front of House Front of House	2. Superstructure 3. Internal Finishes	2.6 Windows and External Doors 3.2 Floor Finishes	2.7.1 walls and Partitions: Internal walls and partitions 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces	Internal glazing B Floor tiles. B	No defects noted at the time of inspection 1 Floor tiles are generally in a good condition Allow for lifecycle replacement. 648.4	m2 £60.62	30 23 £0.00 50 43 £39,306.0						£0.00 £0.00
265 BF265 Level 4	Front of House	2. Superstructure	2.6 Windows and External Doors	2.7.1 walls and Partitions: Internal walls and partitions	Internal glazing B	No defects noted at the time of inspection 1	items	30 23 £0.00		-				£0.00
266 BF266 Level 4	Front of House	2. Superstructure	2.6 Windows and External Doors	2.7.1 walls and Partitions: Internal walls and partitions	Internal glazing B	No defects noted at the time of inspection 1	items	30 23 £0.00						£0.00
269 BF269 Level 4	Front of House Front of House	2. Superstructure 3. Internal Finishes	2.1 Frame 3.3 Ceiling Finishes	3.3.2 False Ceilings	Structural concrete column B Metal perforated ceiling. B	No defects noted at the time of inspection 1 No defects noted at the time of inspection 97.9	items m2 £121.52	47 40 £0.00 20 13 £11,896.8						£0.00 £0.00
	Back of House Back of House	3. Internal Finishes 3. Internal Finishes	3.3 Ceiling Finishes 3.2 Floor Finishes	3.3.3 Demountable Suspended Ceilings: Construction and finishes of suspended ceilings 3.2.1 Finishes to Floors: Preparatory work finishes applied	Mineral fibre ceiling tiles. B	Mineral fibre ceiling tiles are generally in a fair Allow for lifecycle replacement. 29.9 condition	m2 £39.01 m2 £22.27	10 3 £1,166.40 10 3 £665.87		£1,166.40 £665.87				£1,166.40 £665.87
Level 4	Look of Floube		S. FIGOT FILISHES	3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces	incousserate consultate mounting.	Epoxy paint finish to concrete floor is in Allow to re-paint concrete floor with 29.9 generally good condition but will need to be renewed as part of the lifecycle replacement.		3 2665.87		1665.87				2003.0/
272 BF272 Level 4	Back of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied	Floor tiles. B		m2 £60.62	50 43 £5,934.70						£0.00
274 BF274 Level 4	Back of House	5. Services	5.8 Electrical Installations	to floor surfaces 5.8.2 Power Installations: (Small power) General purpose	Dado Rail. B	Dado rails were in fair condition at the time of Allow for lifecycle replacement 13.4	m £80.00	10 3 £1,072.00	£1,072.0				13	£1,072.00
275 BF275 Level 4	Back of House	2. Superstructure	2.8 Internal Doors	power supplies and supply to other services 2.8.1 Internal Doors	Timber Doors B	Inspection Timber doors were operation at time of allow to replace as part of lifecycle 10 inspection with evidence of cosmetic wear and replacement	m2 £750.00	14 7 £7,500.00				£7,500.00	£7	£7,500.00
276 BF276 Level 4 277 BF277 Level 4	Back of House	3. Internal Finishes	3.3 Ceilina Finishes 3.2 Floor Finishes	3.3.2 False Cellings 3.2.1 Finishes to Floors: Preparatory work finishes applied	Matal perforated ceiling. B	tear A 486.92	m2 £121.52 m2 £22.27	20 13 £59,170.5	2					£0.00 £5,937.85
2// BF277 Level 4	Back of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces	Redecorate concrete flooring. B	Epoxy paint finish to concrete floor is in Allow to re-paint concrete floor with 266.63 generally good condition but will need to be renewed as part of the lifecycle replacement.	m2 E22.27	10 3 £5,937.85		£5,937.85			25	a,937.85
278 BF278 Level 4	Back of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied	Floor tiles. B		m2 £60.62	50 43 £29,517.0	9			<u> </u>		£0.00
	Back of House	2. Superstructure	2.8 Internal Doors	to floor surfaces 2.8.1 Internal Doors	Timber Doors. B	Timber doors were operation at time of allow to replace as part of lifecycle 14	nr £750.00	14 7 £10,500.0				£10,500.00	£10	10,500.00
281 BF281 Laval 4	Lift Lobby / Staircase	3. Internal Finishen	3.3 Ceiling Finishes	3.3.2 Faise Cellings	Metal perforated ceiling. B	Inspection with evidence of cosmetic wear and replacement tear No defects noted at the time of inspection 29.3	m2 £121.52	20 13 £3,560.54						
281 BF281 Level 4 283 BF283 Level 4	Lift Lobby / Staircase Lift Lobby / Staircase	3. Internal Finishes 3. Internal Finishes	3.3 Ceilina Finishes 3.2 Floor Finishes	3.3.2 False Ceilings 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces		Evolution of the first of	m2 £121.52 m2 £22.27	10 3 £652.51		£652.51				£0.00 £652.51



Item Ref Asset No Location	Sub Location	BCIS 1st level-Major Element	BCIS 2nd Level Sub Element	BCIS 3nd Level Sub Element	Description	Condition	Defects	Remedial Action	Qnty	Unit Rat	te		e Remaining LE - 7 years	ost	Year 1	Year 2	Year 3	Year 4	Year 5 Year 6	Year 7 Year	8 Year 9	Year 10	Total
284 BF284 Level 4	Lift Lobby / Staircase	2. Superstructure	2.6 Windows and External Doors	2.6.1 External windows: Windows and openings in	Manifestation to glazing	B	Manifestation is in fair condition with evidence	Allow for lifecycle replacement.	32.7	m2 £10	1.00	5 -2		327.00	£327.00				£327.00				£654.00
				external walls for ventilation and light			of peeling in locations																
285 BF285 Level 4	Lift Lobby / Staircase	5. Services	5.10 Lift and Conveyor Installations / Systems	5.10.1 Lifts and Enclosed Hoists: Passenger and goods lifts and hoists enclosed in shafts	Stainless steel lift door and frame	в	Stainless steel lift doors and reveals have evidence of scuff marks	Allow for annual French polish of stainless steel lift doors and lift reveals	7	nr £12	0.00	15 8	£	340.00	£840.00	£840.00	£840.00	£840.00	£840.00 £840.00	£840.00 £840.	00 £840.00	£840.00	£8,400.00
286 BF286 Level 4	Lift Lobby / Staircase	2. Superstructure	2.8 Internal Doors	2.8.1 Internal Doors	Glazed door.	в	Timber doors were operation at time of inspection with evidence of cosmetic wear and	allow to replace as part of lifecycle replacement	2	nr £1,5	500.00	14 7	£	3,000.00						£3,000.00			£3,000.00
287 BF287 Level 4	Lift Lobby / Staircase	2. Superstructure	2.4 Stairs & Ramps	2.4.2 Stair / Ramp Finishes: Finishes to stairs, ramps an		в	tear Nosing to stairs is in good condition at the	Allow for lifecycle replacement	50	nr £20	.00	10 3	£	1,000.00					£1,000.00			┝──┤	£1,000.00
288 BF288 Level 4	Lift Lobby / Staircase	3. Internal Finishes	3.2 Floor Finishes	Iandinos 3.2.1 Finishes to Floors: Preparatory work finishes appli to floor surfaces		в	time of inspection. Epoxy paint finish to concrete floor is in generally good condition but will need to be	Allow to re-paint concrete floor with colour and paint to match existing.	143.2	m2 £22	2.27	10 3	£	3,189.06				£3,189.06					£3,189.06
289 BF289 Level 4 293 BF293 Level 4	Lift Lobby / Staircase Male and Female W/C's	2. Superstructure 3. Internal Finishes	2.4 Stairs & Ramps 3.2 Floor Finishes	2.4.3 Stair / Ramp Balustrades and Handrails: Balustrad and Handrails to stairs. ramos and landing 3.2.1 Finishes to Floors: Preparatory work finishes appli		B	Railing is in solled condition.	Allow to Polish and varnish handrail	10.8	m2 £20	1.61	5 -2		222.59	£222.59			£516.66	£222.59				£445.18 £516.66
				to floor surfaces			generally good condition but will need to be renewed as part of the lifecycle replacement.	colour and paint to match existing.															
294 BF294 Level 4 295 BF295 Level 4	Male and Female W/C's Male and Female W/C's	2. Superstructure 5. Services	2.7 Internal Walls and Partitions 5.1 Sanitary Installations	2.7.4 Cubicles: Proprietary Cubicle partitions and doors 5.1.1 Sanitary Appliances	Replace LPS panels. Hand dryers.	в	IPS panels are in good condition, no defects were noted at the time of inspection Hand dryers were operational at the time of	Allow for lifecycle replacement. Allow for lifecycle replacement.	11.2		i0.00	12 5		2,800.00					£2,800.00 £1,800.00				£2,800.00 £1,800.00
296 BF296 Level 4	Male and Female W/C's	5. Services	5.1 Sanitary Installations	5.1.1 Sanitary Appliances	WC	В	WCs were in good condition at the time	Allow for lifecycle replacement.	5	m2 £50		17 10		2,500.00					1,000.00				£0.00
297 BF297 Level 4	Male and Female W/C's	5. Services	5.1 Sanitary Installations	5.1.1 Sanitary Appliances	Hand wash basin	в	inspection Sinks were in good condition at the time of inspection	Allow for lifecycle replacement.	5	m2 350		17 10		1,750.00									£0.00
300 BF300	Back of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes appli to floor surfaces		В	Epoxy paint finish to concrete floor is in generally good condition but will need to be renewed as part of the lifecycle replacement.	Allow to re-paint concrete floor with colour and paint to match existing.	85	m2 £22	1.27	10 3		1,892.95				£1,892.95					£1,892.95
302 BF302 Level 5 303 BF303	Back of House Back of House	3. Internal Finishes 3. Internal Finishes	3.2 Floor Finishes 3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes appli to floor surfaces 3.2.1 Finishes to Floors: Preparatory work finishes appli		B	Suspended metal floor was in good condition at the time of inspection Suspended metal floor was in good condition	-	1605.32	m2 £55 m2 £55	i.00	30 23 30 23		38,292.60								$\mid$	£0.00 £0.00
304 BF304	Back of House	2. Superstructure	2.8 Internal Doors	to floor surfaces 2.8.1 Internal Doors	Replace within 10 year check spec.	в	at the time of inspection Timber doors were operation at time of	allow to replace as part of lifecycle	12.5	nr £28	18.52	14 7		3,606.50						£3,606.	50		£3,606.50
Level 5 307 BF307	Lift Lobby / Staircase	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes appli	ied Redecoration required to Floors.	в	inspection with evidence of cosmetic wear and tear Epoxy paint finish to concrete floor is in	Allow to re-paint concrete floor with	26.3	m2 £22	.27	10 3	£	585.70				£585.70				├──┤	£585.70
308 BF308	Lift Lobby / Staircase	2. Superstructure	2.6 Windows and External Doors	to floor surfaces 2.6.1 External windows: Windows and openings in external walls for ventilation and light	Manifestation to glazing	в	generally good condition but will need to be Manifestation is in fair condition with evidence of peeling in locations	colour and paint to match existing.	21.6	m2 £10	.00	5 -2	£	0.00		£0.00				£0.00		<u> </u>	£0.00
309 BF309	Lift Lobby / Staircase	5. Services	5.10 Lift and Conveyor Installations / Systems	external walls for ventilation and light 5.10.1 Lifts and Enclosed Hoists: Passenger and goods lifts and hoists enclosed in shafts	Stainless steel lift door and frame	в	Stainless steel lift doors and reveals have evidence of scuff marks	Allow for annual French polish of stainless steel lift doors and lift reveals	5	nr £12	0.00	15 8	£	500.00	£600.00	£600.00	£600.00	£600.00	£600.00 £600.00	£600.00 £600.	£600.00	£600.00	£6,000.00
310 BF310 Level 5	Lift Lobby / Staircase	2. Superstructure	2.4 Stairs & Ramps	2.4.2 Stair / Ramp Finishes: Finishes to stairs, ramps an landings		в	Nosing to stairs is in good condition at the time of inspection.	Allow for lifecycle replacement	52	nr £20	1.00	10 3	£	1,040.00						£1,040.00			£1,040.00
311 BF311 Level 5	Lift Lobby / Staircase	3. Internal Finishes 2. Superstructure	3.2 Floor Finishes 2.4 Stairs & Ramps	3.2.1 Finishes to Floors: Preparatory work finishes appli to floor surfaces 2.4.3 Stair / Ramp Balustrades and Handrails: Balustrad		B	Epoxy paint finish to concrete floor is in generally good condition but will need to be Railing is in soiled condition.	Allow to re-paint concrete floor with colour and paint to match existing. Allow to Polish and varnish handrail	46.8	m2 £22	1.27	10 3	£	1,042.24		£206.10		£1,042.24		£206.10			£1,042.24 £412.20
312 BF312 Level 5 315 BF315 Level 6	Back of House	3. Internal Finishes	3.2 Floor Finishes	and Handrails to stairs, ramps and landing 3.2.1 Finishes to Floors: Preparatory work finishes appli	-	в	Suspended metal floor was in good condition	-	1451.5	m2 £55	i.00	30 23		79,832.50		2200.10				2200.10		├──┤	£0.00
316 BF316 Level 6	Back of House	3. Internal Finishes	3.2 Floor Finishes	to floor surfaces 3.2.1 Finishes to Floors: Preparatory work finishes appli to floor surfaces		в	at the time of inspection Suspended metal floor was in good condition at the time of inspection	-	1451.5	m2 £55	i.00	30 23		79,832.50									£0.00
317 BF317 Level 6	Back of House	2. Superstructure	2.8 Internal Doors	2.8.1 Internal Doors	Timber door.	в	Timber doors were operation at time of inspection with evidence of cosmetic wear and tear	allow to replace as part of lifecycle replacement	5	nr £75	0.00	14 7	£	3,750.00						£3,750.00			£3,750.00
318 BF318 Level 6 319 BF319 Level 6	Back of House Back of House	2. Superstructure 3. Internal Finishes	2.1 Frame 3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes appl	Structural concrete column led Suspended metal floor.	B B	No defects noted at the time of inspection. Suspended metal floor was in good condition	-	1 1451.5	items £55	i.00	47 40 30 23		0.00 79,832.50								$\square$	£0.00 £0.00
320 BF320 Level 6	Back of House	5. Services	5.8 Electrical Installations	to floor surfaces 5.8.2 Power Installations: (Small power) General purpos power subplies and supply to other services 3.2.1 Finishes to Floors: Preparatory work finishes appli	e Dado Rail.	в	at the time of inspection Dado rails were in fair condition at the time of inspection	Allow for lifecycle replacement	93	m £80	1.00	10 3	£	7,440.00			£7,440.00						£7,440.00
