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Distribution List

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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. The 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 assessed 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 line Maintenance Prices
- Quotations received from BCC LOB

1.4 **Information Received**

Gleeds Building Surveying were in receipt of all the following information

Architectural 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 summarised 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 | C | B/C | B |
|------------------|-----------------------|----------------------|--------------------|----------------------|----------------------|----------------------|
| 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.

| Ref | Asset No | Location | Sub Location | BCIS 1st level-Major Element | BCIS 2nd Level Sub Element | BCIS 3rd Level Sub Element | Description | Condition | Defects | Remedial Action | Qty | 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 |
|-----|----------|-------------------------|------------------------|--|--|---|--|-----------|---|---|--------|-------|------------|-----------------|-------------------------------|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-------------|-----------|
| 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 | E0.00 | E0.00 | | | | | | | | | | E0.00 |
| 002 | BF02 | Lower Ground Floor Mezz | 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 | | 130 | m2 | | 20 | 13 | E0.00 | E0.00 | | | | | | | | | | E0.00 |
| 003 | BF03 | Ground Floor Mezz | 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. | B | 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 | E1,000.00 | 14 | 7 | E5,000.00 | | | | | | | | E5,000.00 | | | E5,000.00 |
| 004 | BF04 | 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 soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 63.64 | m2 | 66.97 | 7 | 0 | E443.57 | E443.57 | | | | | | E443.57 | | | E887.14 | |
| 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 inspection with evidence of cosmetic wear and tear | allow to replace as part of lifecycle replacement | 6 | nr | E750.00 | 14 | 7 | E4,500.00 | | E4,500.00 | | | | | | | | E4,500.00 | |
| 006 | BF06 | LGF | Front of House | 3. Internal Finishes | 3.1 Wall Finishes | 3.1.1 Wall Finishes | Redecoration required to walls. | C | Decorations to walls are soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 653.6 | m2 | 66.97 | 7 | 0 | E4,555.59 | E4,555.59 | | | | | | E4,555.59 | | | E9,111.18 | |
| 007 | BF07 | LGF | 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 requires replacing within the next 2 years. | B | Laminate flooring is generally in fair condition with evidence of wear and tear in high traffic areas | Allow for lifecycle replacement. | 1150 | m2 | 660.62 | 20 | 13 | 669,713.00 | | | | | | | | | | E0.00 | |
| 008 | BF08 | 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 | A 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 cransage | D | Glazing to lower ground floor is cracked and damaged | Allow to replace glazing with new to match existing. | 4 | items | E10,000.00 | 1 | -6 | E40,000.00 | E40,000.00 | E10,000.00 | E10,000.00 | E10,000.00 | E10,000.00 | E10,000.00 | E10,000.00 | E10,000.00 | E10,000.00 | E130,000.00 | |
| 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. | B | 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 | 55 | m2 | 660.62 | 12 | 5 | E3,334.10 | | | | | | E3,334.10 | | | | E3,334.10 | |
| 010 | BF10 | 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 | C | No defects noted at the time of inspection. | - | 1 | items | | 30 | 23 | E0.00 | E0.00 | | | | | | | | | E0.00 | |
| 011 | BF11 | 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. | B | Decorations to ceiling are soiled throughout | Allow to redecorate ceiling with 2 coats of emulsion paint with colour to match existing. | 244.4 | m2 | E7.22 | 5 | -2 | E1,764.57 | E1,764.57 | | | | | E1,764.57 | | | E3,529.14 | | |
| 012 | BF12 | 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 of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 252.86 | m2 | 66.97 | 7 | 0 | E1,762.43 | E1,762.43 | | | | | E1,762.43 | | | E3,524.86 | | |
| 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. | 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. | 244.4 | m2 | E22.27 | 10 | 3 | E5,442.79 | | | | E5,442.79 | | | | | | E5,442.79 | |
| 014 | BF14 | LGF | Front of House | 3. Internal Finishes | 3.1 Wall Finishes | 3.1.1 Wall Finishes | Raining damp is apparent in lobby leading to room 099.028, removal and repairs will need to be done within year 1. | C | Evidence of damp in lobby leading to room 099.028. | Allow to investigate and undertake remedial works and make good all affected surfaces. | 5.8 | m2 | E100.00 | 0 | -7 | E580.00 | E580.00 | | | | | | | | E580.00 | | |
| 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 of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 83.4 | m2 | 66.97 | 7 | 0 | E581.30 | E581.30 | | | | | | E581.30 | | | E1,162.60 | |
| 016 | BF16 | 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. | 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. | 86.6 | m2 | E22.27 | 10 | 3 | E1,928.58 | | | | E1,928.58 | | | | | | E1,928.58 | |
| 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 soiled throughout | Allow to redecorate ceiling with 2 coats of emulsion paint with colour to match existing. | 86.6 | m2 | E7.22 | 5 | -2 | E625.25 | E625.25 | | | | | E625.25 | | | E1,250.50 | | |
| 018 | BF18 | LGF | 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 | Mineral fibre ceiling tiles are generally in a fair condition | Allow for lifecycle replacement. | 132.3 | m2 | E39.01 | 10 | 3 | E5,161.02 | | | | E5,161.02 | | | | | | E5,161.02 | |
| 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 of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 370 | m2 | 66.97 | 7 | 0 | E2,578.90 | E2,578.90 | | | | E2,578.90 | | | | E5,157.80 | | |
| 020 | BF20 | LGF | 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. | Allow to re-paint concrete floor with colour and paint to match existing. | 132.3 | m2 | E22.27 | 10 | 3 | E2,946.32 | | | | E2,946.32 | | | | | | E2,946.32 | |
| 021 | BF21 | LGF | Back of House | 4. Fittings, Furnishings and Equipment | 4.1 Fittings Furnishing and Equipment | 4.1.3 Special Purpose Fittings, Furnishings and Equipment | Roller Rackings's Amount | B | Roller Rackings is working order at the time of inspection. | Allow for an allowance annual reactive maintenance. | 1 | items | 500 | 10 | 3 | E500.00 | E500.00 | E500.00 | E500.00 | E500.00 | E500.00 | E500.00 | E500.00 | E500.00 | E500.00 | E5,000.00 | |
| 022 | BF22 | LGF | Back of House | 3. Internal Finishes | 3.2 Floor Finishes | 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces | Metal flooring. | B | Metal flooring is generally in good condition | - | 595 | m2 | 55.00 | 30 | 23 | E32,725.00 | | | | | | | | | | E0.00 | |
| 023 | BF23 | LGF | Lift Lobby / Staircase | 3. Internal Finishes | 3.3 Ceiling Finishes | 3.3.3 Demountable Suspended Ceilings: Construction and finishes of suspended ceilings | Mineral fibre ceiling tiles. | B | Mineral fibre ceiling tiles are generally in a fair condition | Allow for lifecycle replacement. | 33.44 | m2 | E39.01 | 10 | 3 | E1,304.49 | | | | E1,304.49 | | | | | | E1,304.49 | |
| 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 soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 2.1 | m2 | E100.00 | 7 | 0 | E210.00 | E210.00 | | | | | E210.00 | | | E420.00 | | |
| 025 | BF25 | LGF | 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 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. | 28.2 | m2 | E22.27 | 10 | 3 | E628.01 | | | | E628.01 | | | | | | E628.01 | |
| 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 of peeling in locations | Allow for lifecycle replacement. | 33.44 | m2 | E10.00 | 5 | -2 | E334.40 | | E334.40 | | | | E334.40 | | | | E668.80 | |
| 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 door and frame | B | 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 | E120.00 | 15 | 8 | E600.00 | E600.00 | E600.00 | E600.00 | E600.00 | E600.00 | E600.00 | E600.00 | E600.00 | E600.00 | E6,000.00 | |
| 028 | BF28 | LGF | Lift Lobby / Staircase | 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 time of inspection. | Allow for lifecycle replacement | 24 | nr | E20.00 | 10 | 3 | E480.00 | | | | | | E480.00 | | | | E480.00 | |
| 029 | BF29 | LGF | Lift Lobby / Staircase | 3. Internal Finishes | 3.2 Floor Finishes | 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces | Decoratation 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. | 143.2 | m2 | E22.27 | 10 | 3 | E3,189.06 | | | | E3,189.06 | | | | | | E3,189.06 | |
| 030 | BF30 | LGF | Lift Lobby / Staircase | 2. Superstructure | 2.4 Stairs & Ramps | 2.4.3 Stair / Ramp Balustrades and Handrails: Balustrades and Handrails to stairs, ramps and landings | Decoratation to railing. | B | Railing is in soiled condition. | Allow to Polish and varnish handrail | 8.88 | m2 | 20.61 | 5 | -2 | E183.02 | | E183.02 | | | | E183.02 | | | | E366.03 | |
| 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 soiled throughout | Allow to redecorate ceiling with 2 coats of emulsion paint with colour to match existing. | 43.2 | m2 | E7.22 | 5 | -2 | E311.90 | E311.90 | | | | | E311.90 | | | E623.81 | | |
| 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 soiled throughout | Allow to redecorate ceiling with 2 coats of emulsion paint with colour to match existing. | 83.4 | m2 | E7.22 | 5 | -2 | E602.15 | E602.15 | | | | | E602.15 | | | E1,204.30 | | |
| 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 soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 249.25 | m2 | 66.97 | 7 | 0 | E1,737.27 | E1,737.27 | | | | | E1,737.27 | | | E3,474.55 | | |
| 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 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. | Allow to re-paint concrete floor with colour and paint to match existing. | 83.4 | m2 | E22.27 | 10 | 3 | E1,857.32 | | | | E1,857.32 | | | | | | E1,857.32 | |
| 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 were noted at the time of inspection. | Allow for lifecycle replacement. | 36.33 | m2 | E250.00 | 12 | 5 | E9,082.50 | | | | | | E9,082.50 | | | | E9,082.50 | |
| 036 | BF36 | LGF | Male and Female W/C's | 5. Services | 5.1 Sanitary Installations | 5.1.1 Sanitary Appliances | Hand dryers. | B | Hand dryers were operational at the time of inspection. | Allow for lifecycle replacement. | 17 | nr | E450.00 | 12 | 5 | E7,850.00 | | | | | | E7,850.00 | | | | E7,850.00 | |
| 037 | BF37 | LGF | Male and Female W/C's | 5. Services | 5.1 Sanitary Installations | 5.1.1 Sanitary Appliances | WC | B | W/C's were in good condition at the time of inspection. | Allow for lifecycle replacement. | 19 | nr | E500.00 | 17 | 10 | E9,500.00 | | | | | | | | E9,500.00 | | E9,500.00 | |