322 BF322 Level 6	Back of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes appli to floor surfaces	ied Redecoration required to concrete floors.	в	Epoxy paint finish to concrete floor is in generally good condition but will need to be renewed as part of the lifecycle replacement.	Allow to re-paint concrete floor with colour and paint to match existing.	5	nr £22	2.27	10 3	£	111.35				£111.35					£111.35
323 BF323 Level 6	Back of House	2. Superstructure	2.8 Internal Doors	2.8.1 Internal Doors	Timber door.	В	Timber doors were operation at time of inspection with evidence of cosmetic wear and	allow to replace as part of lifecycle replacement	12	nr £75	i0.00	14 7	£	9,000.00						£9,000.00			£9,000.00
324 BF324 Level 6	Lift Lobby / Staircase	3. Internal Finishes	3.3 Ceiling Finishes	3.3.3 Demountable Suspended Ceilings: Construction at finishes of suspended ceilings		в	Mineral fibre ceiling tiles are generally in a fair condition		26.4	m2 £39		10 3		1,029.86				£1,029.86					£1,029.86
326 BF326 Level 6	Lift Lobby / Staircase	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes appli to floor surfaces	led Redecoration required to Floors.	в	Epoxy paint finish to concrete floor is in generally good condition but will need to be renewed as part of the lifecycle replacement.	Allow to re-paint concrete floor with colour and paint to match existing.	26.4	m2 £22	2.27	10 3	£	587.93				£587.93					£587.93
327 BF327 Level 6	Lift Lobby / Staircase	2. Superstructure	2.6 Windows and External Doors	2.6.1 External windows: Windows and openings in external walls for ventilation and light 5.10.1 Lifts and Enclosed Hoists: Passenger and goods	Manifestation to glazing	В	Manifestation is in fair condition with evidence of peeling in locations	Allow for lifecycle replacement.	21.6		0.00	5 -2	£	216.00		£216.00				£216.00			£432.00
328 BF328 Level 6 329 BF329 Level 6	Lift Lobby / Staircase Lift Lobby / Staircase	5. Services 2. Superstructure	5.10 Lift and Conveyor Installations / Systems 2.4 Stairs & Ramps	5.10.1 Litts and Enclosed Hoists: Passenger and goods lifts and hoists enclosed in shafts 2.4.2 Stair / Ramp Finishes: Finishes to stairs, ramps an		B	Stainless steel lift doors and reveals have evidence of scuff marks Nosing to stairs is in good condition at the	Allow for annual French polish of stainless steel lift doors and lift reveals Allow for lifecycle replacement	50	nr £12 nr £20	1.00	10 3	£	1,000.00	£600.00	£600.00	£600.00	£600.00	£600.00 £600.00	£600.00 £600. £1,000.00	2600.00	£600.00	£6,000.00 £1,000.00
330 BF330 Level 6	Lift Lobby / Staircase	3. Internal Finishes	3.2 Floor Finishes	landings 3.2.1 Finishes to Floors: Preparatory work finishes appli to floor surfaces		в	time of inspection. Epoxy paint finish to concrete floor is in	Allow to re-paint concrete floor with	143.2	m2 £22	.27	10 3	£	3,189.06				£3,189.06				<u>├</u> ──┤	£3,189.06
331 BF331 Level 6	Lift Lobby / Staircase	2. Superstructure	2.4 Stairs & Ramps	2.4.3 Stair / Ramp Balustrades and Handralis: Balustrad and Handralis to stairs. ramps and landing 3.2.1 Finishes to Floors: Preparatory work finishes appli		В	cenerally cood condition but will need to be Railing is in soiled condition.	Allow to Polish and varnish handrail	10.8	m2 £20	0.61	5 -2		222.59		£222.59				£222.59			£445.18
334 BF334 Level 6 335 BF335 Level 6	Front of House Front of House	3. Internal Finishes 3. Internal Finishes	3.2 Floor Finishes 3.3 Ceiling Finishes	3.2.1 Finishes to Floors: Preparatory work finishes appli to floor surfaces 3.3.2 False Cellings	Metal perforated ceiling.	B	Suspended metal floor was in good condition at the time of inspection No defects noted at the time of inspection.	-	472	m2 £13 m2 £12	1.52	50 43 20 13		4,933.71								──┤	£0.00 £0.00
336 BF336 Level 6	Front of House	2. Superstructure	2.6 Windows and External Doors	2.6.1 External windows: Windows and openings in	Double glazed units	в	No defects noted at the time of inspection.	-	1	items		30 23	£	0.00								┝──┤	£0.00
337 BF337 Level 6	Front of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes appli to floor surfaces	ied Replacement of mat.	в	Mat is in fair condition	Allow for lifecycle replacement	1	nr £35	i0.00	10 3	£	350.00				£350.00					£350.00
339 BF339 Level 6	Front of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes appli to floor surfaces	ied Replacement of carpet tiles.	в	Carpet floor finish are showing signs of wear and tear but generally in good condition	Allow to replace carpet floor finish as p of lifecycle replacement programme	part 68.5	m2 £60	0.62	12 5	£	4,152.47					£4,152.47				£4,152.47
340 BF340 Level 6	Front of House	2. Superstructure	2.8 Internal Doors	2.8.1 Internal Doors	Timber Doors.	в	Timber doors were operation at time of inspection with evidence of cosmetic wear and toor	allow to replace as part of lifecycle replacement	68.5	m2 £75	i0.00	14 7	£	51,375.00						£51,375.	00		£51,375.00
341 BF341 Level 6 342 BF342 Level 7	Front of House Back of House	3. Internal Finishes 3. Internal Finishes	3.3 Ceiling Finishes 3.2 Floor Finishes	3.3.2 False Ceilings 3.2.1 Finishes to Floors: Preparatory work finishes appli	Metal perforated ceiling. ied Laminate flooring.	B	No defects noted at the time of inspection. Laminate flooring is generally in fair condition with evidence of wear and tear in high traffic	- Allow for lifecycle replacement.	6 22.67	nr £12 m2 £60	1.52 1.62	20 13 12 5	Ê	729.12 1,374.26					£1,374.26			$\vdash$	£0.00 £1,374.26
				to floor surfaces			with evidence of wear and tear in high traffic areas																
343 BF343 Level 7	Back of House	2. Superstructure	2.8 Internal Doors	2.8.1 Internal Doors	Timber door and frame.	В	Timber doors were operation at time of inspection with evidence of cosmetic wear and tear	allow to replace as part of lifecycle replacement	1	nr £75	i0.00	14 7	£	750.00						£750.	00		£750.00
344 BF344 Level 7	Back of House	2. Superstructure	2.6 Windows and External Doors	2.6.1 External windows: Windows and openings in	Double glazed units	в	No defects noted at the time of inspection.	-	1	items		30 23	£	0.00								──┤	£0.00
345 BF345 Level 7	Back of House	3. Internal Finishes	3.3 Ceiling Finishes	external walls for ventilation and light 3.3.2 False Ceilings	Metal perforated ceiling.	В	No defects noted at the time of inspection.	-	30.3		1.52	20 13	£	3,682.06								<u>├</u> ──┤	£0.00
346 BF346 Level 7	Back of House	2. Superstructure	2.8 Internal Doors	2.8.1 Internal Doors	Timber door and frame.	в	Timber doors were operation at time of	allow to replace as part of lifecycle	1	01 674	i0.00	14 7		750.00						£750.	00	$\vdash$	£750.00
346 BF346 Level 7	Back of House			3.2.1 Finishes to Floors: Preparatory work finishes appli		B	inspection with evidence of cosmetic wear and tear Epoxy paint finish to concrete floor is in		30.0	m2 £22		10		374.78				£674.78		£/50.			£674.78
DE SHO LEVEL /	- Jon or Fidule	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes appli to floor surfaces		Ĩ	Epoxy paint thish to concrete toor is in generally good condition but will need to be renewed as part of the lifecycle replacement.	colour and paint to match existing.					£					2017.10					2014.70
349 BF349 Level 7	Back of House	2. Superstructure	2.8 Internal Doors	2.8.1 Internal Doors	Timber doors.	в	Timber doors were operation at time of inspection with evidence of cosmetic wear and		4	nr £75	i0.00	14 7	£	3,000.00						£3,000.	00		£3,000.00
350 BF350 Level 7	Back of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes appli to floor surfaces	ied Replacement of carpet tiles.	в	tear Carpet floor finish are showing signs of wear and tear but generally in good condition	Allow to replace carpet floor finish as p of lifecycle replacement programme	part 1003.6	m2 £60	1.62	12 5	£	50,838.23					£60,838.23			+ +	£60,838.23
				to noor surfaces			and real but generally in good condition	or medycle replacement programme															
352 BF352 Level 7	Back of House	3. Internal Finishes	3.3 Ceiling Finishes	3.3.2 False Ceilings	Metal perforated celling.	в	No defects noted at the time of inspection.	-	472	m2 £12	1.52	20 13	£	57,357.44								$\mid$	£0.00
355 BF355 Level 7	Back of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes appli to floor surfaces	led Redecoration required to Floors.	в	Epoxy paint finish to concrete floor is in generally good condition but will need to be	Allow to re-paint concrete floor with colour and paint to match existing.	9.7	m2 £22	2.27	10 3	£	216.02				£216.02					£216.02
356 BF356 Level 7	Back of House	3. Internal Finishes	3.3 Ceiling Finishes	3.3.3 Demountable Suspended Ceilings: Construction at	nd Mineral fibre ceiling tiles.	В	renewed as part of the lifecycle replacement. Mineral fibre ceiling tiles are generally in a fair	Allow for lifecycle replacement.	9.7	m2 £39	.01	10 3	£	378.40				£378.40				├	£378.40
357 BF357 Level 7 359 BF359 Level 7	Lift Lobby / Staircase Lift Lobby / Staircase	3. Internal Finishes 3. Internal Finishes	3.3 Ceilina Finishes 3.2 Floor Finishes	finishes of suspended ceilings 3.3.2 False Ceilings 3.2.1 Finishes to Floors: Preparatory work finishes appli	Metal perforated ceiling.	B	Condition No defects noted at the time of inspection. Epoxy paint finish to concrete floor is in	- Allow to re-paint concrete floor with	29.1 29.1	m2 £12 m2 £22	1.52	20 13 10 3	£ 2	3,536.23				£648.06					£0.00 £648.06
				to floor surfaces			generally good condition but will need to be renewed as part of the lifecycle replacement.	colour and paint to match existing.				Ĺ											
360 BF360 Level 7	Lift Lobby / Staircase	2. Superstructure	2.6 Windows and External Doors	2.6.1 External windows: Windows and openings in external walls for ventilation and light	Manifestation to glazing	В	Manifestation is in fair condition with evidence of peeling in locations	Allow for lifecycle replacement.	32.7	m2 £10	1.00	5 -2	£	327.00		£327.00				£327.00			£654.00
361 BF361 Level 7	Lift Lobby / Staircase	5. Services	5.10 Lift and Conveyor Installations / Systems	5.10.1 Lifts and Enclosed Hoists: Passenger and goods	Stainless steel lift door and frame	в	Stainless steel lift doors and reveals have evidence of scutt marks.	Allow for annual French polish of stainless steel lift doors and lift reveals	4		0.00	15 8	-	480.00	£480.00	£480.00	£480.00	£480.00	£480.00 £480.00		00 £480.00	£480.00	£4,800.00
362 BF362 Level 7 363 BF363 Level 7	Lift Lobby / Staircase	2. Superstructure	2.4 Stairs & Ramps	lifts and hoists enclosed in shafts 2.4.2 Stair / Ramp Finishes: Finishes to stairs, ramps an landings		В	evidence of scuff marks Nosing to stairs is in good condition at the time of inspection. Epoxy paint finish to concrete floor is in	stainless steel lift doors and lift reveals Allow for lifecycle replacement Allow to re-paint concrete floor with		nr £20 m2 £22	1.00	10 3		1,160.00				£3,189.06		£1,160.00			£1,160.00 £3,189.06
303 BF363 Level 7	Liit LUUUy / StairCase	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes appli to floor surfaces	ieu pecoration to celling.	P	Epoxy paint finish to concrete floor is in generally good condition but will need to be renewed as part of the lifecycle replacement.	Allow to re-paint concrete floor with colour and paint to match existing.	143.2	mz £22		3	£	9,109.00				23,109.06					13,189.06
364 BF364 Level 7	Lift Lobby / Staircase	2. Superstructure	2.4 Stairs & Ramps	2.4.3 Stair / Ramp Balustrades and Handrails: Balustrad and Handrails to stairs, ramps and landing		в	Railing is in solled condition.	Allow to Polish and varnish handrail	10.8	m2 £20		5 -2		222.59		£222.59				£222.59			£445.18
368 BF368 Level 7	Male and Female W/C's	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes appli to floor surfaces	led Redecoration required to Floors.	В	Epoxy paint finish to concrete floor is in generally good condition but will need to be monuted on part of the lifectule replacement	Allow to re-paint concrete floor with colour and paint to match existing.	33.8	m2 £22	.27	10 3	£	752.73				£752.73					£752.73
369 BF369 Level 7	Male and Female W/C's	2. Superstructure	2.7 Internal Walls and Partitions	2.7.4 Cubicles: Proprietary Cubicle partitions and doors	Replace LPS panels.	в	renewed as part of the lifecycle replacement. IPS panels are in good condition, no defects	Allow for lifecycle replacement.	22.4	m2 £25	i0.00	12 5	£	5,600.00					£5,600.00			┝──┤	£5,600.00
370 BF370 Level 7	Male and Female W/C's	5. Services	5.1 Sanitary Installations	5.1.1 Sanitary Appliances	Hand dryers.	в	were noted at the time of inspection Hand dryers were operational at the time of inspection	Allow for lifecycle replacement.	5	nr £45	0.00	12 5	£	2,250.00					£2,250.00				£2,250.00
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Item Ref Asset No Location	Sub Location	BCIS 1st level-Major Element	BCIS 2nd Level Sub Element	BCIS 3nd Level Sub Element Description	Condition	Defects Remedial Action Qnty	Unit Rate	Life Life Remaining Cost Expectancy = LE - 7 years	Year 1 Year	2 Year 3	Year 4	Year 5	Year 6 Yea	7 Year 8	Year 9 Y	rear 10	Total
371 BF371 Level 7	Male and Female W/C's	5. Services	5.1 Sanitary Installations	5.1.1 Sanitary Appliances WC	В	WCs were in good condition at the time Allow for lifecycle replacement. 8	nr £500.00	Interview         Interview <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>£0.00</td></t<>									£0.00
372 BF372 Level 7 373 BF373 Level 7	Male and Female W/C's Male and Female W/C's	5. Services 5. Services	5.1 Sanitary Installations 5.1 Sanitary Installations	5.1.1 Sanitary Appliances Hand wash basin 5.1.1 Sanitary Appliances Urinal.	В	Inspection Sinks were in good condition at the time of Allow for lifecycle replacement. 7 Inspection Urinals were in good condition at the time Allow for lifecycle replacement. 2	nr £350.00	17 10 £2,450.00 17 10 £600.00									£0.00
575 BF575 Eever7	male and remaie w/05	J. Jervices		J. I. T Jaimary Appnances Unital.	b	Inspection Provide Contraction at the write Price Provide reprocement. 2	300										20.00
374 BF374 Level 8	Back of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied Redecoration required to Floors. to floor surfaces	В	Epcory paint finish to concrete floor is in Allow to re-paint concrete floor with generally good condition but will need to be renewed as part of the lifecycle replacement.	m2 £22.27	10 3 £20,889.2	3		£20,889.26						£20,889.26
376 BF376 Level 8 378 BF378 Level 8	Lift Lobby / Staircase Lift Lobby / Staircase	3. Internal Finishes 3. Internal Finishes	3.3 Ceilina Finishes 3.2 Floor Finishes	3.3.2 False Cellinos     Metal perforated celino.     3.4.1 Finishes to Floors: Preparatory work finishes applied     to floor surfaces	B	No defects noted at the time of inspection 48.3 Epoxy paint finish to concrete floor is in Allow to re-paint concrete floor with 48.3 generally good condition but will need to be colour and paint to match existing. renewed as part of the fifecycle replacement.	m2 £121.52 m2 £22.27	20 13 £5,869.42 10 3 £1,075.64			£1,075.64						£0.00 £1,075.64
379 BF379 Level 8	Lift Lobby / Staircase	2. Superstructure	2.6 Windows and External Doors	2.6.1 External windows: Windows and openings in     external walls for ventilation and light	В	Manifestation is in fair condition with evidence Allow for lifecycle replacement. 14.4 of peeling in locations	m2 £10.00	5 -2 £144.00	£144.0	00			£144	00			£288.00
380 BF380 Level 8	Lift Lobby / Staircase	5. Services	5.10 Lift and Conveyor Installations /	5.10.1 Lifts and Enclosed Hoists: Passenger and goods Stainless steel lift door and frame	В	Stainless steel lift doors and reveals have Allow for annual French polish of 3	nr £120.00	15 8 £360.00	£360.00 £360.0	00 £360.00	£360.00	£360.00	£360.00 £360	00 £360.00	£360.00 £	£360.00	£3,600.00
381 BF381 Level 8	Lift Lobby / Staircase	2. Superstructure	Svstems 2.4 Stairs & Ramps	Ilifts and hoists enclosed in shafts 2.4.2 Stair / Ramp Finishes: Finishes to stairs, ramps and landings	В	evidence of scuff marks stainless steel lift doors and lift reveals Nosing to stairs is in good condition at the Allow for lifecycle replacement 65 time of inspection.	nr £20.00	10 3 £1,300.00					£1,300	00			£1,300.00
382 BF382 Level 8	Lift Lobby / Staircase	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied Decoration to Floor to floor surfaces	В	Epoxy paint finish to concrete floor is in generally good condition but will need to be renewed as part of the lifecycle replacement. 143.2	m2 £22.27	10 3 £3,189.06			£3,189.06						£3,189.06
383 BF383 Level 8	Lift Lobby / Staircase	2. Superstructure	2.4 Stairs & Ramps	2.4.3 Stair / Ramp Balustrades and Handrails: Balustrades and Handrails to stairs, ramps and landing	В	Railing is in solied condition. Allow to Polish and varnish handrail 10.8	m2 £20.61	5 -2 £222.59	£222.5	59			£222	59			£445.18
385 BF385	Front of House	2. Superstructure	2.8 Internal Doors	2.8.1 Internal Doors Inr Door stop required to door.	В	Door stop required Allow to install 1no. Door stop 1	nr £50.00	1 -6 £50.00	£50.00								£50.00
386 BF386	Front of House	2. Superstructure	2.8 Internal Doors	2.8.1 Internal Doors Timber door and frame.	В	Main entrance door to Shakespeare room is in Allow to varnish timber door 1 tair condition	nr £150.00	7 0 £150.00	£150.00					£150.00			£300.00
387 BF387	Front of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied Carpet tiles. to floor surfaces	в	Carpet floor finish are showing signs of wear and tear but generally in good condition di lifecycle replacement programme	m2 £60.62	12 5 £3,576.58				£	3,576.58				£3,576.58
388 BF388 Level 9 389 BF389	Front of House	2. Superstructure 3. Internal Finishes	2.8 Internal Doors 3.2 Floor Finishes	2.8.1 Internal Doors Timber Joinery 3.2.1 Finishes to Floors: Preparatory work finishes applied Laminate flooring.	В	Timber joinery located in Shakespeare room is Allow to vamish joinery 174.2 In fair condition. Laminate flooring is generally in fair condition Allow for lifecycle replacement. 50	m2 £10.53 m2 £60.62	7 0 £1,834.33 12 5 £3,031.00	£1,834.33			£	3.031.00	£1,834.33			£3,668.65 £3,031.00
Level 9	Back of House	3. Internal Finishes	3.2 Floor Finishes	3.2.1 Finishes to Floors: Preparatory work finishes applied Replacement of laminate flooring.	B	with evidence of wear and tear in high traffic areas Laminate flooring is generally in fair condition Allow for lifecycle replacement. 13	m2 £60.62	12 5 £788.06					£788.06				£788.06
397 BE397		3. Internal Finishes	3.2 Floor Finishes	to floor surfaces		with evidence of wear and tear in high traffic areas	m2 £55.00	-7 £781.00					2100.00				
397 BF397 Level 9 398 BF398	Lift Lobby / Staircase Lift Lobby / Staircase	2. Superstructure	2.6 Windows and External Doors	3.2.1 Finishes to Floors: Preparatory work finishes applied     Timber flooring is heavy warn.     to floor surfaces     2.6.1 External windows: Windows and openings in     Manifestation to glazing	В	Timber flooring is heavy warn and solled. Replace timber floor. 14.2 Manifestation is in fair condition with evidence Allow for lifecycle replacement. 2.3	m2 £55.00 m2 £10.00	-7 £781.00 5 -2 £23.00	£23.0	00			£23	00			£0.00 £46.00
399 BF399 Level 9	Lift Lobby / Staircase	5. Services	5.10 Lift and Conveyor Installations /	external walls for ventilation and light 5.10.1 Lifts and Enclosed Hoists: Passenger and goods Stainless steel lift door and frame	В	of peeling in locations Stainless steel lift doors and reveals have Allow for annual French polish of to stainless the lift doors and lift an units	nr £120.00	15 8 £120.00	£120.00 £120.0	00 £120.00	£120.00	£120.00	£120.00 £120	00 £120.00	£120.00 £	£120.00	£1,200.00
402 BF402	Lift Lobby / Staircase	3. Internal Finishes	Svstems 3.2 Floor Finishes	lifts and hoists enclosed in shafts 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces Redecoration required to Floors.	В	evidence of souff marks statel lift doors and lift reveals Epoxy paint finish to concrete floor is in Allow to re-paint concrete floor with generally good condition but will need to be colour and paint to match existing.	m2 £22.27	10 3 £182.61			£182.61						£182.61
403 BF403	Lift Lobby / Staircase	2. Superstructure	2.7 Internal Walls and Partitions	2.7.4 Cubicles: Proprietary Cubicle partitions and doors Replace LPS panels.	в	renewed as part of the lifecycle replacement. IPS panels are in good condition, no defects Allow for lifecycle replacement. 5.2	m2 £250.00	12 5 £1,300.00				£	1,300.00				£1,300.00
404 BF404	Lift Lobby / Staircase	5. Services	5.1 Sanitary Installations	5.1.1 Sanitary Appliances Hand dryers.	В	were noted at the time of inspection         Allow for lifecycle replacement.           Hand dryers were operational at the time of inspection         Allow for lifecycle replacement.	nr £450.00	12 5 £1,350.00				£	1,350.00				£1,350.00
405 BF405	Lift Lobby / Staircase	5. Services	5.1 Sanitary Installations	5.1.1 Sanitary Appliances WC	В	WCs were in good condition at the time Allow for lifecycle replacement. 3	nr £500.00	17 10 £1,500.00									£0.00
406 BF406	Lift Lobby / Staircase	5. Services	5.1 Sanitary Installations	5.1.1 Sanitary Appliances Hand wash basin	в	Inspection Sinks were in good condition at the time of Allow for lifecycle replacement. 3	nr 350	17 10 £1.050.00									£0.00
Level 9	Lower Ground Floor Ground Floor	2. Superstructure 2. Superstructure	2.8 Internal Doors 2.6 Windows and External Doors	2.8.1 Internal Doors 2.8.2 External doors: Doors and openings in external walls External Glazed doors. Auto	B	Inspection 2 No defects noted at the time of inspection 2 No defects noted at the time of inspection. Routine PPM on mechanisms 11	nr £0.00 nr £670.00	40 33 £0.00 40 33 £670.00	£670.00 £670.0	00 £670.00	£670.00	£670.00	£670.00 £670	00 £670.00	£670.00 £	£670.00	£0.00 £6,700.00
412 EXTFB06 Externals	Ground Floor	2. Superstructure	2.6 Windows and External Doors	for physical movement 2.6.2 External doors: Doors and openings in external walls Metal doors. for ohvisical movement	В	No defects noted at the time of inspection 7	nr £0.00	30 23 £0.00	£0.00 £0.0		£0.00	£0.00	£0.00 £0.03			£0.00	£0.00
413 EXTFB07 Externals 414 EXTFB08 Externals	Ground Floor Level 1	3. Internal Finishes 2. Superstructure	3.3 Ceiling Finishes 2.6 Windows and External Doors	3.3.2 False Cellinas     Metal perforated celling.     2.6.1 External windows: Windows and openings in     External glazing to building elevation     external walls for ventilation and light	B B	No defects noted at the time of inspection 408.3 Glazing was in good condition at the time of - Inspection 1	m2 £121.52 items	20 13 £0.00 30 23 £0.00									£0.00 £0.00
415 EXTFB09 Externals	Level 2	2. Superstructure	2.6 Windows and External Doors	2.6.1 External windows: Windows and openings in External glazing to building elevation	P	Glazing was in good condition at the time of - 1	itomo	30 23 £0.00									60.00
		z. Supersudctore	2.6 Windows and External Doors	external walls for ventilation and light	5	inspection.	Kenis										10.00
418 EXTFB12 Externals 419 EXTFB13 Externals	Level 3 Level 3	8. External works 2. Superstructure	8.5 External fixtures 2.4 Stairs & Ramps	18.5.1 site/street furniture and equipment     17 Timber Seating to be replaced.     2.4.3 Stair / Ramp Balustrades and Handrails: Balustrades     Glazed railing external balcony     and Handrails to stairs, ramps and landing	B	Timber seating is solied throughout.         Allow to re-varnish timber seats         6           No defects noted at the time of inspection.         -         1	nr 150 items	7 0 £900.00 30 23 £0.00	£900.00			00.0083					£1,800.00 £0.00
420 EXTFB14 Externals 421 EXTFB15 Externals	Level 3	2. Superstructure 2. Superstructure	2.6 Windows and External Doors 3.2 Floor Finishes	2.6.2 External doors: Doors and openings in external walls Glazed doors to external balcony area for physical movement 3.2.1 Finishes to Floors: Preparatory work finishes applied Replacement of mat.	В	No defects noted at the time of inspection 3 Mat is in fair condition Allow for lifecycle replacement 2	nr £0.00	40 33 £0.00			£700.00						£0.00 £700.00
422 EXTFB16 Externals	Level 3	8. External works		to floor surfaces 8.2.1 Roads, paths and paving's: Preparation and Resin pebble external flooring.	в	No defects noted at the time of inspection 60	m2 0	20 13 £0.00			2100.00						£0.00
423 EXTFB17 Externals	Level 3	2. Superstructure	2.6 Windows and External Doors	completion of unenclosed usable surfaces within the site 2.6.1 External windows: Windows and openings in External glazing to building elevation	в	No defects noted at the time of inspection 1	items	30 23 £0.00									£0.00
424 EXTFB18 Externals	Level 4	2. Superstructure	2.6 Windows and External Doors	external walls for ventilation and light 2.6.1 External windows: Windows and openings in external walls for ventilation and light	В	No defects noted at the time of inspection 1	items	30 23 £0.00									£0.00
425 EXTFB19 Externals 426 EXTFB20 Externals	Level 5 Level 6	2. Superstructure	2.6 Windows and External Doors	2.6.1 External windows: Windows and openings in Double glazed units	В	No defects noted at the time of inspection.         -         1           No defects noted at the time of inspection.         -         1	items	30 23 £0.00									£0.00
	Level 7 Level 7	2. Superstructure 8. External works	2.6 Windows and External Doors 8.5 External fixtures	2.6.1 External windows: Windows and openings in Double glazed units external walls for ventilation and light 5.5.1 site/street furniture and equipment Timber Seating to be replaced.	В	Timber seating is solled throughout. Allow to re-varnish timber seats 4	nr 150	7 0 £600.00	£600.00			£600.00					£0.00
429 EXTFB23 Externals 430 EXTFB24 Externals	Level 7	2. Superstructure	2.4 Stairs & Ramps 2.6 Windows and External Doors	2.4.3 Stair / Ramp Balustrades and Handrails: Balustrades and Handrails to stairs, ramps and landing 0.4.0 External doesn be advected as the state of the state o	В	No defects noted at the time of inspection 1 No defects noted at the time of inspection 6	items	30 23 £0.00 40 33 £0.00									£0.00
	Level 7	2. Superstructure 2. Superstructure	3.2 Floor Finishes	2.6.2 External doors: Doors and openings in external walls External Glazed doors. for physical movement 3.2.1 Finishes to Floors: Preparatory work finishes applied Replacement of mat.	В	Mot belieful at the time of inspection	nr £350.00	10 3 £700.00			£700.00						£700.00
432 EXTFB26 Externals	Level 7	8. External works	8.2 Roads, paths, paving's and surfacing	8.2.1 Roads, paths and paving's: Preparation and completion of unenclosed usable surfaces within the site	В	No defects noted at the time of inspection 442.3	m2 0	20 13 £0.00									£0.00