| 038 | BF38 | LGF | Male and Female W/C's | 5. Services | 5.1 Sanitary Installations | 5.1.1 Sanitary Appliances | Hand wash basin | B | Sinks were in good condition at the time of inspection. | Allow for lifecycle replacement. | 21 | nr | 350 | 17 | 10 | E7,350.00 | | | | | | | | | E0.00 | | |
| 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 | B | Laminate flooring is generally in fair condition with evidence of wear and tear in high traffic areas | Allow for lifecycle replacement. | 398.25 | m2 | 660.62 | 20 | 13 | E2,141.92 | | | | | | | | | | E0.00 | |
| 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 soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 333.75 | m2 | 66.97 | 7 | 0 | E2,326.24 | E2,326.24 | | | | | E2,326.24 | | | E4,652.48 | | |
| 041 | BF41 | Lower 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 | E0.00 | E0.00 | | | | | | | | | E0.00 | |
| 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. | C | Decorations to ceiling are soiled throughout | Allow to redecorate ceiling with 2 coats of emulsion paint with colour to match existing. | 54.2 | m2 | E7.22 | 5 | -2 | E463.52 | E463.52 | | | | | E463.52 | | | E927.05 | | |
| 043 | BF43 | 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 | Carpet tiles. | B | 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 | 52.7 | m2 | 660.62 | 12 | 5 | E3,194.67 | | | | | E3,194.67 | | | | E3,194.67 | | |
| 044 | BF44 | Lower Ground Floor Mezz | Front of House | 2. Superstructure | 2.7 Internal Walls and Partitions | 2.7.1 Walls and Partitions: Internal walls and partitions | Low level timber partition with vision panel and steel skirting. | B | No defects noted at the time of inspection. | Allow to redecorate with colour to match existing. | 55.25 | m2 | 66.97 | 7 | 0 | E385.09 | E385.09 | | | | | E385.09 | | | E770.19 | | |
| 045 | BF45 | Lower Ground Floor Mezz | 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. | B | Mineral fibre ceiling tiles are generally in a fair condition | Allow for lifecycle replacement. | 245.2 | m2 | E39.01 | 10 | 3 | E9,565.25 | | | | E9,565.25 | | | | | | E9,565.25 | |
| 046 | BF46 | 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 requires replacing within the next 2 years. | B | Laminate flooring is generally in fair condition with evidence of wear and tear in high traffic areas | Allow for lifecycle replacement. | 245.2 | m2 | 660.62 | 20 | 13 | E1,14,864.02 | | | | | | | | | | E0.00 | |
| 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 soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 78 | m2 | 66.97 | 7 | 0 | E543.66 | E543.66 | | | | | E543.66 | | | E1,087.32 | | |
| 048 | BF48 | 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 | Carpet tiles. | B | 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 | 130 | m2 | 660.62 | 12 | 5 | E7,880.60 | | | | | E7,880.60 | | | | E7,880.60 | | |
| 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 soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 48.72 | m2 | 66.97 | 7 | 0 | E339.58 | E339.58 | | | | | E339.58 | | | E679.16 | | |
| 050 | BF50 | Lower Ground Floor Mezz | Front of House | 2. Superstructure | 2.7 Internal Walls and Partitions | 2.7.1 Walls and Partitions: Internal walls and partitions | Low level partition requires redecorate. Has timber skirting. | B | No defects noted at the time of inspection. | Allow to redecorate with colour to match existing. | 48.7 | m2 | 66.97 | 7 | 0 | E339.44 | E339.44 | | | | | E339.44 | | | E678.88 | | |
| 051 | BF51 | Lower Ground Floor Mezz | Front 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 inspection with evidence of cosmetic wear and tear | allow to replace as part of lifecycle replacement | 2 | nr | E750.00 | 14 | 7 | E1,500.00 | | E577.04 | | | | | | | E577.04 | | |
| 052 | BF52 | Lower Ground Floor Mezz | Lift Lobby/Stair Case | 3. Internal Fin | | | | | | | | | | | | | | | | | | | | | | | |

| Item Ref | Asset No | Location | Sub Location | BCIS 1st level-Major Element | BCIS 2nd Level Sub Element | BCIS 3rd Level Sub Element | Description | Condition | Defects | Remedial Action | Qty | 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 |
|----------|----------|-------------------------|---------------------------|------------------------------|--|---|--|-----------|---|--|--------|-------|-----------|-----------------|-------------------------------|------------|-----------|-----------|-----------|------------|-----------|-----------|-----------|-----------|-----------|-----------|------------|
| 061 | 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. | C | Decorations to ceiling are soiled throughout | Allow to redecorate ceiling with 2 coats of emulsion paint with colour to match existing | 43.2 | m2 | £7.22 | 5 | -2 | £311.90 | £311.90 | | | | | £311.90 | | | | | £623.81 |
| 062 | BF62 | Lower Ground Floor Mezz | 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 emulsion paint with colour to match existing | 8.3 | m2 | £7.22 | 5 | -2 | £59.93 | £59.93 | | | | | £59.93 | | | | | £119.86 |
| 063 | BF63 | Lower Ground Floor Mezz | 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 of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing | 44.1 | m2 | £6.97 | 7 | 0 | £307.38 | £307.38 | | | | | £307.38 | | | | | £614.76 |
| 064 | BF64 | 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. | 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. | 8.3 | m2 | £22.27 | 10 | 3 | £184.84 | | | | £184.84 | | | | | | | £184.84 |
| 065 | BF65 | Lower Ground Floor Mezz | 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. | B | IPS panels are in good condition, no defects were noted at the time of inspection | Allow for lifecycle replacement. | 6.3 | m2 | £250.00 | 12 | 5 | £1,575.00 | | | | | | £1,575.00 | | | | | £1,575.00 |
| 066 | BF66 | Lower Ground Floor Mezz | Male and Female W/C's | 5. Services | 5.1 Sanitary Installations | 5.1.1 Sanitary Appliances | Hand dryers. | B | Hand dryers were operational at the time of inspection | Allow for lifecycle replacement. | 3 | nr | £450.00 | 12 | 5 | £1,350.00 | | | | | | £1,350.00 | | | | | £1,350.00 |
| 067 | BF67 | Lower Ground Floor Mezz | 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 of inspection | Allow for lifecycle replacement. | 3 | nr | £500.00 | 17 | 10 | £1,500.00 | | | | | | | | | | | £3,017.96 |
| 068 | BF68 | Lower Ground Floor Mezz | 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 inspection | Allow for lifecycle replacement. | 3 | nr | 350 | 17 | 10 | £1,050.00 | | | | | | | | | | | £3,017.96 |
| 069 | BF69 | Lower Ground Floor Mezz | Male and Female W/C's | 2. Superstructure | 2.8 Internal Doors | 2.8.1 Internal Doors | Timber door and frame. | B | Timber doors were operation at time of inspection with evidence of cosmetic wear and tear | allow to replace as part of lifecycle replacement | 3 | nr | £750.00 | 14 | 7 | £2,250.00 | | | £865.56 | | | | | | | | £865.56 |
| 070 | BF70 | GF | 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. | B | Floor tiles are generally in a good condition | Allow for lifecycle replacement. | 335 | m2 | £137.00 | 50 | 43 | £45,895.00 | | | | | | | | | | | £45,895.00 |
| 071 | BF71 | GF | Front of House | 2. Superstructure | 2.1 Frame | 2.1.1 Wall Finishes | Structural concrete column | B | No defects noted at the time of inspection. | - | 1 | items | | 47 | 40 | £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 soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing | 110.25 | m2 | £6.97 | 7 | 0 | £768.44 | | | | | £768.44 | | | | | | £1,536.88 |
| 073 | BF73 | GF | Front of House | 2. Superstructure | 3.2 Floor Finishes | 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces | Replacement of mat. | B | Entrance mat is in fair condition | Allow for lifecycle replacement | 2 | nr | £350.00 | 10 | 3 | £700.00 | | | | £700.00 | | | | | | | £700.00 |
| 074 | BF74 | GF | 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 | - | 335 | m2 | £121.62 | 20 | 13 | £40,739.20 | | | | | | | | | | | £40,739.20 |
| 075 | BF75 | GF | Front of House | 3. Internal Finishes | 3.2 Floor Finishes | 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces | Replace laminate flooring year 5. | B | Laminate flooring is generally in fair condition with evidence of wear and tear in high traffic areas | Allow for lifecycle replacement. | 357.4 | m2 | £50.62 | 20 | 13 | £18,065.59 | | | | | | | | | | | £18,065.59 |
| 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 soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing | 216.75 | m2 | £6.97 | 7 | 0 | £1,510.75 | £1,510.75 | | | | | | | | | | £3,021.50 |
| 077 | BF77 | GF | Front of House | 2. Superstructure | 2.1 Frame | 2.1.1 Wall Finishes | Structural concrete column | B | No defects noted at the time of inspection. | - | 1 | items | | 47 | 40 | £0.00 | £0.00 | | | | | | | | | | £0.00 |
| 078 | BF78 | GF | Front 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 inspection | Allow for lifecycle replacement | 95.6 | m | £80.00 | 10 | 3 | £7,648.00 | | | £7,648.00 | | | | | | | | £7,648.00 |
| 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 of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing | 324.74 | m2 | £6.97 | 7 | 0 | £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 | Replace laminate flooring with timber skirting year 5. | B | Laminate flooring is generally in fair condition with evidence of wear and tear in high traffic areas | Allow for lifecycle replacement. | 155 | m2 | £55.00 | 30 | 23 | £8,525.00 | | | | | | | | | | | £8,525.00 |
| 081 | BF81 | GF | 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. | B | Mineral fibre ceiling tiles are generally in a fair condition | Allow for lifecycle replacement. | 155 | m2 | £39.01 | 10 | 3 | £6,046.55 | | | | £6,046.55 | | | | | | | £6,046.55 |
| 082 | BF82 | GF | Front of House | 2. Superstructure | 2.8 Internal Doors | 2.8.1 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 |
| 083 | BF83 | GF | Back of House | 3. Internal Finishes | 3.1 Wall Finishes | 3.1.1 Wall Finishes | Timber walls varnish. | B | Timber walls were operation at time of inspection with evidence of cosmetic wear and tear | allow to replace as part of lifecycle replacement | 635 | m2 | £10.53 | 7 | 0 | £6,686.55 | | | | | £6,686.55 | | | | | | £13,373.10 |
| 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 |
| 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 soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing | 660 | m2 | £6.97 | 7 | 0 | £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 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. | Allow to re-paint concrete floor with colour and paint to match existing. | 310 | 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 Ceilings: Construction and finishes of suspended ceilings | Mineral fibre ceiling tiles. | B | Mineral fibre ceiling tiles are generally in a fair condition | 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 | 6. External works | 6.2 Roads, paths, paving's and surfacing | 6.2.1 Roads, paths and paving's: Preparation and completion of unenclosed usable surfaces within the site | Renew vehicle marking. | C | Thermoplastic line markings are worn away. | Allow to renew thermoplastic line markings | 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 | 3.1.1 Wall Finishes | Redecoration required to walls. | C | Decorations to walls are soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing | 97.47 | 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 Stair / Ramp Balustrades and Handrails: Balustrades and Handrails to stairs, ramps and landing | Redecoration required to rail. | B | Railing is in solid condition. | Allow to Polish and varnish handrail | 21.2 | m | £20.61 | 5 | -2 | £436.93 | | | £436.93 | | | | | | | | £873.86 |