434 EXTFB28 Externals	Level 8	2. Superstructure	2.6 Windows and External Doors	2.6.1 External windows: Windows and openings in Double glazed units external walls for ventilation and light	В	No defects noted at the time of inspection 1	items	30 23 £0.00									£0.00
437 EXTFB31 Externals	Elevation	2. Superstructure	2.1 Frame	2.5.3 Solar/Rain Screening: Cladding systems, etc. Metal feature cladding attached to the exterior of the building to protect the	В	No defects noted at the time of inspection. Wash down within 2 years 1	items £20,000.00	30 23 £20,000.0	£20,000.00								£20,000.00
438 EXTFB32 Externals	Elevation	2. Superstructure	2.1 Frame	external walls External glazing to all elevations	В	No defects were noted at the time of - 1 inspection. Other than identified disewhere in	items	35 28 £0.00									£0.00
439 EXTFB33 Externals	Elevation	2. Superstructure	2.1 Frame	2.5.3 Solar/Rain Screening: Cladding systems, etc. attached to the exterior of the building to protect the	В	this PPM. No defects noted at the time of inspection. Wash down within 10 years 1	items £50,000.00	30 23 £50,000.0				£5	0,000.00				£50,000.00
440 EXTFB34 Externals	Roof & Garden Terraces	8. External works	8.2 Roads, paths, paving's and surfacing	external walls 8.2.1 Roads, paths and paving's: Preparation and completion of unenclosed usable surfaces within the site	В	PPM PPM 1	items 9000	1 1 £9,000.00	£9,000.00 £9,000.0	£9,000.00	£9,000.00	£9,000.00 £	9,000.00 £9,000	00 £9,000.00 £	9,000.00 £9.	9,000.00	£90,000.00
447 SERV05 LGF	Lower Ground Floor Sprinkler Tank Room	5. Services	5.4 Water Installations	5.4.1 Mains Water Supply: Incoming water main from Main intake external face of external wall at point of entry into	В	routine check on meter and valves Service valves 1	item £200.00	20 13 £200.00	£200.00	£200.00		£200.00	£200	00	£200.00		£1,000.00
448 SERV06 Plant	All Areas	5. Services	5.4 Water Installations	buildings.     54.2 Cold Water Distribution: Cold water supply from Mixture of Cast Steel and cooper	В	Routine PPM Maintain chemical dosing 1	Item £3,500.00	20 13 £3,500.00	£3,500.00 £3,500.0	00 £3,500.00	£3,500.00	£3,500.00 £	3,500.00 £3,500	00 £3,500.00 £	3,500.00 £3.	3,500.00	£35,000.00
449 LGF	Lower Ground Floor Sprinkler Tank Room	5. Services	5.4 Water Installations	atorace tanks to appliances and equipment. 5.4.2 Cold Water Distribution: Cold water supply from torace tanks to appliances and equipment 5.4.3 Hot water distribution: How water and/or mixed water 5.4.3 Hot water distribution: How water and/or mixed water	B	Routine PPM Routine PPM 1 Partine RDM 1	Item £700.00	20 13 £700.00	£700.00 £700.0		£700.00		£700.00 £700				£7,000.00
450 LGF ASS112	Lower Ground Floor Sprinkler Tank Room	5. Services	5.4 Water Installations	supply from, and including, storage cylinders, etc. Expansion Vessel 300 Litre	в	Routine PPM Routine PPM 1	Item £100.00	20 13 £100.00	£100.00 £100.0				£100.00 £100				£1,000.00
451 All Floors COMP01	All DHW Pipework	5. Services	5.4 Water Installations	5.4.3 Hot water distribution: Hot water and/or mixed water supply from, and including, storage cylinders, etc. Compliance- Legionella Testing	в	Stat Compliance Routine PPM 1	Item £600.00	20 13 £600.00	£600.00 £600.0		£600.00		£600.00 £600				£6,000.00
452 LGF ASS103	440 Litre Stainless Steel Buffer Vessel 750mm x 1790mm	5. Services	5.4 Water Installations	5.4.3 Hot water distribution: Hot water and/or mixed water supply from, and including, storage cylinders, etc. 1790mm	В	Routine PPM Maintain chemical dosing ; 1	item £200.00	20 13 £200.00	£200.00 £200.0	00 £200.00	£200.00	£200.00	£200.00 £200	00 £200.00	£200.00 £	£200.00	£2,000.00
453 LGF	440 Litre Stainless Steel Buffer Vessel	5. Services	5.4 Water Installations	5.4.3 Hot water distribution: Hot water and/or mixed water supply from, and including, storage cylinders, etc. 170mm	В	Routine PPM Maintain chemical dosing 1	item £200.00	20 13 £200.00	£200.00 £200.0	00 £200.00	£200.00	£200.00	£200.00 £200	00 £200.00	£200.00 £	£200.00	£2,000.00
ASS104 456 ASS117 457	750mm x 1790mm	5. Services	5.4 Water Installations	5.4.4 Local Hot Water Distribution: Local hot water heaters ZIP Hydroboil 5 Litre 2.4 kW ZIP Hydroboil 5 Litre 2.4 kW	В	Routine PPM Replace at LCC 1 Perutine RDM Replace at LCC 1	item £4,000.00	10 3 £4,000.00	£0.00 £0.0	00.02 00	£4,000.00	£0.00	£0.00 £0	00 £0.00	£0.00	£0.00	£4,000.00
457 GF 458 Level 6	Tea Points	5. Services 5. Services	5.4 Water Installations 5.4 Water Installations	5.4.4 Local Hot Water Distribution: Local hot water heaters ZIP Hydrotap 5.4.4 Local Hot Water Distribution: Local hot water heaters	B	Routine PPM         Replace at LCC         1           Routine PPM         Replace at LCC         1	item £4,000.00 item £4,000.00	10 3 £4,000.00 10 3 £4,000.00	£0.00 £0.0 £0.00 £0.0	00 £0.00 £0.00	£4,000.00 £4,000.00	£0.00 £0.00	£0.00 £0	00 £0.00 00 £0.00	£0.00 £0.00		£4,000.00 £4,000.00
459 Level 7 ASS120	Tea Points	5. Services	5.4 Water Installations	ZIP Hydroboil 15 Litre 3kW 5.4.4 Local Hot Water Distribution: Local hot water heaters ZIP Hydroboil 15 Litre 3kW	В	Routine PPM Replace at LCC 1	item £4,000.00	10 3 £4,000.00	£0.00 £0.0	00 £0.00	£4,000.00	£0.00	£0.00 £0	00 £0.00	£0.00		£4,000.00
460 ASS120 Level 6 461 Level 7	Tea Points Tea Points	5. Services 5. Services	5.4 Water Installations 5.4 Water Installations	5.4.4 Local Hot Water Distribution: Local hot water heaters ZIP Varipoint 30 Litre Copper Unvented 5.4.4 Local Hot Water Distribution: Local hot water heaters	B	Routine PPM         Replace at LCC         1           Routine PPM         Replace at LCC         1	item £4,000.00 item £4,000.00	10 3 £4,000.00 10 3 £4,000.00	£0.00 £0.0 £0.00 £0.0	00 £0.00	£4,000.00 £4,000.00	£0.00 £0.00	£0.00 £0	00 £0.00	£0.00	£0.00 £0.00	£4,000.00 £4,000.00
462 ASS122 Level 8	Tea Points	5. Services 5. Services	5.4 Water Installations 5.4 Water Installations	ZIP Hydrotap 5.4.4 Local Hot Water Distribution: Local hot water heaters	в	Routine PPM Replace at LCC 1	item £4,000.00	10 3 £4,000.00		20.00 £0.00		£0.00	£0.00 £0		£0.00	£0.00	£4,000.00
ASS123 465 HE1&02 LGF		5. Services	5.5 Heat Source	2/P Hydrotap 5.5.1 Heat Source Plate heat exchangers from REP and BCC District Main	в	Check for corrosion and heat supply Monitor heat output from network 1	item £500.00	15 8 £10,000.0				£0.00	03 00.03				£20,000.00
484 ASS010 GF 485 GF	UG Floor Heating	5. Services 5. Services	5.6 Space Heating and Air Conditioning 5.6 Space Heating and Air Conditioning	5.6.2 Local Heating: Systems where heating is generated Unitar Unit Space Heaters UH 01 to Underfloor in or adiacent to the space to be treated. 5.6.2 Local Heating: Systems where heating is generated Unitar Unit Space Heaters UH 02 to Underfloor	B	Working normally         Routine PPM; replace year 8         1           Working normally         Routine PPM; replace year 8         2	Item £250.00 Item £250.00	15 8 £1,100.00 15 8 £1,100.00			£250.00 £250.00	£250.00 £250.00	£250.00 £250 £250.00 £250				£3,350.00 £3,350.00
486 ASS012 GF	UG Floor Heating UG Floor Heating	5. Services	5.6 Space Heating and Air Conditioning	In or adjacent to the space to be treated. heating - GF 5.6.2 Local Heating: Systems where heating is generated Unifial Unit Space Heaters UH 01 to Underfloor In or adjacent to the space to be treated. heating - GF	В	Working normally Routine PPM; replace year 8 3	Item £250.00	15 8 £1,100.00	£250.00 £250.0	00 £250.00	£250.00		£250.00 £250		£250.00 £	£250.00	£3,350.00
487 GF ASS013	UG Floor Heating	5. Services	5.6 Space Heating and Air Conditioning	In or adjacent to the Baster to be treated.	В	Working normally Routine PPM; replace year 8 4	Item £250.00	15 8 £1,100.00	£250.00 £250.0	£250.00	£250.00	£250.00	£250.00 £250	00 £1,100.00	£250.00 £	£250.00	£3,350.00



Item Ref Asset No Location	Sub Location	BCIS 1st level-Major Element	BCIS 2nd Level Sub Element	BCIS 3nd Level Sub Element	Description	Condition	Defects	Remedial Action Q	Inty Unit	Rate	Life Expectancy	Life Remaining Cost = LE - 7 years	Year 1	Year 2	Year 3	Year 4 Year	5 Year 6	i Year 7	Year 8	Year 9 Year 10	Total
488		5. Services	5.6 Space Heating and Air Conditioning	5.6.2 Local Heating: Systems where heating is generated		в	None noted	Routine PPM; replace year 8 1	Item	£100.00	15	8 £100.00	£100.00	£100.00	£100.00	£100.00 £100.	0 £100.00	£100.00	£500.00	£500.00 £100.00 £	£1,800.00
489 ASS132 Plant	VT- Pump VT- Pump	5. Services	5.6 Space Heating and Air Conditioning	in or adjacent to the space to be treated. 5.6.2 Local Heating: Systems where heating is generated in or adjacent to the space to be treated.	Uniflair Unit Space Heaters UH 03 Uniflair Unit Space Heaters UH 04	В	None noted	Routine PPM; replace year 8 1	Item	£100.00	15	8 £100.00	£100.00	£100.00	£100.00	£100.00 £100.	0 £100.00	£100.00	£500.00	£500.00 £100.00 £	£1,800.00
490 ASS133 Plant	VT- Pump	5. Services 5. Services	5.6 Space Heating and Air Conditioning 5.6 Space Heating and Air Conditioning	5.6.2 Local Heating: Systems where heating is generated in or adiacent to the space to be treated.	Uniflair Unit Space Heaters UH 01	B	None noted	Routine PPM; replace year 8 1 Routine PPM; replace year 8 1	Item	£100.00	15	8 £100.00	£100.00	£100.00 £100.00	£100.00	£100.00 £100.		£100.00	£500.00		£1,800.00 £1.800.00
491 ASS134 Plant 492	VT- Pump	5. Services	5.6 Space Heating and Air Conditioning	5.6.2 Local Heating: Systems where heating is generated in or adjacent to the space to be treated. 5.6.2 Local Heating: Systems where heating is generated	Uniflair Unit Space Heaters UH 01	в	None noted	Routine PPM; replace year 8 1	Item	£100.00	15	8 £100.00	£100.00	£100.00	£100.00	£100.00 £100.			£500.00		£1,800.00
493 ASS136 Plant	VT- Pump VT- Pump	5. Services	5.6 Space Heating and Air Conditioning	in or adjacent to the space to be treated. 5.6.2 Local Heating: Systems where heating is generated in or adjacent to the space to be treated.	Uniflair Unit Space Heaters UH 02 Uniflair Unit Space Heaters UH 03	в	None noted	Routine PPM; replace year 8 1	Item	£100.00	15	8 £100.00	£100.00	£100.00	£100.00	£100.00 £100.	£100.00	£100.00	£500.00	£500.00 £100.00 £	£1,800.00
494 ASS137 Plant	VT- Pump	5. Services	5.6 Space Heating and Air Conditioning	5.6.2 Local Heating: Systems where heating is generated in or adjacent to the space to be treated.	Uniflair Unit Space Heaters UH 04	в	None noted	Routine PPM; replace year 8 1 Routine PPM; replace year 8 1	Item	£100.00	15	8 £100.00 8 £100.00	£100.00 £100.00	£100.00	£100.00 £100.00	£100.00 £100.		£100.00	£500.00		£1,800.00 £1,800.00
495 ASS138 Plant 496	VT- Pump	5. Services 5. Services	5.6 Space Heating and Air Conditioning 5.6 Space Heating and Air Conditioning	5.6.2 Local Heating: Systems where heating is generated in or adiacent to the space to be treated. 5.6.2 Local Heating: Systems where heating is generated	Uniflair Unit Space Heaters UH 05	в	None noted None noted	Routine PPM; replace year 8 1 Routine PPM; replace year 8 1	Item	£100.00 £100.00	15	8 £100.00	£100.00	£100.00 £100.00	£100.00	£100.00 £100. £100.00 £100.	0 £100.00	£100.00	£500.00 £500.00		£1,800.00
497 ASS140 Plant	VT- Pump VT- Pump	5. Services	5.6 Space Heating and Air Conditioning	in or adjacent to the space to be treated. 5.6.2 Local Heating: Systems where heating is generated in or adjacent to the space to be treated.	Uniflair Unit Space Heaters UH 01 Uniflair Unit Space Heaters UH 02	в	None noted	Routine PPM; replace year 8 1	Item	£100.00	15	8 £100.00	£100.00	£100.00	£100.00	£100.00 £100.	0 £100.00	£100.00	£500.00	£500.00 £100.00 £	£1,800.00
498 ASS141 Plant	VT- Pump	5. Services	5.6 Space Heating and Air Conditioning	5.6.2 Local Heating: Systems where heating is generated in or adjacent to the space to be treated.	Uniflair Unit Space Heaters UH 03 Manifold Assembly GF M01 (11 Outlets)- UG Floor	в	None noted	Routine PPM; replace year 8 1 Routine PPM; replace year 8 1	Item	£100.00 £100.00	15	8 £100.00 8 £100.00	£100.00 £100.00	£100.00	£100.00 £100.00	£100.00 £100.	0 £100.00	£100.00	£500.00		£1,800.00 £4,400.00
499 GF ASS169 GF	UG Floor Heating	5. Services 5. Services	5.6 Space Heating and Air Conditioning 5.6 Space Heating and Air Conditioning	5.6.2 Local Heating: Systems where heating is generated in or adiacent to the space to be treated. 5.6.2 Local Heating: Systems where heating is generated	Heating	в	None noted None noted	Routine PPM; replace year 6 1 Routine PPM; replace year 8 1	Item	£100.00	15	8 £100.00	£100.00	£100.00 £100.00	£100.00	£100.00 £100.	E100.00	£100.00	£1,800.00 £1,800.00		£4,400.00
ASS170 501 GF ASS171	UG Floor Heating UG Floor Heating	5. Services	5.6 Space Heating and Air Conditioning	in or adjacent to the space to be treated. 5.6.2 Local Heating: Systems where heating is generated in or adjacent to the space to be treated.	Manifold Assembly GF M02 (12 Outlets) Manifold Assembly GF M03 (6 Outlets)	в	None noted	Routine PPM; replace year 8 1	Item	£100.00	15	8 £100.00	£100.00	£100.00	£100.00	£100.00 £100.	00 £100.00	£100.00	£1,800.00	£1,800.00 £100.00 £	£4,400.00
502 GF	UG Floor Heating	5. Services	5.6 Space Heating and Air Conditioning 5.6 Space Heating and Air Conditioning	5.6.2 Local Heating: Systems where heating is generated in or adjacent to the space to be treated.	Manifold Assembly GF M04 (7 Outlets)	в	None noted	Routine PPM; replace year 8 1 Routine PPM; replace year 8 1	Item	£100.00	15	8 £100.00	£100.00	£100.00	£100.00	£100.00 £100.	£100.00	£100.00	£1,800.00		£4,400.00 £4,400.00
ASS173 GF 504 LGF	UG Floor Heating	5. Services 5. Services	5.6 Space Heating and Air Conditioning	5.6.2 Local Heating: Systems where heating is generated in or adiacent to the space to be treated. 5.6.2 Local Heating: Systems where heating is generated	Manifold Assembly GF M04A (6 Outlets)	B	None noted None noted	Routine PPM; replace year 6 1 Routine PPM; replace year 8 1	Item	£100.00 £100.00	15	8 £100.00 8 £100.00	£100.00 £100.00	£100.00 £100.00	£100.00 £100.00	£100.00 £100. £100.00 £100.		£100.00 £100.00	£1,800.00 £1,800.00		£4,400.00
ASS161 505 LGF ASS162	UG Floor Heating UG Floor Heating	5. Services	5.6 Space Heating and Air Conditioning	in or adjacent to the space to be treated. 5.6.2 Local Heating: Systems where heating is generated in or adjacent to the space to be treated.	Manifold Assembly LG M01 (11 Outlets) Manifold Assembly LG M02 (8 Outlets)	в	None noted	Routine PPM; replace year 8 1	Item	£100.00	15	8 £100.00	£100.00	£100.00	£100.00	£100.00 £100.	0 £100.00	£100.00	£1,800.00	£1,800.00 £100.00 £	£4,400.00
506 LGF ASS163 LGF	UG Floor Heating	5. Services 5. Services	5.6 Space Heating and Air Conditioning 5.6 Space Heating and Air Conditioning	5.6.2 Local Heating: Systems where heating is generated in or adjacent to the space to be treated. 5.6.2 Local Heating: Systems where heating is generated	Manifold Assembly LG M03 (9 Outlets)	в	None noted	Routine PPM; replace year 8 1 Routine PPM; replace year 8 1	Item	£100.00 £100.00	15	8 £100.00 8 £100.00	£100.00 £100.00	£100.00 £100.00	£100.00 £100.00	£100.00 £100. £100.00 £100.		£100.00 £100.00	£1,800.00 £1,800.00		£4,400.00 £4,400.00
ASS164 LGF	UG Floor Heating	5. Services	5.6 Space Heating and Air Conditioning	in or adjacent to the space to be treated. 5.6.2 Local Heating: Systems where heating is generated	Manifold Assembly LG M04 (10 Outlets)	в	None noted	Routine PPM; replace year 8 1	Item	£100.00	15	8 £100.00	£100.00	£100.00	£100.00	£100.00 £100.		£100.00	£1,800.00		£4,400.00
ASS165 509 LGF ASS166	UG Floor Heating UG Floor Heating	5. Services	5.6 Space Heating and Air Conditioning	in or adiacent to the space to be treated. 5.6.2 Local Heating: Systems where heating is generated in or adiacent to the space to be treated.	Manifold Assembly LG M05 (7 Outlets) Manifold Assembly LG M06 (8 Outlets)	В	None noted	Routine PPM; replace year 8 1	Item	£100.00	15	8 £100.00	£100.00	£100.00	£100.00	£100.00 £100.	£100.00	£100.00	£1,800.00		£4,400.00
510 LGF ASS167	UG Floor Heating	5. Services 5. Services	5.6 Space Heating and Air Conditioning 5.6 Space Heating and Air Conditioning	5.6.2 Local Heating: Systems where heating is generated in or adjacent to the space to be treated.	Manifold Assembly LG M07 (8 Outlets)	B	None noted	Routine PPM; replace year 8 1 Routine PPM; replace year 8 1	Item	£100.00	15	8 £100.00	£100.00 £100.00	£100.00 £100.00	£100.00 £100.00	£100.00 £100. £100.00 £100.		£100.00	£1,800.00 £1,800.00		£4,400.00 £4,400.00
ASS168 Lower Ground	UG Floor Heating	5. Services	5.6 Space Heating and Air Conditioning	5.6.2 Local Heating: Systems where heating is generated in or adiacent to the space to be treated. 5.6.2 Local Heating: Systems where heating is generated	Manifold Assembly LG M08 (5 Outlets)	в	None noted	Routine PPM; replace year 8 1	Item	£100.00	15	8 £100.00	£100.00	£100.00	£100.00	£100.00 £100.		£100.00	£1,800.00		£4,400.00
ASS176 Floor Mezz 513 Lower Ground ASS177 Floor Mezz	UG Floor Heating UG Floor Heating	5. Services	5.6 Space Heating and Air Conditioning	in or adiacent to the soace to be treated. 5.6.2 Local Heating: Systems where heating is generated in or adiacent to the space to be treated.	Manifold Assembly LGFM M11 (12 Outlets) Manifold Assembly LGFM M10 (5 Outlets)	В	None noted	Routine PPM; replace year 8 1	Item	£100.00	15	8 £100.00	£100.00	£100.00	£100.00	£100.00 £100.		£100.00	£1,800.00		£4,400.00
514 Lower Ground ASS178 Floor Mezz 515	UG Floor Heating Circulation Pump	5. Services 5. Services	5.6 Space Heating and Air Conditioning 5.6 Space Heating and Air Conditioning	5.6.2 Local Heating: Systems where heating is generated in or adjacent to the space to be treated.	Manifold Assembly LGFM M09 (6 Outlets)	в	None noted	Routine PPM; replace year 8 1 Routine PPM : replace year 10 1	Item	£100.00 £3.500.00	15	8 £100.00 8 £3.500.00	£100.00 £0.00	£100.00 £0.00	£100.00 £0.00	£100.00 £100. £0.00 £0.	0 £100.00	£100.00	£1,800.00 £3.500.00		£4,400.00 £3.500.00
516 Pump1 Level 9 516 Pump1 Level 9	Circulation Pump	5. Services	5.6 Space Heating and Air Conditioning	in or adjacent to the space to be treated. 5.6.2 Local Heating: Systems where heating is generated in or adjacent to the space to be treated.	LoB and REP Constant Lemp Heating 4300 IVS int 100-330. 15kW. 4 Pole. 335mm impeller LoB Secondary DHWS Circulator 4380 32-120 AB, 1.1kW. 2 Pole 120mm	В	None noted	Routine PPM ; replace year 10 1	ltem	£1,000.00	15	8 £1,000.00	£0.00	£0.00	£0.00	£0.00 £0.	£0.00	£0.00	£1,000.00		£1,000.00
517 Pump1 Level 9	Circulation Pump	5. Services	5.6 Space Heating and Air Conditioning	in or adiacent to the space to be treated. 5.6.2 Local Heating: Systems where heating is generated in or adiacent to the space to be treated. 5.6.2 Local Heating: Systems where heating is generated	LoB and REP Constant Temp Heating 4300 IVS Int 100-330, 15kW, 4 Pole, 335mm impeller LoB and REP Constant Temp Heating 4300 IVS Int	B	None noted	Routine PPM ; replace year 10 1 Routine RPM ; replace year 10 1	Item	£3,500.00	15	8 £3,500.00 8 £3,500.00	£0.00	£0.00	£0.00	£0.00 £0.	0 £0.00	£0.00	£3,500.00		£3,500.00 £3,500.00
Pump1 Level 9	Circulation Pump Circulation Pump	5. Services 5. Services	5.6 Space Heating and Air Conditioning 5.6 Space Heating and Air Conditioning	in or adjacent to the space to be treated. 5.6.2 Local Heating: Systems where heating is generated	100-330, 15kW, 4 Pole, 335mm impeller LoB and REP VariableTemp Heating 4300 IVS Int	в	None noted None noted	Routine PPM ; replace year 10 1 Routine PPM ; replace year 10 1	Item	£3,500.00 £1,500.00	15	8 £3,500.00 8 £1,500.00	£0.00 £0.00	£0.00	£0.00 £0.00	£0.00 £0.	0 £0.00	£0.00	£3,500.00 £1,500.00		£3,500.00 £1,500.00
520 Pump1 Level 9 Fump1 Level 9	Circulation Pump	5. Services	5.6 Space Heating and Air Conditioning	in or adjacent to the space to be treated. 5.6.2 Local Heating: Systems where heating is generated in or adjacent to the space to be treated.	80-330. 5.5kW. 4 Pole. 295mm impel LoB and REP VariableTemp Heating 4300 IVS Int 80-330, 5.5kW, 4 Pole, 295mm impel	В	None noted	Routine PPM ; replace year 10 1	Item	£1,500.00	15	8 £1,500.00	£0.00	£0.00	£0.00	£0.00 £0.	00.03	£0.00	£1,500.00		£1,500.00
521 Pump 26 Level 9	Circulation Pump	5. Services 5. Services	5.6 Space Heating and Air Conditioning 5.6 Space Heating and Air Conditioning	5.6.2 Local Heating: Systems where heating is generated in or adiacent to the space to be treated. 5.6.2 Local Heating: Systems where heating is generated	LoB Run around coil heat recovery AHU1 4380 40- 200, 1.1kW, 4 Pole, 206mm impeller	B	None noted	Routine PPM ; replace year 10 1 Routine PPM ; replace year 10 1	Item	£1,500.00 £2.500.00	15	8 £1,500.00 8 £2,500.00	£0.00 £0.00	£0.00 £0.00	£0.00 £0.00	£0.00 £0. £0.00 £0.	0 £0.00	£0.00	£1,500.00 £2,500.00		£1,500.00 £2,500.00
522 Pump 27 Level 9 523	Circulation Pump	5. Services	5.6 Space Heating and Air Conditioning	in or adjacent to the space to be treated. 5.6.2 Local Heating: Systems where heating is generated	250, 3.0kW, 4 Pole, 242 impellor LoB Run around coil heat recovery AHU7SE 4380	в	None noted	Routine PPM ; replace year 10 1	Item	£1,500.00	15	8 £1,500.00	£0.00	£0.00	£0.00	£0.00 £0.	0 £0.00	£0.00	£1,500.00		£1,500.00
Pump 28 Level 9 524 Pump 29 Level 9	Circulation Pump	5. Services	5.6 Space Heating and Air Conditioning	in or adjacent to the space to be treated. 5.6.2 Local Heating: Systems where heating is generated in or adjacent to the space to be treated.	50-250, 1.5 kW, 4 Pole, 213 impeller LoB Run around coil heat recovery AHU10SE 4380 50-250, 1.5kW, 4 Pole, 213mm impeller FCU01- FCU34 - MAT 270	в	None noted	Routine PPM ; replace year 10 1	Item	£1,500.00	15	8 £1,500.00	£0.00	£0.00	£0.00	£0.00 £0.		£0.00	£1,500.00		£1,500.00
Pump 29         Level 9           525         GF-FCU01         GF           526         GFM-FCU15         Ground Floor Mezz	Ceiling Void	5. Services 5. Services	5.6 Space Heating and Air Conditioning 5.6 Space Heating and Air Conditioning	5.6.4 Local Cooling: Systems where cooling is performed in or adiacent to the soace to be treated 5.6.4 Local Cooling: Systems where cooling is performed	FCU01- FCU34 - MAT 270 FCU15-16; 19-33;36&41- MAT 270	B	Routine filter and motor changes on Fan Colls Routine filter and motor changes on Fan Colls	Replace filters- Ad hoc motors twice per 14 year; Replace with new - Year 10 Replace filters- Ad hoc motors twice per 13	4 Item	£40.00	20	13 £1,400.00 13 £1,400.00	£560.00 £520.00	£560.00 £520.00	£560.00 £520.00	£560.00 £560. £520.00 £520.	0 £560.00	£560.00	£560.00		£24,640.00 £22,880.00
	Ceiling Void	5. Services	5.6 Space Heating and Air Conditioning	in or adjacent to the space to be treated 5.6.4 Local Cooling: Systems where cooling is performed	FCU17- 18; 34&35 -Ecovert 400	в	Routine filter and motor changes on Fan Coils	year; Replace with new - Year 11 Replace filters- Ad hoc motors twice per 4	Item	£40.00	20	13 £1,400.00	£160.00	£160.00	£160.00	£160.00 £160.		£160.00	£160.00		£7,040.00
528 L1-FCU01 Level 1	Ceiling Void	5. Services	5.6 Space Heating and Air Conditioning	in or adjacent to the space to be treated 5.6.4 Local Cooling: Systems where cooling is performed in or adjacent to the space to be treated	FCU01 -32; 38-49- Chassis Exposed- MAT270	в	Routine filter and motor changes on Fan Colls	vear: Replace with new - Year 13	1 Item	£40.00	20	13 £1,400.00	£1,240.00	£1,240.00	£1,240.00	£1,240.00 £1,240.		£1,240.00	£1,240.00		£54,560.00
529 L1-FCU33 Level 1 530 L1-FCU36 Level 1	Ceiling Void Ceiling Void	5. Services 5. Services	5.6 Space Heating and Air Conditioning 5.6 Space Heating and Air Conditioning	5.6.4 Local Cooling: Systems where cooling is performed in or adjacent to the space to be treated 5.6.4 Local Cooling: Systems where cooling is performed	FCU33 -35 Ecovert-250 FCU36 - Ecovert-550	B	Routine filter and motor changes on Fan Coils	Replace filters- Ad hoc motors twice per 3 year; Replace with new - Year 14	Item	£40.00 £40.00	20	13 £1,400.00 13 £1,400.00	£120.00 £40.00	£120.00 £40.00	£120.00 £40.00	£120.00 £120. £40.00 £40.	0 £120.00	£120.00 £40.00	£120.00 £40.00		£5,280.00 £1,760.00
531 L1-FCU37 Level 1	Ceiling Void	5. Services	5.6 Space Heating and Air Conditioning	in or adjacent to the space to be treated 5.6.4 Local Cooling: Systems where cooling is performed in or adjacent to the space to be treated	FCU37 - Ecovert-400	в	Routine filter and motor changes on Fan Coils	year; Replace with new - Year 15	Item	£40.00	20	13 £1,400.00	£40.00	£40.00	£40.00	£40.00 £40.	00 £40.00	£40.00	£40.00		£1,760.00
532 L2-FCU01 Level 2	Ceiling Void	5. Services	5.6 Space Heating and Air Conditioning	5.6.4 Local Cooling: Systems where cooling is performed in or adjacent to the space to be treated	FCU01- MAT 270	В	Routine filter and motor changes on Fan Coils	Replace filters- Ad hoc motors twice per 12 vear: Replace with new - Year 17	2 Item	£40.00	20	13 £1,400.00	£480.00	£480.00	£480.00	£480.00 £480.		£480.00	£480.00		£21,120.00
533 L2-FCU02 Level 2 534 L2-FCU03 Level 2	Ceiling Void Ceiling Void	5. Services 5. Services	5.6 Space Heating and Air Conditioning 5.6 Space Heating and Air Conditioning	5.6.4 Local Cooling: Systems where cooling is performed in or adiacent to the space to be treated 5.6.4 Local Cooling: Systems where cooling is performed	FCU02- Ecovert 250 FCU03- Ecovert 250	в	Routine filter and motor changes on Fan Colls Routine filter and motor changes on Fan Colls	year; Replace with new - Year 18	Item	£40.00 £40.00	20	13 £1,400.00 13 £1,400.00	£40.00 £40.00	£40.00 £40.00	£40.00 £40.00	£40.00 £40. £40.00 £40.		£40.00 £40.00	£40.00 £40.00		£1,760.00 £1,760.00
535 L3-FCU03 Level 3	Ceiling Void	5. Services	5.6 Space Heating and Air Conditioning	in or adjacent to the space to be treated 5.6.4 Local Cooling: Systems where cooling is performed in or adjacent to the space to be treated	FCU03 & 4 ECOVERT 250	в	Routine filter and motor changes on Fan Coils	year; Replace with new - Year 19 Replace filters- Ad hoc motors twice per year; Replace with new - Year 20	Item	£40.00	20	13 £1,400.00	£80.00	£80.00	£80.00	£80.00 £80.	00 £80.00	£80.00	£80.00	£80.00 £2,800.00 £	£3,520.00
536 L3-FCU05 Level 3 537 L3-FCU12 Level 3	Ceiling Void	5. Services 5. Services	5.6 Space Heating and Air Conditioning 5.6 Space Heating and Air Conditioning	5.6.4 Local Cooling: Systems where cooling is performed in or adjacent to the space to be treated	FCU05- MAT 270 FCU 12-15 ECOVERT 400	в	Routine filter and motor changes on Fan Colls	Replace filters- Ad hoc motors twice per 16 year; Replace with new - Year 21	6 Item	£40.00 £40.00	20	13 £1,400.00 13 £1,400.00	£640.00 £120.00	£640.00 £120.00	£640.00 £120.00	£640.00 £640. £120.00 £120.		£640.00 £120.00	£640.00 £120.00		£28,160.00 £5,280.00
538 L4-FCU01 Level 4	Ceiling Void Ceiling Void	5. Services	5.6 Space Heating and Air Conditioning	5.6.4 Local Cooling: Systems where cooling is performed in or adiacent to the space to be treated 5.6.4 Local Cooling: Systems where cooling is performed	FCU 01-42- MAT 270- 4kW	B	Routine filter and motor changes on Fan Coils Routine filter and motor changes on Fan Coils	year; Replace with new - Year 22 Replace filters- Ad hoc motors twice per 42	2 Item	£40.00	20	13 £1,400.00	£1,680.00	£1,680.00	£1,680.00	£1,680.00 £1,680.		£120.00 £1,680.00	£1,680.00		£5,280.00 £73,920.00