| 091 | BF91 | GF | 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. | - | 29.2 | m2 | £121.52 | 20 | 13 | £3,548.38 | | | | | | | | | | | £3,548.38 |
| 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 soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing | 34.8 | m2 | £6.97 | 7 | 0 | £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 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. | Allow to re-paint concrete floor with colour and paint to match existing. | 29.2 | 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 | Manifestation to glazing | B | Manifestation is in fair condition with evidence of peeling in locations | Allow for lifecycle replacement. | 31.03 | 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 external walls for ventilation and light | Auto Doors- facade | B | | 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 | £500.00 | £5,000.00 |
| 096 | BF96 | 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 | 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 | £4,000.00 | £4,000.00 | £4,000.00 | £4,000.00 | £4,000.00 | £40,000.00 |
| 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 | Altra Door Sets | B | | 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 | £4,500.00 | £4,500.00 | £4,500.00 | £4,500.00 | £4,500.00 | £45,000.00 |
| 098 | BF98 | GF | Lift Lobby's / Stair Case | 5. Services | 5.10 Lift and Conveyor Installations / Systems | 5.10.1 Lifts and Enclosed Hoists: Passenger and goods systems | Stainless steel lift door and frame | B | Stainless steel lift doors and reveals have evidence of scuff marks | Allow for annual French polish of stainless steel lift doors and lift reveals | 6 | nr | £120.00 | 15 | 8 | £720.00 | £720.00 | £720.00 | £720.00 | £720.00 | £720.00 | £720.00 | £720.00 | £720.00 | £720.00 | £720.00 | £7,200.00 |
| 099 | BF99 | GF | 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 tear | allow to replace as part of lifecycle replacement | 4 | nr | £1,500.00 | 14 | 7 | £6,000.00 | | | | £6,000.00 | | | | | | | £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 landings | Replacement of nosing. | B | 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 |
| 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 to floor surfaces | Decoratation 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. | 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 Handrails: Balustrades and Handrails to stairs, ramps and landing | Handrails. | B | Railing is in solid condition. | Allow to Polish and varnish handrail | 8.88 | m2 | £20.64 | 5 | -2 | £183.28 | | | | £183.28 | | | | | | | £366.57 |
| 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 soiled throughout | Allow to redecorate ceiling with 2 coats of emulsion paint with colour to match existing | 43.2 | 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 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 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 soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing | 17.7 | 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 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. | Allow to re-paint concrete floor with colour 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 | IPS panels are in good condition, no defects were noted at the time of inspection | 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 | 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 |
| 109 | BF109 | GF | 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 of inspection | Allow for lifecycle replacement. | 1 | nr | £500.00 | 17 | 10 | £500.00 | | | | | | | | | | | £3,017.96 |
| 110 | BF110 | GF | 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 inspection | Allow for lifecycle replacement. | 1 | nr | 350 | 17 | 10 | | | | | | | | | | | | |

| Item Ref | Asset No | Location | Sub Location | BCIS 1st level-Major Element | BCIS 2nd Level Sub Element | BCIS 3rd Level Sub Element | Description | Condition | Defects | Remedial Action | Qty | 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 |
|----------|----------|-------------------|---------------------------|-----------------------------------|--|---|-------------------------------------|-----------|---|--|--------|-------|-----------|-----------------|-------------------------------|-------------|-----------|---------|---------|-----------|---------|-----------|------------|---------|---------|------------|-------|
| 124 | BF124 | Ground Floor Mezz | 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 | Back of House | 2. Superstructure | 2.6 Internal Doors | 2.6.1 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 replacement | 7 | nr | £750.00 | 14 | 7 | £5,250.00 | | | | £5,250.00 | | | | | | £5,250.00 | |
| 126 | BF126 | Ground Floor Mezz | 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. | - | 29.2 | m2 | £121.52 | 20 | 13 | £3,548.38 | | | | | | | | | | £0.00 | |
| 127 | BF127 | Ground Floor Mezz | 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 soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing | 28 | m2 | £6.97 | 7 | 0 | £195.16 | £195.16 | | | | | £195.16 | | | | £390.32 | |
| 128 | BF128 | 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 | 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. | 29.2 | m2 | £22.27 | 10 | 3 | £650.28 | | | | £650.28 | | | | | | £650.28 | |
| 129 | BF129 | Ground Floor Mezz | 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. | 54.6 | m2 | £10.00 | 5 | -2 | £546.00 | | £546.00 | | | | | £546.00 | | | £1,092.00 | |
| 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 evidence of scuff marks | Allow for annual French polish of stainless 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 | £9,600.00 | |
| 131 | BF131 | Ground Floor Mezz | Lift Lobby's / Stair Case | 2. Superstructure | 2.6 Internal Doors | 2.6.1 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 | £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 time of inspection. | Allow 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 | 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. | 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 and Handrails to stairs, ramps and landings | Handrails are soiled | B | 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 | |
| 135 | BF135 | Ground Floor Mezz | 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 soiled throughout | Allow to redecorate ceiling with 2 coats of emulsion paint with colour to match existing | 43.2 | m2 | £7.22 | 5 | -2 | £311.90 | £311.90 | | | | | | | £311.90 | | £623.81 | |
| 136 | BF136 | Ground Floor Mezz | 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 emulsion paint with colour to match existing | 3.7 | m2 | £7.22 | 5 | -2 | £26.71 | £26.71 | | | | | | | | | £53.43 | |
| 137 | BF137 | Ground Floor Mezz | 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 of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing | 17.7 | m2 | £6.97 | 7 | 0 | £123.37 | £123.37 | | | | | | | £123.37 | | £246.74 | |
| 138 | BF138 | 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. | 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. | 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 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 were noted at the time of inspection | Allow for lifecycle replacement. | 15.66 | m2 | £250.00 | 12 | 5 | £3,915.00 | | | | | | £3,915.00 | | | | £3,915.00 | |
| 140 | BF140 | Ground Floor Mezz | Male and Female W/C's | 5. Services | 5.1 Sanitary Installations | 5.1.1 Sanitary Appliances | Hand dryers. | B | Hand dryers were operational at the time of inspection | Allow for lifecycle replacement. | 1 | nr | £450.00 | 12 | 5 | £450.00 | | | | | | | | | | £450.00 | |
| 141 | BF141 | Ground Floor Mezz | 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 of inspection | Allow for lifecycle replacement. | 1 | nr | £500.00 | 17 | 10 | £500.00 | | | | | | | | | | £0.00 | |
| 142 | BF142 | Ground Floor Mezz | 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 inspection | Allow 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 | 2.6 Internal Doors | 2.6.1 Internal Doors | Timber 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 | 1 | nr | £750.00 | 14 | 7 | £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. | Floor tiles. | B | 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 | Level 1 | 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. | - | 350.6 | m2 | £121.52 | 20 | 13 | £42,604.91 | | | | | | | | | | £0.00 | |
| 146 | BF146 | Level 1 | 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 | Window blinds | B | Window blinds are in fair condition | Allow for lifecycle replacement | 60 | nr | £41.39 | 10 | 3 | £3,311.20 | | | | £3,311.20 | | | | | | £3,311.20 | |
| 147 | BF147 | 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 | 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 of lifecycle replacement programme | 1313.3 | 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 | items | | 30 | 23 | £0.00 | | | | | | | | | | £0.00 | |
| 149 | BF149 | Level 1 | 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. | - | 1313.3 | m2 | £121.52 | 20 | 13 | £159,592.22 | | | | | | | | | | £0.00 | |
| 150 | BF150 | 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. | Floor tiles. | B | Floor tiles are generally in a good condition | Allow for lifecycle replacement. | 221.9 | m2 | £60.62 | 50 | 43 | £13,451.58 | | | | | | | | | | £0.00 | |
| 151 | BF151 | Level 1 | 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. | - | 221.9 | m2 | £121.52 | 20 | 13 | £26,965.29 | | | | | | | | | | £0.00 | |
| 152 | BF152 | 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 | Carpet Tiles. | B | 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 | 12.1 | m2 | £60.62 | 12 | 5 | £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 | Redecorate concrete flooring. | 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. | 88.5 | m2 | £22.27 | 10 | 3 | £1,970.30 | | | | £1,970.30 | | | | | | £1,970.30 | |
| 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 soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing | 157.9 | m2 | £6.97 | 7 | 0 | £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 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 | |
| 156 | BF156 | 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 soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing | 31.16 | m2 | £6.97 | 7 | 0 | £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 | 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. | 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 stainless 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 | £9,600.00 | |
| 160 | BF160 | Level 1 | Lift Lobby's / Stair Case | 2. Superstructure | 2.6 Internal Doors | 2.6.1 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 | £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 landings | Replacement of nosing. | B | 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 | |
| 162 | BF162 | 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 | 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. | 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 & Ramps | 2.4.3 Stair / Ramp Balustrades and Handrails: Balustrades and Handrails to stairs, ramps and landings | Handrails are soiled | B | 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 | 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 emulsion paint with colour to match existing | 43.2 | m2 | £7.22 | 5 | -2 | £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. | C | Decorations to ceiling are soiled throughout | Allow to redecorate ceiling with 2 coats of emulsion paint with colour to match existing | 35 | m2 | £7.22 | 5 | -2 | £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 soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing | 123.76 | m2 | £6.97 | 7 | 0 | £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 lifecycle replacement. | Allow to re-paint concrete floor with colour and paint to match existing. | 35 | 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 Partitions | 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 were noted at the time of inspection | Allow for lifecycle replacement. | 27.56 | m2 | £250.00 | 12 | 5 | £6,890.00 | | | | | | | £6,890.00 | | | £6,890.00 | |
| 169 | BF169 | Level 1 | Male and Female W/C's | 5. Services | 5.1 Sanitary Installations | 5.1.1 Sanitary Appliances | Hand dryers. | B | Hand dryers were operational at the time of inspection | Allow for lifecycle replacement. | 7 | nr | £450.00 | 12 | 5 | £3,150.00 | | | | | | | | | | £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 | WCs were in good condition at the time of inspection | Allow for lifecycle replacement. | 10 | nr | £500.00 | 17 | 10 | £5,000.00 | | | | | | | | | | £0.00 | |
| 171 | BF171 | Level 1 | 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 inspection | Allow for lifecycle replacement. | 7 | nr | 350 | 17 | 10 | £2,450.00 | | | | | | | | | | £0.00 | |
| 172 | BF172 | Level 1 | Male and Female W/C's | 2. Superstructure | 2.6 Internal Doors | 2.6.1 Internal Doors | Timber 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 | 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 | Decorations to walls are soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing | 110.56 | m2 | £6.97 | 7 | 0 | £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 to floor surfaces. | Floor tiles. | B | Floor tiles are generally in a good condition | Allow for lifecycle replacement. | 2136 | m2 | £60.62 | 50 | 43 | £129,484.32 | | | | | | | | | | £0.00 | |

| Item Ref | Asset No | Location | Sub Location | BCIS 1st level-Major Element | BCIS 2nd Level Sub Element | BCIS 3rd Level Sub Element | Description | Condition | Defects | Remedial Action | Qty | 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 |
|----------|----------|----------|------------------------|--|--|---|--|-----------|--|---|--------|-------|-----------|-----------------|-------------------------------|-------------|-----------|---------|-----------|-----------|-----------|---------|-----------|---------|---------|---------|-------------|
| 188 | BF188 | 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 | Vinyl flooring to kitchenette replace 10 years. | 8 | Vinyl flooring in generally fair condition with evidence of wear and tear | Allow for lifecycle replacement | 17.2 | m2 | £55.00 | 10 | 3 | £946.00 | | | | | £946.00 | | | | | | £946.00 |
| 189 | BF189 | Level 2 | 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 | Replacement of kitchen unit. | 8 | - | - | 1 | nr | | | -7 | £0.00 | | | | | | | | | | | £0.00 |
| 190 | BF190 | Level 2 | Back 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. | - | 178 | m2 | £121.52 | 20 | 13 | £21,266.00 | | | | | | | | | | | £21,266.00 |
| 191 | BF191 | Level 2 | Back of House | 2. Superstructure | 2.8 Internal Doors | 2.8.1 Internal Doors | Replace metal door frame year 1 | C | Metal door is in poor condition | Allow to replace like for like in year 1 | 2 | nr | £1,500.00 | 14 | 7 | £3,000.00 | £3,000.00 | | | | | | | | | | £3,000.00 |
| 192 | BF192 | Level 2 | Back of House | 2. Superstructure | 2.8 Internal Doors | 2.8.1 Internal Doors | Replace metal door frame year 1 | C | Metal door is in poor condition | Allow to replace like for like in year 1 | 4 | nr | £1,500.00 | 14 | 7 | £6,000.00 | £6,000.00 | | | | | | | | | | £6,000.00 |
| 193 | BF193 | Level 2 | 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 | 133.16 | m2 | £39.01 | 10 | 3 | £5,272.59 | £5,272.59 | | | | | | | | | | £5,272.59 |
| 194 | BF194 | Level 2 | Back of House | 3. Internal Finishes | 3.1 Wall Finishes | 3.1.1 Wall Finishes | Redecoration required to walls. | C | Soiled 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 | | | | | | £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 to floor surfaces | Redecoration required to Floors. | B | Epoxy paint finish to concrete floor is in generally good condition but will need to be replaced as part of the lifecycle replacement. | Allow to re-paint concrete floor with colour and paint to match existing. | 40.4 | m2 | £22.27 | 10 | 3 | £899.71 | | | | £899.71 | | | | | | | £899.71 |
| 196 | BF196 | Level 2 | Back of House | 2. Superstructure | 2.8 Internal Doors | 2.8.1 Internal Doors | Timber Doors. | B | Double door is non compliant | Allow to replace with new to match existing. | 1 | nr | £800.00 | 14 | 7 | £800.00 | £800.00 | | | | | | | | | | £800.00 |
| 197 | BF197 | Level 2 | Back of House | 2. Superstructure | 2.8 Internal Doors | 2.8.1 Internal Doors | 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 replacement | 9 | nr | £750.00 | 14 | 7 | £6,750.00 | | | | | £6,750.00 | | | | | | £6,750.00 |
| 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 inspection. | Allow for lifecycle replacement | 21 | m | £80.00 | 10 | 3 | £1,680.00 | | | £1,680.00 | | | | | | | | £1,680.00 |
| 199 | BF199 | Level 2 | Lift Lobby / Staircase | 3. Internal Finishes | 3.3 Ceiling Finishes | 3.3.2 False Ceilings | Metal perforated ceiling. | B | No defects noted at the time of inspection. | - | 31.2 | m2 | £121.52 | 20 | 13 | £3,791.42 | | | | | | | | | | | £3,791.42 |
| 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 | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 27.06 | m2 | £6.97 | 7 | 0 | £188.61 | £188.61 | | | | | | | | | | £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 to floor surfaces | Redecoration required to Floors. | B | Epoxy paint finish to concrete floor is in generally good condition but will need to be replaced as part of the lifecycle replacement. | Allow to re-paint concrete floor with colour and paint to match existing. | 31.2 | m2 | £22.27 | 10 | 3 | £694.82 | | | | £694.82 | | | | | | | £694.82 |
| 202 | BF202 | Level 2 | 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 of peeling in locations | Allow for lifecycle replacement. | 50.49 | nr | £10.00 | 5 | -2 | £504.90 | | £504.90 | | | | | £504.90 | | | | £1,009.80 |
| 203 | BF203 | Level 2 | 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 evidence of scuff marks | Allow for annual French polish of stainless steel lift doors and lift reveals | 7 | 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 | £8,400.00 |
| 204 | BF204 | 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 | £6,000.00 | | | | | £6,000.00 | | | | | | £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 | £6,000.00 | | | | | £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 landings. | Replacement of nosing. | B | Nosing to stairs is in good condition at the time of inspection. | Allow for lifecycle replacement | 58 | nr | £20.00 | 10 | 3 | £1,160.00 | | | | | | | £1,160.00 | | | | £1,160.00 |
| 207 | BF207 | Level 2 | Lift Lobby / Staircase | 3. Internal Finishes | 3.2 Floor Finishes | 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces | Decoration to Floor | B | Epoxy paint finish to concrete floor is in generally good condition but will need to be replaced as part of the lifecycle replacement. | Allow to re-paint concrete floor with colour and paint to match existing. | 143.2 | m2 | £22.27 | 10 | 3 | £3,189.06 | | | | £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 and Handrails to stairs, ramps and landings | Handrails are soiled | B | Railing is in soiled condition. | Allow to Polish and varnish handrail | 10.8 | m2 | £20.61 | 5 | -2 | £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 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 emulsion paint with colour to match existing. | 43.2 | m2 | £7.22 | 5 | -2 | £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. | C | Decorations to ceiling are soiled throughout | Allow to redecorate ceiling with 2 coats of emulsion paint with colour to match existing. | 40.8 | m2 | £7.22 | 5 | -2 | £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 of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 136.65 | m2 | £6.97 | 7 | 0 | £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 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. | Allow to re-paint concrete floor with colour and paint to match existing. | 40.8 | m2 | £22.27 | 10 | 3 | £908.62 | | | | £908.62 | | | | | | | £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 were noted at the time of inspection. | Allow for lifecycle replacement. | 27.4 | m2 | £250.00 | 12 | 5 | £6,850.00 | | | | | £6,850.00 | | | | | | £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 | Hand dryers were operational at the time of inspection. | Allow for lifecycle replacement. | 8 | nr | £450.00 | 12 | 5 | £3,600.00 | | | | | £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 | WC's were in good condition at the time of inspection. | Allow for lifecycle replacement. | 8 | nr | £500.00 | 17 | 10 | £4,000.00 | | | | | | | | | | | £4,000.00 |
| 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 inspection | Allow for lifecycle replacement. | 8 | nr | 350 | 17 | 10 | £2,800.00 | | | | | | | | | | | £2,800.00 |
| 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 | Replacement of carpets. | B | 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 | 60.8 | m2 | £60.62 | 12 | 5 | £3,685.70 | | | | | £3,685.70 | | | | | | £3,685.70 |
| 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 soiled | 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 |
| 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 soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 113.96 | m2 | £6.97 | 7 | 0 | £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 applied to ceiling surfaces | Redecoration 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. | 30 | m2 | £7.22 | 5 | -2 | £216.60 | | | | £216.60 | | | | | | | £433.20 |