539 L5-FCU01 Level 5	Ceiling Void	5. Services	5.6 Space Heating and Air Conditioning	in or adjacent to the space to be treated 5.6.4 Local Cooling: Systems where cooling is performed in or adjacent to the space to be treated	FCU01-04- ECOVERT 250- 3.45kW	в	Routine filter and motor changes on Fan Coils	year; Replace with new - Year 23 Replace filters- Ad hoc motors twice per 4 year; Replace with new - Year 24	Item	£40.00	20	13 £1,400.00	£160.00	£160.00	£160.00	£160.00 £160.	0 £160.00	£160.00	£160.00	£160.00 £5,600.00 £	£7,040.00
540 L5-FCU05 Level 5 541 L6-FCU01 Level 6	Ceiling Void Ceiling Void	5. Services 5. Services	5.6 Space Heating and Air Conditioning 5.6 Space Heating and Air Conditioning	5.6.4 Local Cooling: Systems where cooling is performed in or adjacent to the space to be treated 5.6.4 Local Cooling: Systems where cooling is performed	FCU05- MAT 270 FCU01-03-ECOVERT 300- 4.2kW	B	Routine filter and motor changes on Fan Coils Routine filter and motor changes on Fan Coils	Replace filters- Ad hoc motors twice per 1 year; Replace with new - Year 25	Item	£40.00 £40.00	20	13 £1,400.00 13 £1,400.00	£40.00 £120.00	£40.00 £120.00	£40.00 £120.00	£40.00 £40. £120.00 £120.		£40.00 £120.00	£40.00 £120.00		£1,760.00 £5,280.00
542 L6-FCU02 Level 6	Ceiling Void	5. Services	5.6 Space Heating and Air Conditioning	in or adjacent to the space to be treated 5.6.4 Local Cooling: Systems where cooling is performed	FCU02	в	Routine filter and motor changes on Fan Coils	vear: Replace with new - Year 26 Replace filters- Ad hoc motors twice per 1	Item	£40.00	20	13 £1,400.00	£40.00	£40.00	£40.00	£40.00 £40.		£40.00	£40.00		£1,760.00
543 L6-FCU03 Level 6	Ceiling Void	5. Services	5.6 Space Heating and Air Conditioning	in or adjacent to the space to be treated 5.6.4 Local Cooling: Systems where cooling is performed in or adjacent to the space to be treated	FCU03	в	Routine filter and motor changes on Fan Coils	year; Replace with new - Year 27 Replace filters- Ad hoc motors twice per year; Replace with new - Year 28	Item	£40.00	20	13 £1,400.00	£40.00	£40.00	£40.00	£40.00 £40.		£40.00	£40.00		£1,760.00
544 L6-FCU05 Level 6 545 L6-FCU06 Level 6	Ceiling Void	5. Services 5. Services	5.6 Space Heating and Air Conditioning 5.6 Space Heating and Air Conditioning	5.6.4 Local Cooling: Systems where cooling is performed in or adjacent to the space to be treated 5.6.4 Local Cooling: Systems where cooling is performed	FCU05- ECOVERT 250- 3.5kW FCU06- ECOVERT 100- 1.9kW	в		year; Replace with new - Year 29	Item	£40.00 £40.00	20	13 £1,400.00 13 £1,400.00	£40.00 £40.00	£40.00 £40.00	£40.00 £40.00	£40.00 £40. £40.00 £40.		£40.00	£40.00		£1,760.00 £1,760.00
546 L6-FCU07 Level 6	Ceiling Void	5. Services	5.6 Space Heating and Air Conditioning	in or adjacent to the space to be treated 5.6.4 Local Cooling: Systems where cooling is performed	FCU07- MAT 270- 1.9kW	в	Routine filter and motor changes on Fan Coils Routine filter and motor changes on Fan Coils	vear: Replace with new - Year 30 Replace filters- Ad hoc motors twice per year; Replace with new - Year 31	Item	£40.00	20	13 £1,400.00	£40.00	£40.00	£40.00	£40.00 £40.	00 £40.00	£40.00	£40.00		£1,760.00
547 L7-FCU01 Level 7 548 L7-FCU02 Level 7	Ceiling Void	5. Services 5. Services	5.6 Space Heating and Air Conditioning	in or adiacent to the space to be treated 5.6.4 Local Cooling: Systems where cooling is performed in or adiacent to the space to be treated 5.6.4 Local Cooling: Systems where cooling is performed	FCU 01- 28- MAT 270- 3.5-4.8kW FCU 02- & 03 ECOVERT-250-3.45kW	B	Routine filter and motor changes on Fan Coils	Replace filters- Ad hoc motors twice per 26 year; Replace with new - Year 32	6 Item	£40.00 £40.00	20	13 £1,400.00 13 £1,400.00	£1,040.00 £80.00	£1,040.00 £80.00	£1,040.00 £80.00	£1,040.00 £1,040. £80.00 £80.	0 £1,040.00	£1,040.00	£1,040.00		£45,760.00 £3,520.00
	Ceiling Void Ceiling Void	5. Services 5. Services	5.6 Space Heating and Air Conditioning 5.6 Space Heating and Air Conditioning	5.6.4 Local Cooling: Systems where cooling is performed in or adiacent to the space to be treated 5.6.4 Local Cooling: Systems where cooling is performed		в	Routine filter and motor changes on Fan Coils	year; Replace with new - Year 33 Replace filters- Ad hoc motors twice per 1	Item		20	13 £1,400.00 13 £1,400.00	£80.00 £40.00	£80.00 £40.00	£80.00 £40.00	£80.00 £80. £40.00 £40.		£80.00 £40.00	£80.00 £40.00		£3,520.00 £1,760.00
550 L9-FCU01 Level 9	Ceiling Void	5. Services	5.6 Space Heating and Air Conditioning	in or adiacent to the space to be treated 5.6.4 Local Cooling: Systems where cooling is performed in or adiacent to the space to be treated	FCU 01-03 MAT 270- 4.8kW	в	Routine filter and motor changes on Fan Coils Routine filter and motor changes on Fan Coils	vear: Replace with new - Year 34 Replace filters- Ad hoc motors twice per year; Replace with new - Year 35	Item		20	13 £1,400.00	£120.00	£120.00	£120.00	£120.00 £120.		£120.00	£120.00		£5,280.00
551 LGF-FCU02 LGF 552 LGF-FCU07 LGF	Ceiling Void Ceiling Void	5. Services 5. Services	5.6 Space Heating and Air Conditioning 5.6 Space Heating and Air Conditioning	5.6.4 Local Cooling: Systems where cooling is performed in or adiacent to the space to be treated 5.6.4 Local Cooling: Systems where cooling is performed	FCU02- 03 Ecovert 250 FCU07 & O8 Chassis Exposed- MAT 270	B	Routine filter and motor changes on Fan Coils Routine filter and motor changes on Fan Coils	year; Replace with new - Year 36	Item	£40.00 £40.00	20	13 £1,400.00 13 £1,400.00	£80.00 £80.00	£80.00 £80.00	£80.00 £80.00	£80.00 £80. £80.00 £80.		£80.00 £80.00	£80.00 £80.00		£3,520.00 £3,520.00
	Ceiling Void	5. Services	5.6 Space Heating and Air Conditioning	in or adjacent to the space to be treated 5.6.4 Local Cooling: Systems where cooling is performed in or adjacent to the space to be treated	FCU11&12 Ecovert 300	В		year; Replace with new - Year 37	Item		20	13 £1,400.00	£80.00	£80.00	£80.00	£80.00 £80.			£80.00		£3,520.00
554 Pumps 11- LGF 13	Ceiling Void	5. Services	5.6 Space Heating and Air Conditioning	5.6.6 Local Heating and Cooling: Combined systems where heating and cooling are performed in or adjacent to	14-17 DegC Chilled Beam Distribution emitter	В	None noted	Routine PPM of pumps11,12 &13; replace 10 years	item	£250.00	15	8 £250.00	£250.00	£250.00	£250.00	£250.00 £250.	10 £250.00	£250.00	£250.00	£250.00 £15,000.00 £1	£17,250.00
556 Plant	DAC 07, 08 & 10	5. Services	5.6 Space Heating and Air Conditioning	the space to be treated. 5.6.7 Central Air Conditioning: Combined systems where heating, cooling, dehumidification and other air treatments	Denco Cooling units to archive stores	В	None noted	Routine PPM; allow replacement year 10 1	Item	£11,500.00	15	8 £11,500.00	£11,500.00	£11,500.00	£11,500.00	£11,500.00 £11,500.	£11,500.00	£11,500.00	£11,500.00	£11,500.00 £200,000.00 £30	303,500.00
ASS045, 151,153 557		5. Services	5.7 Ventilation Systems	are performed at a central point and ducted to the space being treated. 5.7.1 Central Ventilation: Systems where ventilation is		B	None noted	Routine PPM; filters 4 times per year; 1	Item	£500.00	20	13 £500.00	£500.00	£500.00	£500.00	£500.00 £500.	0 £500.00	£500.00	£500.00	£500.00 £500.00 £	£5,000.00
AC LGF/1 LGF	AC LGF/1	5. Services	5.7 Ventilation Systems	performed at a central point and distributed to the space heing treated. 5.7.1 Central Ventilation: Systems where ventilation is	McQuav AHU -Variable Fan Speed	в	None noted	belts x 1 per year Routine PPM; filters 4 times per year; 1	Item	£500.00	20	13 £500.00	£500.00	£500.00	£500.00	£500.00 £500.	0 £500.00	£500.00	£500.00	£500.00 £500.00 £	£5,000.00
AC LGF/2 LGF	AC LGF/2	5. Services	5.7 Ventilation Systems	performed at a central point and distributed to the space being treated. 5.7.1 Central Ventilation: Systems where ventilation is	McQuay AHU -Variable Fan Speed	8	None noted	belts x 1 per year Routine PPM; filters 4 times per year; 1	ltem	£500.00	20	13 £500.00	£500.00	£500.00	£500.00	£500.00 £500.	0 £500.00	£500.00	£500.00	£500.00 £500.00 £	£5,000.00
AC LGF/3 LGF	AC LGF/3		-	5.7.1 Central Ventilation: Systems where ventilation is performed at a central point and distributed to the space being treated. 5.7.1 Central Ventilation: Systems where ventilation is	McQuay AHU -Variable Fan Speed	-		belts x 1 per year	inem												
AC LGF/4 LGF	AC LGF/4	5. Services	5.7 Ventilation Systems	performed at a central point and distributed to the space being treated.	McQuav AHU -Variable Fan Speed	D	None noted	Routine PPM; filters 4 times per year; 1 belts x 1 per year	Item	£500.00	20	13 £500.00	£500.00	£500.00	£500.00	£500.00 £500.			£500.00		£5,000.00
561 AHU AC 4/1 Level 4	AHU AC 4/1 Conservation Lab	5. Services	5.7 Ventilation Systems	5.7.1 Central Ventilation: Systems where ventilation is performed at a central point and distributed to the space being treated.	McQuay AHU -Variable Fan Speed	в	None noted	Routine PPM; filters 4 times per year; 1 belts x 1 per year	Item	£500.00	20	13 £500.00	£500.00	£500.00	£500.00	£500.00 £500.	0 £500.00	£500.00	£500.00	£500.00 £500.00 £	£5,000.00
562	AHU AC 4/2 Conservation Lab	5. Services	5.7 Ventilation Systems	5.7.1 Central Ventilation: Systems where ventilation is performed at a central point and distributed to the space	McQuay AHU -Variable Fan Speed	в	None noted	Routine PPM; filters 4 times per year; 1 belts x 1 per year	Item	£500.00	20	13 £500.00	£500.00	£500.00	£500.00	£500.00 £500.	0 £500.00	£500.00	£500.00	£500.00 £500.00 £	£5,000.00
563		5. Services	5.7 Ventilation Systems	being treated. 5.7.1 Central Ventilation: Systems where ventilation is performed at a central point and distributed to the space		В	None noted	Routine PPM; filters 4 times per year; 1 belts x 1 per year	Item	£500.00	20	13 £500.00	£500.00	£500.00	£500.00	£500.00 £500.	0 £500.00	£500.00	£500.00	£500.00 £500.00 £3	£5,000.00
564	AHU AC 4/3 Supervised Search	5. Services	5.7 Ventilation Systems	being treated. 5.7.1 Central Ventilation: Systems where ventilation is performed at a central point and distributed to the space	McQuay AHU -Variable Fan Speed	в	None noted	Routine PPM; filters 4 times per year; 1 belts x 1 per year	Item	£500.00	20	13 £500.00	£500.00	£500.00	£500.00	£500.00 £500.	0 £500.00	£500.00	£500.00	£500.00 £500.00 £	£5,000.00
565	AHU AC 4/4 Cataloging Room	5. Services	5.7 Ventilation Systems	being treated. 5.7.1 Central Ventilation: Systems where ventilation is performed at a central point and distributed to the space	McQuay AHU -Variable Fan Speed	В	None noted	Routine PPM; filters 4 times per year; 1 belts x 1 per year	Item	£500.00	20	13 £500.00	£500.00	£500.00	£500.00	£500.00 £500.	0 £500.00	£500.00	£500.00	£500.00 £500.00 £	£5,000.00
AHU AC5/1 Level 5 566	AHU AC5/1	5. Services	5.7 Ventilation Systems	being treated. 5.7.1 Central Ventilation: Systems where ventilation is performed at a central point and distributed to the space	McQuay AHU -Variable Fan Speed	В	None noted	Routine PPM; filters 4 times per year; 1 belts x 1 per year	Item	£500.00	20	13 £500.00	£500.00	£500.00	£500.00	£500.00 £500.	0 £500.00	£500.00	£500.00	£500.00 £500.00 £	£5,000.00
AHU AC5/2 Level 5 567	AHU AC5/2	5. Services	5.7 Ventilation Systems	being treated. 5.7.1 Central Ventilation: Systems where ventilation is	McQuay AHU -Variable Fan Speed	в	None noted	Routine PPM; filters 4 times per year; 1	Item	£500.00	20	13 £500.00	£500.00	£500.00	£500.00	£500.00 £500.	0 £500.00	£500.00	£500.00	£500.00 £500.00 £	£5,000.00
AHU AC5/3 Level 5	AHU AC5/3			performed at a central point and distributed to the space being treated.	McQuay AHU -Variable Fan Speed			belts x 1 per year													



Item Ref	Asset No	Location	Sub Location	BCIS 1st level-Major Element	BCIS 2nd Level Sub Element	BCIS 3nd Level Sub Element	Description	Condition Defects	Remedial Action	Qnty Unit	Rate	Life Expectancy	Life Remaining = LE - 7 years	Year 1	Year 2	Year 3	Year 4 Year	5 Year 6	Year 7	Year 8	Year 9	Year 10 Total
568				5. Services	5.7 Ventilation Systems	5.7.1 Central Ventilation: Systems where ventilation is performed at a central point and distributed to the space		B None noted	Routine PPM; filters 4 times per year; belts x 1 per year	1 Item	£500.00	20	13 £500.00	£500.00	£500.00	£500.00	£500.00 £500.0	£500.00	£500.00	£500.00	£500.00	£500.00 £5,000.00
569	AHU AC5/4	Level 5	AHU AC5/4	5. Services	5.7 Ventilation Systems	being treated. 5.7.1 Central Ventilation: Systems where ventilation is performed at a central point and distributed to the space	McQuay AHU -Variable Fan Speed	B None noted	Routine PPM; filters 4 times per year; belts x 1 per year	1 Item	£500.00	20	13 £500.00	£500.00	£500.00	£500.00	£500.00 £500.0	£500.00	£500.00	£500.00	£500.00	£500.00 £5,000.00
570	AHU AC5/5	Level 5	AHU AC5/5	5. Services	5.7 Ventilation Systems	being treated. 5.7.1 Central Ventilation: Systems where ventilation is performed at a central point and distributed to the space	McQuay AHU -Variable Fan Speed	B None noted	Routine PPM; filters 4 times per year; belts x 1 per year	1 Item	£500.00	20	13 £500.00	£500.00	£500.00	£500.00	£500.00 £500.0	£500.00	£500.00	£500.00	£500.00	£500.00 £5,000.00
571	AHU AC6/1	Level 6	AHU AC6/1	5. Services	5.7 Ventilation Systems	being treated. 5.7.1 Central Ventilation: Systems where ventilation is performed at a central point and distributed to the space	McQuay AHU -Variable Fan Speed	B None noted	Routine PPM; filters 4 times per year; belts x 1 per year	1 Item	£500.00	20	13 £500.00	£500.00	£500.00	£500.00	£500.00 £500.0	£500.00	£500.00	£500.00	£500.00	£500.00 £5,000.00
572	AHU AC6/2	Level 6	AHU AC6/2	5. Services	5.7 Ventilation Systems	being treated. 5.7.2 Local and Special Ventilation: Systems where	McQuay AHU -Variable Fan Speed	B None noted	Routine PPM; filters 4 times per year;	1 Item	£250.00	20	13 £250.00	£250.00	£250.00	£250.00	£250.00 £250.0	£250.00	£250.00	£250.00	£250.00	£250.00 £2,500.00
573	AHU01SE	Level 1	AHU - Archive and Interim Storage	5. Services	5.7 Ventilation Systems	ventilation is performed in or adjacent to the space to be treated 5.7.2 Local and Special Ventilation: Systems where	Localised AHU	B None noted	Routine PPM; filters 4 times per year;	1 Item	£250.00	20	13 £250.00	£250.00	£250.00	£250.00	£250.00 £250.0	0 £250.00	£250.00	£250.00	£250.00	£250.00 £2,500.00
574	AHU02SE	Level 7 GF	AHU - SMR and Staff Offices L7 and L9	5. Services	5.7 Ventilation Systems	ventilation is performed in or adjacent to the space to be treated 5.7.2 Local and Special Ventilation: Systems where	Localised AHU	B None noted	Routine PPM; filters 4 times per year;	1 Item	£250.00	20	13 £250.00	£250.00	£250.00	£250.00	£250.00 £250.0	£250.00	£250.00	£250.00	£250.00	£250.00 £2,500.00
575	AHU03SE	GF	AHU - Studio Theatre	5. Services	5.7 Ventilation Systems	ventilation is performed in or adjacent to the space to be treated 5.7.2 Local and Special Ventilation: Systems where	Localised AHU	B None noted	belts x 1 per year Routine PPM; filters 4 times per year;	1 Item	£250.00	20	13 £250.00	£250.00	£250.00	£250.00	£250.00 £250.0	£250.00	£250.00	£250.00	£250.00	£250.00 £2,500.00
576	AHU04E	GF	AHU04e	5. Services	5.7 Ventilation Systems	ventilation is performed in or adjacent to the space to be treated 5.7.2 Local and Special Ventilation: Systems where	Localised AHU	B None noted	belts x 1 per year Routine PPM; filters 4 times per year;	1 Item	£250.00	20	13 £250.00	£250.00	£250.00	£250.00	£250.00 £250.0	£250.00	£250.00	£250.00	£250.00	£250.00 £2,500.00
577	AHU04SE	-	AHU - Entrance Area Supply and Extrac	t 5. Services	5.7 Ventilation Systems	ventilation is performed in or adjacent to the space to be treated 5.7.2 Local and Special Ventilation: Systems where	Localised AHU	B None noted	belts x 1 per year Routine PPM; filters 4 times per year;	1 Item	£250.00	20	13 £250.00	£250.00	£250.00	£250.00	£250.00 £250.0	£250.00	£250.00	£250.00	£250.00	£250.00 £2,500.00
579	AHU05S	Level 1	AHU - Conference Area Preo Kitchen	5. Services	5.7 Ventilation Systems	ventilation is performed in or adjacent to the space to be treated 5.7.2 Local and Special Ventilation: Systems where wertilation is performed in an adjacent to the	Localised AHU	B None noted	Routine PPM; filters 4 times per year;	1 Itom	£250.00	20	13 £250.00	£250.00	£250.00	£250.00	£250.00 £250.0			£250.00	£250.00	£250.00 £2,500.00
570	AHU06SE	Level 1	AHU - L1 Conference centre and Meeting Rooms	5. Services	5.7 Ventilation Systems	ventilation is performed in or adjacent to the space to be treated 5.7.2 Local and Special Ventilation: Systems where	Localised AHU	B None noted	Routine PPM; filters 4 times per year; Routine PPM; filters 4 times per year;	1 Item	£250.00	20	13 £250.00	£250.00	£250.00	£250.00	£250.00 £250.0			£250.00	£250.00	£250.00 £2,500.00
579	AHU07E	Level 7	AHU07E			ventilation is performed in or adjacent to the space to be treated	Localised AHU		belts x 1 per year	i item		20										
580	AHU07SE	Level 3	AHU - Reader Services Supply and Extract	5. Services	5.7 Ventilation Systems	5.7.2 Local and Special Ventilation: Systems where ventilation is performed in or adjacent to the space to be treated	Localised AHU	B None noted	Routine PPM; filters 4 times per year; belts x 1 per year	1 Item	£250.00	20	13 £250.00	£250.00	£250.00	£250.00	£250.00 £250.0	£250.00		£250.00	£250.00	£250.00 £2,500.00
581	AHU08SE	Level 3	AHU - L3 Gallery	5. Services	5.7 Ventilation Systems	5.7.2 Local and Special Ventilation: Systems where ventilation is performed in or adjacent to the space to be treated 5.7.2 Local and Special Ventilation: Systems where	Localised AHU	B None noted	Routine PPM; filters 4 times per year; belts x 1 per year	1 Item	£250.00	20	13 £250.00	£250.00	£250.00	£250.00	£250.00 £250.0			£250.00	£250.00	£250.00 £2,500.00
582	AHU09SE	Level 4	AHU - A&H Staff and Public Areas L4	5. Services	5.7 Ventilation Systems	ventilation is performed in or adjacent to the space to be	Localised AHU	B None noted	Routine PPM; filters 4 times per year; belts x 1 per year	1 Item	£250.00	20	13 £250.00	£250.00	£250.00	£250.00	£250.00 £250.0	£250.00	£250.00	£250.00	£250.00	£250.00 £2,500.00
583	AHU10E		AHU10e	5. Services	5.7 Ventilation Systems	5.7.2 Local and Special Ventilation: Systems where ventilation is performed in or adjacent to the space to be treated	Localised AHU	B None noted	Routine PPM; filters 4 times per year; belts x 1 per year	1 Item	£250.00	20	13 £250.00	£250.00	£250.00	£250.00	£250.00 £250.0			£250.00	£250.00	£250.00 £2,500.00
584	AHU10SE		AHU - 24Hr Vent	5. Services	5.7 Ventilation Systems	treated 5.7.2 Local and Special Ventilation: Systems where ventilation is performed in or adjacent to the space to be treated	Localised AHU	B None noted	Routine PPM; filters 4 times per year; belts x 1 per year	1 Item	£250.00	20	13 £250.00	£250.00	£250.00	£250.00	£250.00 £250.0	£250.00	£250.00	£250.00	£250.00	£250.00 £2,500.00
586	COMP03	Level 6	Archives	5. Services	5.7 Ventilation Systems	treated 5.7.2 Local and Special Ventilation: Systems where ventilation is performed in or adjacent to the space to be treated	Acclimatisation Chambers	B Stat Compliance	Routine PPM	1 Item	£35,000.00	20	13 £35,000.00	£35,000.00	£35,000.00	£35,000.00	£35,000.00 £35,000.0	£35,000.00	£35,000.00	£35,000.00	£35,000.00	£35,000.00 £350,000.00
587	COMP04 COMP05	LGF	All	5. Services	5.7 Ventilation Systems	5.7.3 Smoke Extract/Control	Colt Smoke Extract to fire shafts & load bay vent; dampers to AHU	B Stat Compliance	Routine PPM; allow actuator 1/ year over 10 years- PC £500 Routine PPM; allow actuator 1/ year over	1 Item	£6,500.00 £6,500.00	20	13 £6,500.00 13 £100.00	£6,500.00 £100.00	£6,500.00 £100.00	£6,500.00 £100.00	£6,500.00 £6,500.0 £100.00 £100.0			£6,500.00	£6,500.00 £100.00	£6,500.00 £65,000.00 £100.00 £1,000.00
589		Plant	All	5. Services 5. Services	5.7 Ventilation Systems 5.7 Ventilation Systems	5.7.3 Smoke Extract/Control 5.7.3 Smoke Extract/Control	Fire Dampers	B Stat Compliance B Stat Compliance	10 years- PC £500 Routine PPM; allow actuator 1/ year over	1 Item	£6,500.00 £100.00	20	13 £100.00 13 £100.00	£100.00 £100.00	£100.00 £100.00	£100.00 £100.00	£100.00 £100.0 £100.00 £100.0		£100.00 £100.00	£100.00 £100.00	£100.00 £100.00	£100.00 £1,000.00 £100.00 £1,000.00
590	ASS006 ASS007	Plant	All	5. Services	5.7 Ventilation Systems	5.7.3 Smoke Extract/Control	Smoke Air Make Up Duty fan Smoke Air Make Up Stand By fan	B Stat Compliance	10 years- PC £500 Routine PPM; allow actuator 1/ year over 10 years- PC £500	1 Item	£100.00	20	13 £100.00	£100.00	£100.00	£100.00	£100.00 £100.0		£100.00	£100.00	£100.00	£100.00 £1,000.00
591 592	ASS010	Plant	All	5. Services 5. Services	5.7 Ventilation Systems 5.7 Ventilation Systems	5.7.3 Smoke Extract/Control 5.7.3 Smoke Extract/Control	Low Air Volume Smoke Extract Fan Dutv	B Stat Compliance B Stat Compliance	Routine PPM; allow actuator 1/ year over 10 years- PC £500 Routine PPM; allow actuator 1/ year over	1 Item 1 Item	£100.00 £100.00	20	13 £100.00 13 £100.00	£100.00 £100.00	£100.00 £100.00	£100.00 £100.00	£100.00 £100.0 £100.00 £100.0	£100.00 £100.00	£100.00 £100.00	£100.00 £100.00	£100.00 £100.00	£100.00 £1,000.00 £1,000.00
593	ASS011 ASS012	Plant	All	5. Services	5.7 Ventilation Systems	5.7.3 Smoke Extract/Control	Low Air Volume Smoke Extract Fan Standby High Air Volume Smoke Extract Fan Duty	B Stat Compliance	10 years- PC £500 Routine PPM; allow actuator 1/ year over 10 years- PC £500	1 Item	£100.00	20	13 £100.00	£100.00	£100.00	£100.00	£100.00 £100.0	£100.00	£100.00	£100.00	£100.00	£100.00 £1,000.00
594	ASS013	Plant	All	5. Services 5. Services	5.7 Ventilation Systems 5.7 Ventilation Systems	5.7.3 Smoke Extract/Control 5.7.3 Smoke Extract/Control	High Air Volume Smoke Extract Fan Standby	B Stat Compliance B Stat Compliance	Routine PPM; allow actuator 1/ year over 10 years- PC £500 Routine PPM; allow actuator 1/ year over	1 Item	£100.00 £100.00	20	13 £100.00	£100.00 £100.00	£100.00 £100.00	£100.00 £100.00	£100.00 £100.0 £100.00 £100.0			£100.00 £100.00	£100.00 £100.00	£100.00 £1,000.00 £1,000.00
596	ASS048	Plant	All	5. Services	5.7 Ventilation Systems	5.7.3 Smoke Extract/Control	Smoke Extract Fan 1 Duty Smoke Extract Fan 2 Duty	B Stat Compliance	10 years- PC £500 Routine PPM: allow actuator 1/ year over	1 Item	£100.00	20	13 £100.00	£100.00	£100.00	£100.00	£100.00 £100.0		£100.00	£100.00	£100.00	£100.00 £1,000.00
597	ASS050	Plant	All	5. Services	5.7 Ventilation Systems 5.7 Ventilation Systems	5.7.3 Smoke Extract/Control 5.7.3 Smoke Extract/Control	Smoke Extract Fan 3 Duty	B Stat Compliance B Stat Compliance	10 vears- PC £500 Routine PPM; allow actuator 1/ year over 10 years- PC £500 Routine PPM; allow actuator 1/ year over	1 Item	£100.00 £100.00	20	13 £100.00	£100.00 £100.00	£100.00 £100.00	£100.00 £100.00	£100.00 £100.0 £100.00 £100.0	£100.00 £100.00	£100.00	£100.00	£100.00 £100.00	£100.00 £1,000.00 £1,000.00 £1,000.00
599	ASS051	Plant	All	5. Services	5.7 Ventilation Systems	5.7.3 Smoke Extract/Control	Smoke Extract Fan 4 Standby	B Stat Compliance	10 years- PC £500 Routine PPM; allow actuator 1/ year over	1 Item	£100.00	20	13 £100.00	£100.00	£100.00	£100.00	£100.00 £100.0		£100.00	£100.00	£100.00	£100.00 £1,000.00
600	DB1/01L- 14P	Level 1	DB1/01L	5. Services	5.8 Electrical Installations	5.8.1 Electrical Mains and Dub-mains Distribution: All work from external face of building (the supplier's meter), up to		B Stat Compliance	10 years- PC £500 Routine FW test - 5 years	9 Item	£100.00	20	13 £900.00	£900.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£900.00 £2,700.00
601	DB2/01L- 04P	Level 2	DB2/01L	5. Services	5.8 Electrical Installations	and including local distribution boards 5.8.1 Electrical Mains and Dub-mains Distribution: All work from external face of building (the supplier's meter), up to	Distribution Board DB2/01L-04P	B Stat Compliance	Routine FW test - 5 years	4 Item	£100.00	21	14 £400.00	£400.00	£0.00	£0.00	£0.00 £400.0	£0.00	£0.00	£0.00	£0.00	£400.00 £1,200.00
602	DB3/01L- 09P	Level 3	DB3/01L	5. Services	5.8 Electrical Installations	and including local distribution boards 5.8.1 Electrical Mains and Dub-mains Distribution: All work from external face of building (the supplier's meter), up to		B Stat Compliance	Routine FW test - 5 years	5 Item	£100.00	22	15 £500.00	£500.00	£0.00	£0.00	£0.00 £500.0	£0.00	£0.00	£0.00	£0.00	£500.00 £1,500.00
603	DB4/01L- 05P	Level 4	DB4/01L	5. Services	5.8 Electrical Installations	and including local distribution boards 5.8.1 Electrical Mains and Dub-mains Distribution: All work from external face of building (the supplier's meter), up to	Distribution Board DB4/01L-05P	B Stat Compliance	Routine FW test - 5 years	5 Item	£100.00	23	16 £500.00	£500.00	£0.00	£0.00	£0.00 £500.0	£0.00	£0.00	£0.00	£0.00	£500.00 £1,500.00
604	DB5/01L- 04P	Level 5	DB5/01L	5. Services	5.8 Electrical Installations	and including local distribution boards 5.8.1 Electrical Mains and Dub-mains Distribution: All work from external face of building (the supplier's meter), up to		B Stat Compliance	Routine FW test - 5 years	4 Item	£100.00	24	17 £400.00	£400.00	£0.00	£0.00	£0.00 £400.0	£0.00	£0.00	£0.00	£0.00	£400.00 £1,200.00
605	DB6/01L- 05P	Level 6	DB6/01L	5. Services	5.8 Electrical Installations	and including local distribution boards 5.8.1 Electrical Mains and Dub-mains Distribution: All work from external face of building (the supplier's meter), up to		B Stat Compliance	Routine FW test - 5 years	5 Item	£100.00	25	18 £500.00	£500.00	£0.00	£0.00	£0.00 £500.0	£0.00	£0.00	£0.00	£0.00	£500.00 £1,500.00
606	DB7/01L- 04P	Level 7	DB7/01L	5. Services	5.8 Electrical Installations	and including local distribution boards 5.8.1 Electrical Mains and Dub-mains Distribution: All work from external face of building (the supplier's meter), up to	Distribution Board DB7/01L-04P	B Stat Compliance	Routine FW test - 5 years	4 Item	£100.00	26	19 £400.00	£400.00	£0.00	£0.00	£0.00 £400.0	0 £0.00	£0.00	£0.00	£0.00	£400.00 £1,200.00
607	DB8/01-05	Level 8	DB8/01L	5. Services	5.8 Electrical Installations	and including local distribution boards 5.8.1 Electrical Mains and Dub-mains Distribution: All work from external face of building (the supplier's meter), up to	Distribution Board- DB8/01-05	B Stat Compliance	Routine FW test - 5 years	5 Item	£100.00	27	20 £500.00	£500.00	£0.00	£0.00	£0.00 £500.0	0 £0.00	£0.00	£0.00	£0.00	£500.00 £1,500.00
608	DB9/01-02		DB9/01L	5. Services	5.8 Electrical Installations	and including local distribution boards 5.8.1 Electrical Mains and Dub-mains Distribution: All work	Distribution Board-DB9/01-02	B Stat Compliance	Routine FW test - 5 years	2 Item	£100.00	28	21 £200.00	£200.00	£0.00	£0.00	£0.00 £200.0	£0.00	£0.00	£0.00	£0.00	£200.00 £600.00