| 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: Laminating flooring. | B | Laminating flooring is generally in fair condition with evidence of wear and tear in high traffic areas | Allow for lifecycle replacement. | 45 | m2 | £60.62 | 12 | 5 | £2,727.90 | | | | | | | | | | | £2,727.90 |
| 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 | £0.00 | | | | | | | | | | | £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 | Respray of metre hand rail 3m long 1 high 30m2 | B | Railing is in soiled condition. | Allow to redecorate with colour to match existing | 30 | m2 | £20.61 | 5 | -2 | £618.30 | | | | | | | | | | | £618.30 |
| 224 | BF224 | Level 3 | Front of House | 3. Internal Finishes | 3.3 Ceiling Finishes | 3.3.1 Finishes to Ceilings: Preparatory work finishes applied to ceiling surfaces | Redecoration of soffit to under side of re-rolunda balcony's | B | Redecoration of soffit | Allow to redecorate ceiling with 2 coats of emulsion paint with colour to match existing. | 45 | m2 | £13.06 | 5 | -2 | £587.70 | £587.70 | | | | | £587.70 | | | | | £1,175.40 |
| 225 | BF225 | 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 | Floor tiles. | B | Floor tiles are generally in a good condition | Allow for lifecycle replacement. | 2136 | m2 | £60.62 | 50 | 43 | £129,484.32 | | | | | | | | | | | £129,484.32 |
| 226 | BF226 | Level 3 | 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 | B | No defects noted at the time of inspection. | - | 1 | items | | 30 | 23 | £0.00 | | | | | | | | | | | £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 | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 159.48 | m2 | £6.97 | 7 | 0 | £1,111.58 | | | | | | | | | | | £1,111.58 |
| 228 | BF228 | 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 | Floor tiles. | B | Floor tiles are generally in a good condition | Allow for lifecycle replacement. | 935.6 | m2 | £60.62 | 50 | 43 | £56,716.07 | | | | | | | | | | | £56,716.07 |
| 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 | £113,552.00 | | | | | | | | | | | £113,552.00 |
| 230 | BF230 | Level 3 | Front of House | 2. Superstructure | 2.6 Windows and External Doors | 2.6.1 External windows: Windows and openings in external walls for ventilation and light | 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 | | | | | | | £1,117.53 |
| 231 | BF231 | Level 3 | 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 | B | No defects noted at the time of inspection. | - | 1 | items | | 30 | 23 | £0.00 | | | | | | | | | | | £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 applied to ceiling surfaces | Redecoration 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. | 21.7 | m2 | £7.22 | 5 | -2 | £156.67 | | | | | | | | | | | £156.67 |
| 233 | BF233 | 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 | Redecorate Concrete 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. | 21.7 | m2 | £22.27 | 10 | 3 | £483.26 | | | | £483.26 | | | | | | | £483.26 |
| 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 | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 51 | m2 | £6.97 | 7 | 0 | £355.47 | | | | | | | | | | | £355.47 |
| 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 | Ra- groud of splash back tile 6m long and replace 7 to 10 years. | B | Splash back tiles require regrouting | Allow to regROUT tiles | 1 | nr | £250.00 | 1 | -6 | £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 soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 201.04 | m2 | £6.97 | 7 | 0 | £1,401.25 | | | | | | | | | | | £1,401.25 |
| 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 | Allow to replace carpet floor finish as part of lifecycle replacement programme | 362.3 | m2 | £60.62 | 12 | 5 | £21,962.63 | | | | | | | | | | | £21,962.63 |
| 238 | BF238 | Level 3 | 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 | 362.3 | m2 | £39.01 | 10 | 3 | £14,133.32 | | | | | | | | | | | |

| Item Ref | Asset No | Location | Sub Location | BCIS 1st level-Major Element | BCIS 2nd Level Sub Element | BCIS 3rd Level Sub Element | Description | Condition | Defects | Remedial Action | Qty | 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 | |
|----------|----------|----------|------------------------|------------------------------|--|--|--|-----------|---|---|---------|-------|-----------|-----------------|-------------------------------|------------|--|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------|-------|------------|
| 257 | BF257 | Level 3 | Male and Female W/C's | 5. Services | 5.1 Sanitary Installations | 5.1.1 Sanitary Appliances | Hand dryers. | B | Hand dryers were operational at the time of inspection | 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's were in good condition at the time of inspection | Allow for lifecycle replacement. | 4 | nr | £500.00 | 17 | 10 | £2,000.00 | | | | | | | | | | | | | £0.00 |
| 259 | BF259 | Level 3 | Male and Female W/C's | 5. Services | 5.1 Sanitary Installations | 5.1.1 Sanitary Appliances | Hand wash basin | B | Basins were in good condition at the time of inspection | Allow for lifecycle replacement. | 4 | nr | 350 | 17 | 10 | £1,400.00 | | | | | | | | | | | | | £0.00 |
| 260 | BF260 | Level 4 | Front of House | 2. Superstructure | 2.8 Internal Doors | 2.8.1 Internal Doors | Reception Fire door 104.047 smoke cell and egressment area is poor and needs replacing | C | Fire door 104.047 is non compliant | Allow to replace like for like in year 1 | 1 | nr | £1,000.00 | 14 | 7 | £1,000.00 | | | | | | | | | | | | | £0.00 |
| 261 | BF261 | Level 4 | 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. | - | 648.4 | m2 | £121.52 | 20 | 13 | £78,793.57 | | | | | | | | | | | | | £0.00 |
| 262 | BF262 | 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 |
| 263 | BF263 | Level 4 | Front of House | 3. Internal Finishes | 3.1.1 Wall Finishes | 3.1.1 Wall Finishes | Redecoration required to walls. | C | No defects noted at the time of inspection. | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 149.1 | m2 | £6.97 | 7 | 0 | £1,039.23 | | | | | | | | | | | | | £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. | B | Floor tiles are generally in a good condition | Allow for lifecycle replacement. | 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 | 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 |
| 267 | BF267 | Level 4 | Front of House | 2. Superstructure | 2.1 Frame | 2.1.1 Wall Finishes | Structural concrete column | B | No defects noted at the time of inspection. | - | 1 | Items | | 47 | 40 | £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 | Decorations to walls are soiled with evidence of soiling throughout | 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 | BF269 | Level 4 | | 3. Internal Finishes | 3.3 Ceiling Finishes | 3.3.2 False Ceilings | Metal perforated ceiling. | B | No defects noted at the time of inspection. | - | 97.9 | m2 | £121.52 | 20 | 13 | £11,896.81 | | | | | | | | | | | | | £0.00 |
| 270 | BF270 | Level 4 | 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 | Mineral fibre ceiling tiles are generally in a fair condition | Allow for lifecycle replacement. | 29.9 | m2 | £39.01 | 10 | 3 | £1,166.40 | | | | | | | | | | | | | £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 | 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. | 29.9 | m2 | £22.27 | 10 | 3 | £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 to floor surfaces | Floor tiles. | B | Floor 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 | 3.1.1 Wall Finishes | Redecorate Walls timber skirting. | C | Decorations to walls are soiled with evidence of soiling throughout | 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 |
| 274 | BF274 | Level 4 | 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 inspection | Allow for lifecycle replacement | 13.4 | m | £80.00 | 10 | 3 | £1,072.00 | | | | | | | | | | | | | £1,072.00 |
| 275 | BF275 | Level 4 | Back of House | 2. Superstructure | 2.8 Internal Doors | 2.8.1 Internal Doors | 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 replacement | 10 | m2 | £750.00 | 14 | 7 | £7,500.00 | | | | | | | | | | | | | £7,500.00 |
| 276 | BF276 | Level 4 | Back 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. | - | 486.92 | m2 | £121.52 | 20 | 13 | £59,170.52 | | | | | | | | | | | | | £59,170.52 |
| 277 | 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 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. | 266.63 | m2 | £22.27 | 10 | 3 | £5,937.85 | | | | | | | | | | | | | £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 to floor surfaces | Floor tiles. | B | Floor tiles are generally in a good condition | Allow for lifecycle replacement. | 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 | 3.1.1 Wall Finishes | Redecorate Walls timber skirting | C | Decorations to walls are soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 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 | Timber doors were operation at time of inspection with evidence of cosmetic wear and tear | allow to replace as part of lifecycle replacement | 14 | nr | £750.00 | 14 | 7 | £10,500.00 | | | | | | | | | | | | | £10,500.00 |
| 281 | BF281 | Level 4 | Lift Lobby / Staircase | 3. Internal Finishes | 3.3 Ceiling Finishes | 3.3.2 False Ceilings | Metal perforated ceiling. | B | No defects noted at the time of inspection. | - | 29.3 | m2 | £121.52 | 20 | 13 | £3,560.54 | | | | | | | | | | | | | £0.00 |
| 282 | BF282 | Level 4 | Lift Lobby / Staircase | 3. Internal Finishes | 3.1.1 Wall Finishes | 3.1.1 Wall Finishes | Redecoration required to walls. | C | Decorations to walls are soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 23.1 | m2 | £6.97 | 7 | 0 | £161.01 | | | | | | | | | | | | | £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 | 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. | 29.3 | m2 | £22.27 | 10 | 3 | £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 | Manifestation is in fair condition with evidence of peeling in locations | Allow for lifecycle replacement. | 32.7 | m2 | £10.00 | 5 | -2 | £327.00 | | | | | | | | | | | | | £327.00 |
| 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 | B | 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 | £120.00 | 15 | 8 | £840.00 | | | | | | | | | | | | | £840.00 |
| 286 | BF286 | Level 4 | 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 | 2 | nr | £1,500.00 | 14 | 7 | £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 and landings. | Replacement of nosing. | B | Nosing to stairs is in good condition at the time of inspection. | Allow for lifecycle replacement | 50 | nr | £20.00 | 10 | 3 | £1,000.00 | | | | | | | | | | | | | £1,000.00 |
| 288 | BF288 | 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 | 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. | 143.2 | m2 | £22.27 | 10 | 3 | £3,189.06 | | | | | | | | | | | | | £3,189.06 |
| 289 | BF289 | 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 | Railing is in solid condition. | Allow to Polish and varnish handrail | 10.8 | m2 | £20.61 | 5 | -2 | £222.59 | | | | | | | | | | | | | £222.59 |
| 290 | BF290 | Level 4 | 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 coats of emulsion paint with colour to match existing. | 43.2 | m2 | £7.22 | 5 | -2 | £311.90 | | | | | | | | | | | | | £311.90 |
| 291 | BF291 | Level 4 | 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 emulsion paint with colour to match existing. | 23.2 | m2 | £7.22 | 5 | -2 | £167.50 | | | | | | | | | | | | | £167.50 |
| 292 | BF292 | Level 4 | 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 of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 91.5 | m2 | £6.97 | 7 | 0 | £637.76 | | | | | | | | | | | | | £637.76 |
| 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 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. | Allow to re-paint concrete floor with colour and paint to match existing. | 23.2 | m2 | £22.27 | 10 | 3 | £516.66 | | | | | | | | | | | | | £516.66 |
| 294 | BF294 | Level 4 | 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. | B | IPS panels are in good condition, no defects were noted at the time of inspection | Allow for lifecycle replacement. | 11.2 | m2 | £250.00 | 12 | 5 | £2,800.00 | | | | | | | | | | | | | £2,800.00 |
| 295 | BF295 | Level 4 | Male and Female W/C's | 5. Services | 5.1 Sanitary Installations | 5.1.1 Sanitary Appliances | Hand dryers. | B | Hand dryers were operational at the time of inspection | Allow for lifecycle replacement. | 4 | m2 | £450.00 | 12 | 5 | £1,800.00 | | | | | | | | | | | | | £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's were in good condition at the time of inspection | Allow for lifecycle replacement. | 5 | m2 | £500.00 | 17 | 10 | £2,500.00 | | | | | | | | | | | | | £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 | B | Basins were in good condition at the time of inspection | Allow for lifecycle replacement. | 5 | m2 | 350 | 17 | 10 | £1,750.00 | | | | | | | | | | | | | £0.00 |
| 298 | BF298 | | 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 soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 319 | m2 | £6.97 | 7 | 0 | £2,223.43 | | | | | | | | | | | | | £2,223.43 |
| 299 | BF299 | Level 5 | Back 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 soiled throughout | Allow to redecorate ceiling with 2 coats of emulsion paint with colour to match existing. | 65 | m2 | £7.22 | 5 | -2 | £613.70 | | | | | | | | | | | | | £613.70 |
| 300 | BF300 | Level 5 | 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 flooring. | 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. | 85 | m2 | £22.27 | 10 | 3 | £1,892.95 | | | | | | | | | | | | | £1,892.95 |
| 301 | BF301 | Level 5 | 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 | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 2332 | m2 | £6.97 | 7 | 0 | £16,254.04 | | | | | | | | | | | | | £16,254.04 |
| 302 | BF302 | Level 5 | Back of House | 3. Internal Finishes | 3.2 Floor Finishes | 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces | Suspended metal floor. | B | Suspended metal floor was in good condition at the time of inspection | - | 1605.32 | m2 | £55.00 | 30 | 23 | £88,292.60 | | | | | | | | | | | | | £0.00 |
| 303 | BF303 | Level 5 | Back of House | 3. Internal Finishes | 3.2 Floor Finishes | 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces | Suspended metal floor. | B | Suspended metal floor was in good condition at the time of inspection | - | 1605.32 | m2 | £55.00 | 30 | 23 | £88,292.60 | | | | | | | | | | | | | £0.00 |
| 304 | BF304 | Level 5 | Back of House | 2. Superstructure | 2.8 Internal Doors | 2.8.1 Internal Doors | Replace within 10 year check spec. | B | Timber doors were operation at time of inspection with evidence of cosmetic wear and tear | allow to replace as part of lifecycle replacement | 12.5 | nr | £288.52 | 14 | 7 | £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 | Decorations to ceiling are soiled throughout | Allow to redecorate ceiling with 2 coats of emulsion paint with colour to match existing. | 26.3 | m2 | £7.22 | 5 | -2 | £189.89 | | | | | | | | | | | | | £189.89 |
| 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 soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 17.2 | m2 | £6.97 | 7 | 0 | £119.88 | | | | | | | | | | | | | £119.88 |
| 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 | 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. | 26.3 | m2 | £22.27 | 10 | 3 | £585.70 | | | | | | | | | | | | | £585.70 |
| 308 | BF308 | Level 5 | Lift Lobby / Staircase | 2. Superstructure | | | | | | | | | | | | | | | | | | | | | | | | | |

| Item Ref | Asset No | Location | Sub Location | BCIS 1st level-Major Element | BCIS 2nd Level Sub Element | BCIS 3rd Level Sub Element | Description | Condition | Defects | Remedial Action | Qty | 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 |
|----------|----------|----------|------------------------|------------------------------|--|--|---|-----------|---|---|--------|-------|-----------|-----------------|-------------------------------|------------|------------|-----------|-----------|------------|-----------|------------|-----------|------------|-----------|------------|------------|
| 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 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 | £22.27 | 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 | Manifestation to glazing | B | Manifestation is in fair condition with evidence of peeling in locations | Allow for lifecycle replacement. | 21.8 | m2 | £10.00 | 5 | -2 | £216.00 | | £216.00 | | | | | £216.00 | | | | £432.00 |
| 328 | BF328 | Level 6 | 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 evidence of scuff marks | Allow for annual French polish of stainless steel lift doors and lift reveals | 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 | £6,000.00 | |
| 329 | BF329 | Level 6 | Lift Lobby / Staircase | 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 time of inspection. | Allow for lifecycle replacement | 50 | nr | £20.00 | 10 | 3 | £1,000.00 | | | | | | £1,000.00 | | | | | £1,000.00 |
| 330 | BF330 | 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 | 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. | 143.2 | m2 | £22.27 | 10 | 3 | £3,189.06 | | | | £3,189.06 | | | | | | | £3,189.06 |
| 331 | BF331 | Level 6 | 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 | Railing is in solid condition. | Allow to Polish and varnish handrail | 10.8 | m2 | £20.61 | 5 | -2 | £222.59 | | £222.59 | | | | | £222.59 | | | | £445.18 |
| 332 | BF332 | Level 6 | 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 coats of emulsion paint with colour to match existing | 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 | 3.1.1 Wall Finishes | Redecoration required to walls and timber skirting. | C | Decorations to walls are soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 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 to floor surfaces | flooring tiles | B | Suspended metal floor was in good condition at the time of inspection. | - | 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 | 3.3.2 False Ceilings | Metal perforated ceiling. | B | No defects noted at the time of inspection. | - | 40.6 | m2 | £121.52 | 20 | 13 | £4,933.71 | | | | | | | | | | | £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 external walls for ventilation and light | Double glazed units | B | 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 applied to floor surfaces | Replacement of mat. | B | Mat is in fair condition | Allow for lifecycle replacement | 1 | nr | £350.00 | 10 | 3 | £350.00 | | | | £350.00 | | | | | | | £350.00 |
| 338 | BF338 | Level 6 | 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 | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 28.8 | 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 | 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 | 68.5 | 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 inspection with evidence of cosmetic wear and tear. | allow to replace as part of lifecycle replacement | 68.5 | m2 | £750.00 | 14 | 7 | £51,375.00 | | | | | | | | £51,375.00 | | | £51,375.00 |
| 341 | BF341 | Level 6 | 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. | - | 6 | nr | £121.52 | 20 | 13 | £729.12 | | | | | | | | | | | £0.00 |
| 342 | BF342 | 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 | Laminate flooring. | B | Laminate flooring is generally in fair condition with evidence of wear and tear in high traffic areas | Allow for lifecycle replacement. | 22.67 | m2 | £60.62 | 12 | 5 | £1,374.26 | | | | | | £1,374.26 | | | | | £1,374.26 |
| 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 inspection with evidence of cosmetic wear and tear | allow to replace as part of lifecycle replacement | 1 | nr | £750.00 | 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 external walls for ventilation and light | Double glazed units | B | 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 | 3.3.2 False Ceilings | Metal perforated ceiling. | B | No defects noted at the time of inspection. | - | 30.3 | m2 | £121.52 | 20 | 13 | £3,662.06 | | | | | | | | | | | £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 inspection with evidence of cosmetic wear and tear. | allow to replace as part of lifecycle replacement | 1 | 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 soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 59.2 | 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 renewed as part of the lifecycle replacement. | Allow to re-paint concrete floor with colour and paint to match existing. | 30.3 | 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 inspection with evidence of cosmetic wear and tear. | allow to replace as part of lifecycle replacement | 4 | 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 | 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 | 1003.6 | 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 like replacement in year 1 and make an allowance for annual replacement of glazing. | 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 | £90,000.00 | |
| 352 | BF352 | Level 7 | Back 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. | - | 472 | m2 | £121.52 | 20 | 13 | £57,357.44 | | | | | | | | | | | £0.00 |
| 353 | BF353 | 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 soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 170.56 | m2 | £6.97 | 7 | 0 | £1,188.80 | £1,188.80 | | | | | £1,188.80 | | | | | £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 soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 31.36 | 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. | Allow to re-paint concrete floor with colour and paint to match existing. | 9.7 | 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 | Mineral fibre ceiling tiles are generally in a fair condition | Allow for lifecycle replacement. | 9.7 | m2 | £39.01 | 10 | 3 | £378.40 | | | | | £378.40 | | | | | | £378.40 |