609	DBG/01L-	Level 9 GF	DBG/01L	5. Services	5.8 Electrical Installations	from external face of building (the supplier's meter), up to and including local distribution boards 5.8.1 Electrical Mains and Dub-mains Distribution: All work	Distribution Board DBG/01L-04P	B Stat Compliance	Routine FW test - 5 years	4 Item	£100.00	29	22 £400.00	£400.00	£0.00	£0.00	£0.00 £400.0	0 £0.00	£0.00	£0.00	£0.00	£400.00 £1,200.00
610	DBLG/01L-	LGF	DBLG/01L	5. Services	5.8 Electrical Installations	from external face of building (the supplier's meter), up to and including local distribution boards 5.8.1 Electrical Mains and Dub-mains Distribution: All work	Distribution Board DBLG/01L-07P	B Stat Compliance	Routine FW test - 5 years	7 Item	£100.00	30	23 £700.00	£700.00	£0.00	£0.00	£0.00 £700.0	£0.00	£0.00	£0.00	£0.00	£700.00 £2,100.00
611	DBM/01L-	Ground Floor Mezz	DBM/01L	5. Services	5.8 Electrical Installations	from external face of building (the supplier's meter), up to and including local distribution boards 5.8.1 Electrical Mains and Dub-mains Distribution: All work	Distribution Board DBM/01L-15)	B Stat Compliance	Routine FW test - 5 years	7 Item	£100.00	31	24 £700.00	£700.00	£0.00	£0.00	£0.00 £700.0	0 £0.00	£0.00	£0.00	£0.00	£700.00 £2,100.00
		Lower Ground	DBMLG/01L	5. Services	5.8 Electrical Installations	from external face of building (the supplier's meter), up to and including local distribution boards 5.8.1 Electrical Mains and Dub-mains Distribution: All work	Distribution Board DBMLG/01L-o2p	B Stat Compliance	Routine FW test - 5 years	3 Item	£100.00	32	25 £300.00	£300.00	£0.00	£0.00	£0.00 £300.0	£0.00	£0.00	£0.00	£0.00	£300.00 £900.00
613	o2p Sub 5-10	Floor Mezz All Floors	All	5. Services	5.8 Electrical Installations	from external face of building (the supplier's meter), up to and including local distribution boards 5.8.1 Electrical Mains and Dub-mains Distribution: All work	Sub Board 5-10	B Stat Compliance	Routine FW test - 5 years	6 Item	£100.00	32	25 £600.00	£600.00	£0.00	£0.00	£0.00 £600.0	£0.00	£0.00	£0.00	£0.00	£600.00 £1,800.00
614	SP01	All Floors	All	5. Services	5.8 Electrical Installations	from external face of building (the supplier's meter), up to and including local distribution boards 5.8.2 Power Installations: (Small power) General purpose	Combination of surface and recessed power sockets-	B Nominal wear and tear	Allow add hoc replacement of fitting	10 Item	£25.00	20	13 £250.00	£250.00	£250.00	£250.00	£250.00 £250.0	£250.00	£250.00	£250.00	£250.00	£250.00 £2,500.00
617	LIGHTING0 3	LGF ; 8&9	Loading bay; plant	5. Services	5.8 Electrical Installations	5.8.3 Lighting Installations: Electrical power supply to lighting.	Generally functioning ok IP64 rating 5ft T5 strip	B Lamps nearing end of their life	Allow floor by floor replacement	200 Item	£180.00	12	5 £36,000.00	£0.00	£0.00	£0.00	£0.00 £7,200.0	£7,200.00	£7,200.00	£7,200.00	£7,200.00	£0.00 £36,000.00
622				5. Services	5.8 Electrical Installations	5.8.4 Specialist Lighting Installations: Specialist lighting installations, e.g. display lighting, illuminated signed, stage lighting, studio lighting, operating theatre lighting		B None noted	Routine PPM and replacement	1 item	£10,000.00	15	8 £10,000.00	£0.00	£0.00	£0.00	£0.00 £0.0	£0.00	£0.00	£10,000.00	£0.00	£0.00 £10,000.00
623	ASS002-4 ASS001	LGF	Halo Light Fitting Plant	5. Services	5.8 Electrical Installations	and the like. 5.8.5 Local Electricity Generation Systems: Local electric generation, emergency power supplies, etc.	High level halo Standby Generators for Life Safety	B Compliance	Routine service	1 Item	£1,000.00	20	13 £1,000.00	£1,000.00	£1,000.00	£1,000.00	£1,000.00 £1,000.0	£1,000.00	£1,000.00	£1,000.00	£1,000.00	£1,000.00 £10,000.00
624	L2	Core B	Lift 2	5. Services 5. Services	5.8 Electrical Installations 5.10 Lift and Conveyor Installations /	5.8.6 Earthing and Bonding Systems: Separate earthing systems 5.10.1 Lifts and Enclosed Hoists: Passenger and goods	25MM x 6 bonding to intake and HV gear Goods Lift in core B	B Compliance B Compliance	Undertake periodic testing EL & ZS Routine inspections and servicing; guide	1 Item	£500.00 £1,000.00	20	13 £500.00 13 £2,000.00	£500.00 £2,000.00	£2.000.00	£10.000.00	£500.0 £2.000.00 £2.000.0		£2.000.00	£2.000.00	£2.000.00	£500.00 £1,500.00 £2,000.00 £28,000.00
629	13	Core B	Lift 2	5. Services	5.10 Lift and Conveyor Installations / 5.10 Lift and Conveyor Installations /	5.10.1 Lifts and Enclosed hoists: Passenger and goods lifts and hoists enclosed in shafts 5.10.1 Lifts and Enclosed Hoists: Passenger and goods	Goods Evac Lift in core B	B Compliance	Routine inspections and servicing, guide Bush and overhaul- at 10 years old Routine inspections and servicing; guide	1	£1,000.00	20	13 £200.00	£2,000.00	£2,000.00	£10,000.00	£2,000.00 £2,000.0		£2,000.00	£2,000.00	£2,000.00	£2,000.00 £28,000.00
620		Com R			Systems	lifts and hoists enclosed in shafts			bush and overhaul- at 10 years old			20										
030		Core 6	Lift 4	5. Services	5.10 Lift and Conveyor Installations / Systems	5.10.1 Lifts and Enclosed Hoists: Passenger and goods lifts and hoists enclosed in shafts	Fire Fighting Lift in core B	B Compliance	Routine inspections and servicing; guide bush and overhaul- at 10 years old	Item	£1,000.00	20	13 £1,000.00	£2,000.00	£2,000.00	£10,000.00	£2,000.00 £2,000.0		£2,000.00	£2,000.00	£2,000.00	£2,000.00 £28,000.00
631	1.5	Core A	Lift 5	5. Services	5.10 Lift and Conveyor Installations / Systems	5.10.1 Lifts and Enclosed Hoists: Passenger and goods lifts and hoists enclosed in shafts	Fire Fighting Evac Lift in core A	B Compliance	Routine inspections and servicing; guide bush and overhaul- at 10 years old	ı İtem	£2,000.00	20	13 £2,000.00	£2,000.00	£2,000.00	£2,000.00	£10,000.00 £2,000.0			£2,000.00	£2,000.00	£2,000.00 £28,000.00
632	L6	Core A	Lift 6	5. Services	5.10 Lift and Conveyor Installations / Systems	5.10.1 Lifts and Enclosed Hoists: Passenger and goods lifts and hoists enclosed in shafts	Fire Fighting Evac Lift in core A	B Compliance	Routine inspections and servicing; guide bush and overhaul- at 10 years old	1 Item	£2,000.00	20	13 £2,000.00	£2,000.00	£2,000.00	£2,000.00	£10,000.00 £2,000.0			£2,000.00	£2,000.00	£2,000.00 £28,000.00
633	L7		Lift 7	5. Services	5.10 Lift and Conveyor Installations / Systems	5.10.1 Lifts and Enclosed Hoists: Passenger and goods lifts and hoists enclosed in shafts	Passenger Lift in core A	B Compliance	Routine inspections and servicing; guide bush and overhaul- at 10 years old	1 Item	£1,000.00	20	13 £2,000.00	£2,000.00	£2,000.00	£2,000.00	£10,000.00 £2,000.0			£2,000.00	£2,000.00	£2,000.00 £28,000.00
634	L8	Core C	Lift 8	5. Services	5.10 Lift and Conveyor Installations / Systems	5.10.1 Lifts and Enclosed Hoists: Passenger and goods lifts and hoists enclosed in shafts	Goods Evac in core C	B Compliance	Routine inspections and servicing; guide bush and overhaul- at 10 years old	1 Item	£1,000.00	20	13 £2,000.00	£2,000.00	£2,000.00	£2,000.00	£2,000.00 £10,000.0	£2,000.00	£2,000.00	£2,000.00	£2,000.00	£2,000.00 £28,000.00
635	L12	Core C	Lift 12	5. Services	5.10 Lift and Conveyor Installations / Systems	5.10.1 Lifts and Enclosed Hoists: Passenger and goods lifts and hoists enclosed in shafts	13 Person Lift core C	B Compliance	Routine inspections and servicing; guide bush and overhaul- at 10 years old	1 Item	£1,000.00	20	13 £2,000.00	£2,000.00	£2,000.00	£2,000.00	£2,000.00 £10,000.0	£2,000.00	£2,000.00	£2,000.00	£2,000.00	£2,000.00 £28,000.00
636 637		Level 2 Level 3	Reading Area	5. Services 5. Services	5.10 Lift and Conveyor Installations / Systems 5.10 Lift and Conveyor Installations /	5.10.2 Escalators: Escalators, travellators, stair lifts, etc. for the movement of people 5.10.2 Escalators: Escalators, travellators, stair lifts, etc.	areas	B Working- allow for major overhaul and maj parts contract B Stat Compliance	or Routine inspections and servicing Routine inspections and servicing	1 Item	£5,760.00 £5,760.00	20	13 £5,760.00 13 £5,760.00	£5,932.80 £5,932.80	£5,932.80 £5,932.80	£5,932.80 £5,932.80	£5,932.80 £50,000.0 £5,932.80 £5,932.8			£5,932.80 £5,932.80	£5,932.80 £5,932.80	£50,000.00 £147,462.40 £5,932.80 £59,328.00
641	SCISS-G-LB-			5. Services 5. Services	5.10 Lift and Conveyor Installations / Systems 5.10 Lift and Conveyor Installations / Systems	for the movement of people 5.10.6 Dock Levellers and Scissor Lifts: Localised lifting	Utis- Travellator from Level 3-4 reading areas	B Routine PPM	Service	3 Item	£5,760.00 £500.00	20	13 £5,760.00 13 £1,500.00	£5,932.80 £1,500.00	£5,932.80 £1,500.00	£5,932.80 £1,500.00	£5,932.80 £5,932.8 £1,500.00 £1,500.0			£5,932.80 £1,500.00	£5,932.80 £1,500.00	£5,932.80 £59,328.00 £1,500.00 £15,000.00
642	uu 1-U3		SCISS-G-LB-001	5. Services	Systems 5.10 Lift and Conveyor Installations / Systems	systems primarily for goods	BMU to track and basket- Atria	B Routine PPM	PPM	1 Item	£5,000.00	15	8 £5,000.00	£5,000.00	£5,000.00	£5,000.00	£5,000.00 £5,000.0			£65,000.00	£5,000.00	£5,000.00 £110,000.00
643 645		Level 5 Level 6	Archives Stores Archives	5. Services 5. Services	5.10 Lift and Conveyor Installations / Systems 5.10 Lift and Conveyor Installations /	5.10.7 Cranes and Unenclosed Hoists: Moveable lifting systems primarily for goods 5.10.9 Document Handling Systems: Systems for the	Book Lifts Library automated racking/ mobile shelving	B Routine PPM B becoming worn	PPM Service; replace year 9	3 Item 1 Item	£500.00 £7,000.00	15	8 £1,500.00 8 £7,000.00	£1,500.00 £7,000.00	£1,500.00 £7,000.00	£1,500.00 £7,000.00	£1,500.00 £1,500.0 £7,000.00 £7,000.0			£1,500.00 £7,000.00	£1,500.00 £200,000.00	£1,500.00 £15,000.00 £7,000.00 £263,000.00
L		1		1	Svstems	delivery of documents and commodities	-	I			1	1						1	I			



Item R	Asset No	Location	Sub Location	BCIS 1st level-Major Element	BCIS 2nd Level Sub Element	BCIS 3nd Level Sub Element	Description Condition	Defects	Remedial Action	Qnty	Unit Rate	Life Expectanc	Life Remaining y = LE - 7 years	Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
647	FIR01-32;6	5 All Floors	All	5. Services	5.11 Fire and Lightning Protection	5.11.1 Fire Fighting Systems: Service and equipment for manual fire fighting.	Schneider Electric Fire Alarm; operating 33 Field devices and numerous HD, SD and optical detectors	Allow add hoc head replacement	Contract PPM; 5 heads per year PC £500	1	Item £27,500.00	19	12	£27,500.00	£27,500.00	£27,500.00	£27,500.00	£27,500.00	£27,500.00	£27,500.00	£27,500.00	£27,500.00			£275,000.00
648	COMP06	LGF	Plant Room- Tank Room	5. Services	5.11 Fire and Lightning Protection	5.11.2 Fire Suppression Systems: Sprinkler, dry chemical, foam and inert gas extinguishing installations and the like		Stat Compliance	Argus-Sub Contract PPM; Parts- main service at 10 years- ad hoc heads	1	Item £3,750.00	20	13	£3,750.00	£3,750.00	£3,750.00	£8,000.00	£3,750.00	£3,750.00	£3,750.00	£3,750.00	£3,750.00			£41,750.00
649	COMP07	Level 8	Plant Room	5. Services	5.11 Fire and Lightning Protection	5.11.2 Fire Suppression Systems: Sprinkler, dry chemical, foam and inert gas extinguishing installations and the like		Stat Compliance	Contract PPM	1	Item £2,750.00	20	13	£2,750.00	£2,750.00	£2,750.00	£2,750.00	£2,750.00	£2,750.00	£2,750.00	£2,750.00	£2,750.00	£2,750.00	£2,750.00	£27,500.00
650				5. Services	5.11 Fire and Lightning Protection	5.11.3 Lightning Protection: Lightning protection installations	LP to all buildings B		routine test		Item £200.00	20	13	£200.00	£200.00	£200.00	£200.00	£200.00	£200.00	£200.00	£200.00	£200.00	£200.00	£200.00	£2,000.00
655	Pump 10A&B	LGF	Plant	5. Services	5.13 Specialist Installations	5.13.2 Specialist refrigeration systems	LoB 14-17 DegC Chilled Beam Distribution 4300 B IVS Int 100-330, 15kW, 4 Pole, 335- Pumps 10 A & B11-13	None noted	Routine PPM ; replace year 10	2	Item £2,500.00	15	8	£2,500.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£5,000.00	£0.00	£0.00	£5,000.00
656	Pump 11-1	3 LGF	Plant	5. Services	5.13 Specialist Installations	5.13.2 Specialist refrigeration systems	LoB 14-17 DegC Chilled Beam Distribution 4300 IVS Int 100-330, 15kW, 4 Pole, 335- Pumps 11-13	None noted	Routine PPM ; replace year 10	4	Item £3,000.00	15	8	£3,000.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£12,000.00	£0.00	£0.00	£12,000.00
657	Pump 6-9	LGF	Plant	5. Services	5.13 Specialist Installations	5.13.2 Specialist refrigeration systems	LoB and REP 4-10 DegC Chilled 4300 IVS Int 125- 290, 18.5kW, 4 Pole, 292mm impeller- Pumps 6-9	None noted	Routine PPM ; replace year 10	4	Item £4,000.00	15	8	£4,000.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£16,000.00	£0.00		£16,000.00
658		Core A		5. Services	5.13 Specialist Installations	5.13.4 Specialist Electrical/Electronic Installations	Vanity Visual Wall Displays B	Some screens now not working	Allow replacement over 10 year period	1	Item £100,000.00	10	3	£100,000.00			£100,000.00						£100,000.00		
662			All floors	2. Superstructure	2.8 Internal Doors	2.8.1 Internal Doors	Glazed door. B	Timber doors were operation at time of inspection with evidence of cosmetic wear a tear	Allow for ironmongery replacement over and 10 years	1	Item £3,000.00	10	3	£3,000.00	£3,000.00	£3,000.00	£3,000.00	£3,000.00	£3,000.00	£3,000.00	£3,000.00	£3,000.00	£3,000.00	£3,000.00	£30,000.00
	+	-							1			-		+											
Grand	Fotal														£332,119.88	£305,039.35	£340,937.16	£509,284.25	£406,713.80	£662,905.10	£350,156.85	£534,291.43	£542,875.60	£811,142.80	£4,795,466.22