| 357 | BF357 | Level 7 | Lift Lobby / Staircase | 3. Internal Finishes | 3.3 Ceiling Finishes | 3.3.2 False Ceilings | Metal perforated ceiling. | B | No defects noted at the time of inspection. | - | 29.1 | m2 | £121.52 | 20 | 13 | £3,536.23 | | | | | | | | | | | £0.00 |
| 358 | BF358 | 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 soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 21.3 | m2 | £6.97 | 7 | 0 | £148.46 | £148.46 | | | | | £148.46 | | | | | £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 | 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. | 29.1 | 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 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. | 32.7 | m2 | £10.00 | 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 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 stainless steel lift doors and lift reveals | 4 | nr | £120.00 | 15 | 8 | £480.00 | £480.00 | £480.00 | £480.00 | £480.00 | £480.00 | £480.00 | £480.00 | £480.00 | £480.00 | £4,800.00 | |
| 362 | BF362 | Level 7 | Lift Lobby / Staircase | 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 time of inspection. | Allow for lifecycle replacement | 58 | nr | £20.00 | 10 | 3 | £1,160.00 | | | | | | £1,160.00 | | | | | £1,160.00 |
| 363 | BF363 | 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 | Decoration to ceiling. | 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. | 143.2 | 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 and Handrails to stairs, ramps and landing | Decoration to railing. | B | Railing is in solid condition. | Allow to Polish and varnish handrail | 10.8 | m2 | £20.61 | 5 | -2 | £222.59 | | £222.59 | | | | | £222.59 | | | | £445.18 |
| 365 | BF365 | Level 7 | 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 coats of emulsion paint with colour to match existing | 43.2 | 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 | Decorations to ceiling are soiled throughout | Allow to redecorate ceiling with 2 coats of emulsion paint with colour to match existing | 33.8 | 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 | Decorations to walls are soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 140.14 | m2 | £6.97 | 7 | 0 | £976.78 | £976.78 | | | | | £976.78 | | | | | £1,953.56 |
| 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 | 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. | 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. | B | IPS panels are in good condition, no defects were noted at the time of inspection | Allow for lifecycle replacement. | 22.4 | m2 | £250.00 | 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. | B | Hand dryers were operational at the time of inspection | Allow for lifecycle replacement. | 5 | nr | £450.00 | 12 | 5 | £2,250.00 | | | | | | £2,250.00 | | | | | £2,250.00 |
| 371 | BF371 | Level 7 | Male and Female W/C's | 5. Services | 5.1 Sanitary Installations | 5.1.1 Sanitary Appliances | WC | B | WC's were in good condition at the time inspection | Allow for lifecycle replacement. | 8 | nr | £500.00 | 17 | 10 | £4,000.00 | | | | | | | | | | | £0.00 |
| 372 | BF372 | Level 7 | 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 inspection | Allow for lifecycle replacement. | 7 | nr | £350.00 | 17 | 10 | £2,450.00 | | | | | | | | | | | £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 | Urinals were in good condition at the time inspection | Allow for lifecycle replacement. | 2 | 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 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. | Allow to re-paint concrete floor with colour and paint to match existing. | 938 | m2 | £22.27 | 10 | 3 | £20,889.26 | | | | £20,889.26 | | | | | | | £20,889.26 |
| 375 | BF375 | Level 8 | Back of House | 2. Superstructure | 2.8 Internal Doors | 2.8.1 Internal Doors | 4nr Fire Doors Structural integrity has been compromised. | D | Fire door are non compliant and | | | | | | | | | | | | | | | | | | |

| Item Ref | Asset No | Location | Sub Location | BCIS 1st level-Major Element | BCIS 2nd Level Sub Element | BCIS 3rd Level Sub Element | Description | Condition | Defects | Remedial Action | Qty | 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 | |
|----------|----------|-----------|------------------------|------------------------------|--|---|---|-----------|---|---|--------|-------|---------|-----------------|-------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-------------|-------|
| 386 | BF386 | Level 9 | Front of House | 2. Superstructure | 2.8 Internal Doors | 2.8.1 Internal Doors | Timber door and frame. | 8 | Main entrance door to Shakespeare room is in fair condition | Allow to varnish timber door | 1 | 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 to floor surfaces | Carpet tiles. | 8 | 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 | BF388 | Level 9 | Front of House | 2. Superstructure | 2.8 Internal Doors | 2.8.1 Internal Doors | Timber Joinery | 8 | Timber joinery located in Shakespeare room is in fair condition | Allow to varnish joinery | 174.2 | m2 | £10.53 | 7 | 0 | £1,834.33 | £1,834.33 | | | | | | | £1,834.33 | | | £3,668.66 | |
| 389 | BF389 | | 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. | 8 | 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 | BF390 | Level 9 | 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 soiled throughout | Allow to redecorate ceiling with 2 coats of emulsion paint with colour to match existing | 50 | m2 | £7.22 | 5 | -2 | £361.00 | £361.00 | | | | | | £361.00 | | | | £722.00 | |
| 391 | BF391 | | 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 | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing | 73.9 | 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 soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing | 28.6 | m2 | £6.97 | 7 | 0 | £199.34 | £199.34 | | | | | | £199.34 | | | | £398.68 | |
| 393 | BF393 | | 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 laminate flooring. | 8 | Laminate flooring is generally in fair condition with evidence of wear and tear in high traffic areas | Allow for lifecycle replacement. | 13 | m2 | £60.62 | 12 | 5 | £788.06 | | | | | | £788.06 | | | | | £788.06 | |
| 394 | BF394 | Level 9 | Back 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 soiled throughout | Allow to redecorate ceiling with 2 coats of emulsion paint with colour to match existing | 28.6 | m2 | £7.22 | 5 | -2 | £206.49 | £206.49 | | | | | | £206.49 | | | | £412.98 | |
| 395 | BF395 | | 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 coats of emulsion paint with colour to match existing | 14.2 | 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 soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing | 32.5 | m2 | £6.97 | 7 | 0 | £226.53 | £226.53 | | | | | | £226.53 | | | | £453.05 | |
| 397 | BF397 | | Lift Lobby / Staircase | 3. Internal Finishes | 3.2 Floor Finishes | 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces | Timber flooring is heavy wear. | 8 | Timber flooring is heavy wear and soiled. | Replace timber floor. | 14.2 | m2 | £55.00 | -7 | -7 | £781.00 | | | | | | | | | | | £781.00 | |
| 398 | BF398 | Level 9 | 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 | 8 | Manifestation is in fair condition with evidence of peeling in locations | Allow for lifecycle replacement. | 2.3 | m2 | £10.00 | 6 | -2 | £23.00 | | £23.00 | | | | | £23.00 | | | | £46.00 | |
| 399 | BF399 | | 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 | 8 | Stainless steel lift doors and reveals have evidence of scuff marks | Allow for annual French polish of stainless steel lift doors and lift reveals | 1 | nr | £120.00 | 15 | 8 | £120.00 | £120.00 | £120.00 | £120.00 | £120.00 | £120.00 | £120.00 | £120.00 | £120.00 | £120.00 | £120.00 | £1,200.00 | |
| 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 soiled throughout | Allow to redecorate ceiling with 2 coats of emulsion paint with colour to match existing | 8.2 | m2 | £7.22 | 5 | -2 | £59.20 | £59.20 | | | | | | £59.20 | | | | £118.41 | |
| 401 | BF401 | | 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 | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing | 32.3 | m2 | £6.97 | 7 | 0 | £225.13 | £225.13 | | | | | | £225.13 | | | | £450.26 | |
| 402 | BF402 | Level 9 | 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. | 8 | 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. | 8.2 | 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. | 8 | LPS panels are in good condition, no defects were noted at the time of inspection | Allow for lifecycle replacement. | 5.2 | m2 | £250.00 | 12 | 9 | £1,300.00 | | | | | | £1,300.00 | | | | | £1,300.00 | |
| 404 | BF404 | Level 9 | Lift Lobby / Staircase | 5. Services | 5.1 Sanitary Installations | 5.1.1 Sanitary Appliances | Hand dryers. | 8 | Hand dryers were operational at the time of inspection | Allow for lifecycle replacement. | 3 | 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 | 8 | WCs were in good condition at the time inspection | Allow for lifecycle replacement. | 3 | nr | £500.00 | 17 | 10 | £1,500.00 | | | | | | | | | | | £5,000.00 | |
| 406 | BF406 | Level 9 | Lift Lobby / Staircase | 5. Services | 5.1 Sanitary Installations | 5.1.1 Sanitary Appliances | Hand wash basin | 8 | Sinks were in good condition at the time of inspection | Allow for lifecycle replacement. | 3 | nr | 350 | 17 | 10 | £1,050.00 | | | | | | | | | | | £3,150.00 | |
| 407 | EXTFB01 | Externals | Lower Ground Floor | 2. Superstructure | 2.6 Windows and External Doors | 2.6.1 External windows: Windows and openings in external walls for ventilation and light | External glazing 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 glazing. | 4 | 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 | |
| 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 soiled 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 | |
| 409 | EXTFB03 | Externals | Lower Ground Floor | 2. Superstructure | 2.8 Internal Doors | 2.8.1 Internal Doors | Glazed External doors. | 8 | No defects noted at the time of inspection. | - | 2 | nr | £0.00 | 40 | 33 | £0.00 | | | | | | | | | | | £0.00 | |
| 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 year. | C | Cracking located to external glazing | Allow to replace cracked panels like for like. | 12 | items | 7500 | 1 | -6 | £90,000.00 | £90,000.00 | | | | | | | | | | £90,000.00 | |
| 411 | EXTFB05 | Externals | Ground Floor | 2. Superstructure | 2.6 Windows and External Doors | 2.6.2 External doors: Doors and openings in external walls for physical movement | External Glazed doors. Auto | 8 | No defects noted at the time of inspection. | Routine PPM on mechanisms | 11 | nr | £670.00 | 40 | 33 | £670.00 | £670.00 | £670.00 | £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 | 2.6.2 External doors: Doors and openings in external walls for physical movement | Metal doors. | 8 | No defects noted at the time of inspection. | - | 7 | nr | £0.00 | 30 | 23 | £0.00 | £0.00 | £0.00 | £0.00 | £0.00 | £0.00 | £0.00 | £0.00 | £0.00 | £0.00 | £0.00 | £0.00 | |
| 413 | EXTFB07 | Externals | Ground Floor | 3. Internal Finishes | 3.3 Ceiling Finishes | 3.3.2 False Ceilings | Metal perforated ceiling. | 8 | No defects noted at the time of inspection. | - | 408.3 | m2 | £121.52 | 20 | 13 | £5,000.00 | | | | | | | | | | | £5,000.00 | |
| 414 | EXTFB08 | Externals | Level 1 | 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 to building elevation | 8 | Glazing was in good condition at the time of inspection. | - | 1 | items | | 30 | 23 | £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 walls for ventilation and light | External glazing to building elevation | 8 | Glazing was in good condition at the time of inspection. | - | 1 | items | | 30 | 23 | £0.00 | | | | | | | | | | | £0.00 | |
| 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 soiled 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 | |
| 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. | 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 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 | |
| 418 | EXTFB12 | Externals | Level 3 | 8. External works | 8.5 External fixtures | 8.5.1 site/street furniture and equipment | Timber Seating to be replaced. | 8 | Timber seating is soiled throughout. | Allow to re-varnish timber seats | 6 | nr | 150 | 7 | 0 | £900.00 | £900.00 | | | | | £900.00 | | | | | £1,800.00 | |
| 419 | EXTFB13 | Externals | Level 3 | 2. Superstructure | 2.4 Stairs & Ramps | 2.4.3 Stair / Ramp Balustrades and Handrails: Balustrades and Handrails to stairs, ramps and landing | Glazed railing external balcony | 8 | No defects noted at the time of inspection. | - | 1 | items | | 30 | 23 | £0.00 | | | | | | | | | | | £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 for physical movement | Glazed doors to external balcony area | 8 | No defects noted at the time of inspection. | - | 3 | nr | £0.00 | 40 | 33 | £0.00 | | | | | | | | | | | £0.00 | |
| 421 | EXTFB15 | Externals | Level 3 | 2. Superstructure | 3.2 Floor Finishes | 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces | Replacement of mat. | 8 | Mat is in fair condition | Allow for lifecycle replacement | 2 | nr | £350.00 | 10 | 3 | £700.00 | | | | £700.00 | | | | | | | £700.00 | |
| 422 | EXTFB16 | Externals | Level 3 | 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 | Resin pebble external flooring. | 8 | No defects noted at the time of inspection. | - | 60 | m2 | 0 | 20 | 13 | £0.00 | | | | | | | | | | | £0.00 | |
| 423 | EXTFB17 | 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 to building elevation | 8 | 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 | 2.6.1 External windows: Windows and openings in external walls for ventilation and light | External glazing to building elevation | 8 | No defects noted at the time of inspection. | - | 1 | items | | 30 | 23 | £0.00 | | | | | | | | | | | £0.00 | |
| 425 | EXTFB19 | Externals | Level 5 | 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 | 8 | No defects noted at the time of inspection. | - | 1 | items | | 30 | 23 | £0.00 | | | | | | | | | | | £0.00 | |
| 426 | EXTFB20 | Externals | Level 6 | 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 | 8 | No defects noted at the time of inspection. | - | 1 | items | | 30 | 23 | £0.00 | | | | | | | | | | | £0.00 | |
| 427 | EXTFB21 | Externals | Level 7 | 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 soiled throughout. | Allow to deep clean concrete slabs. | 211.1 | m2 | 10 | 30 | 23 | £2,111.00 | £2,111.00 | | | | £2,111.00 | | | | | | £4,222.00 | |
| 428 | EXTFB22 | Externals | Level 7 | 8. External works | 8.5 External fixtures | 8.5.1 site/street furniture and equipment | Timber Seating to be replaced. | 8 | Timber seating is soiled throughout. | Allow to re-varnish timber seats | 4 | nr | 150 | 7 | 0 | £600.00 | £600.00 | | | | £600.00 | | | | | | £1,200.00 | |
| 429 | EXTFB23 | Externals | Level 7 | 2. Superstructure | 2.4 Stairs & Ramps | 2.4.3 Stair / Ramp Balustrades and Handrails: Balustrades and Handrails to stairs, ramps and landing | Glazed railing external balcony | 8 | No defects noted at the time of inspection. | - | 1 | items | | 30 | 23 | £0.00 | | | | | | | | | | | £0.00 | |
| 430 | EXTFB24 | Externals | Level 7 | 2. Superstructure | 2.6 Windows and External Doors | 2.6.2 External doors: Doors and openings in external walls for physical movement | External Glazed doors. | 8 | No defects noted at the time of inspection. | - | 6 | nr | £0.00 | 40 | 33 | £0.00 | | | | | | | | | | | £0.00 | |
| 431 | EXTFB25 | Externals | Level 7 | 2. Superstructure | 3.2 Floor Finishes | 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces | Replacement of mat. | 8 | Mat is in fair condition | Allow for lifecycle replacement | 2 | 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 | Resin pebble external flooring. | 8 | No defects noted at the time of inspection. | - | 442.3 | m2 | 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 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 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 | |
| 434 | EXTFB28 | Externals | Level 8 | 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 | 8 | No defects noted at the time of inspection. | - | 1 | items | | 30 | 23 | £0.00 | | | | | | | | | | | | £0.00 |
| 435 | EXTFB29 | Externals | Roof | 2. Superstructure | 2.6 Windows and External Doors | | | | | | | | | | | | | | | | | | | | | | | |

| Item Ref | Asset No | Location | Sub Location | BCIS 1st level-Major Element | BCIS 2nd Level Sub Element | BCIS 3rd Level Sub Element | Description | Condition | Defects | Remedial Action | Qty | 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 |
|----------|----------|------------|--|------------------------------|--|---|--|-----------|---|---|------|------|------------|-----------------|-------------------------------|-------------|------------|-------------|-------------|-----------|-----------|-----------|------------|------------|-----------|------------|------------|
| 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 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 | 1195 | m2 | £200.00 | 25 | 18 | £239,000.00 | £5,000.00 | £119,500.00 | £119,500.00 | | | | | | | | |
| 443 | SERV01 | Level 6 | | 5. Services | 5.3 Disposal Installations | 5.3.1 Foul Drainage above ground: Waste pipes to sanitary appliances, services | 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 |
| 444 | SERV02 | LGF | | 5. Services | 5.3 Disposal Installations | 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 | £15,000.00 |
| 445 | SERV03 | | | 5. Services | 5.3 Disposal Installations | 5.3.2 Chemical, Toxic and Industrial Liquid Waste Drainage | N/A | | | | | | | | | | | | | | | | | | | | £0.00 |
| 446 | SERV04 | | | 5. Services | 5.3 Disposal Installations | 5.3.3 Refuse Disposal: Refuse chutes, local incinerators and the like | N/A | | | | | | | | | | | | | | | | | | | | £0.00 |
| 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 external face of external wall at point of entry into buildings. | 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 | | £200.00 | | £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 | Maintain chemical dosing | 1 | item | £3,500.00 | 20 | 13 | £3,500.00 | £3,500.00 | £3,500.00 | £3,500.00 | £3,500.00 | £3,500.00 | £3,500.00 | £3,500.00 | £3,500.00 | £3,500.00 | £3,500.00 | £35,000.00 |
| 449 | ASS037 | LGF | Lower Ground Floor Sprinkler Tank Room | 5. Services | 5.4 Water Installations | 5.4.2 Cold Water Distribution: Cold water supply from storage tanks to appliances and equipment | Water Booster and Pressurisation | B | Routine PPM | Routine PPM | 1 | item | £700.00 | 20 | 13 | £700.00 | £700.00 | £700.00 | £700.00 | £700.00 | £700.00 | £700.00 | £700.00 | £700.00 | £700.00 | £700.00 | £7,000.00 |
| 450 | ASS112 | LGF | Lower Ground Floor Sprinkler Tank Room | 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. | Expansion Vessel 300 Litre | B | Routine PPM | Routine PPM | 1 | item | £100.00 | 20 | 13 | £100.00 | £100.00 | £100.00 | £100.00 | £100.00 | £100.00 | £100.00 | £100.00 | £100.00 | £100.00 | £100.00 | £1,000.00 |
| 451 | COMP91 | All Floors | 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 | 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 | £600.00 | £600.00 | £6,000.00 |
| 452 | ASS103 | LGF | 440 Litre Stainless Steel Buffer Vessel 750mm x 1750mm | 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. | 440 Litre Stainless Steel Buffer Vessel 750mm x 1750mm | 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 | £200.00 | £200.00 | £2,000.00 |
| 453 | ASS104 | LGF | 440 Litre Stainless Steel Buffer Vessel 750mm x 1750mm | 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. | 440 Litre Stainless Steel Buffer Vessel 750mm x 1750mm | 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 | £200.00 | £200.00 | £2,000.00 |
| 454 | Pump 14 | 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 | £2,500.00 | 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 | £2,500.00 | 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 |
| 456 | ASS117 | GF | | 5. Services | 5.4 Water Installations | 5.4.4 Local Hot Water Distribution: Local hot water heaters | ZIP Hydrocoil 5 Litre 2.4 kW | 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 | £0.00 | £0.00 | £4,000.00 |
| 457 | ASS118 | GF | | 5. Services | 5.4 Water Installations | 5.4.4 Local Hot Water Distribution: Local hot water heaters | ZIP Hydrocoil 5 Litre 2.4 kW | 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 | £0.00 | £0.00 | £4,000.00 |
| 458 | ASS119 | Level 6 | Tea Points | 5. Services | 5.4 Water Installations | 5.4.4 Local Hot Water Distribution: Local hot water heaters | ZIP Hydrocoil 15 Litre 3kW | 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 | £0.00 | £0.00 | £4,000.00 |
| 459 | ASS120 | Level 7 | Tea Points | 5. Services | 5.4 Water Installations | 5.4.4 Local Hot Water Distribution: Local hot water heaters | ZIP Hydrocoil 15 Litre 3kW | 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 | £0.00 | £0.00 | £4,000.00 |
| 460 | ASS121 | Level 6 | Tea Points | 5. Services | 5.4 Water Installations | 5.4.4 Local Hot Water Distribution: Local hot water heaters | ZIP Hydrocoil 15 Litre 3kW | 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 | £0.00 | £0.00 | £4,000.00 |
| 461 | ASS122 | Level 7 | Tea Points | 5. Services | 5.4 Water Installations | 5.4.4 Local Hot Water Distribution: Local hot water heaters | ZIP Variable 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 | £4,000.00 | £0.00 | £0.00 | £0.00 | £0.00 | £0.00 | £0.00 | £4,000.00 |
| 462 | ASS123 | Level 8 | Tea Points | 5. Services | 5.4 Water Installations | 5.4.4 Local Hot Water Distribution: Local hot water heaters | ZIP Hydrocoil | 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 | £0.00 | £0.00 | £4,000.00 |
| 463 | ASS036 | Level 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 | ASS114 | Level 8 | Plant | 5. Services | 5.4 Water Installations | 5.4.5 Other | Submersible Greewater 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 |
| 465 | HE1402 | LGF | | 5. Services | 5.5 Heat Source | 5.5.1 Heat Source | Plate heat exchangers from REP and BCC District Main | B | Check for corrosion and heat supply | Monitor heat output from network | 1 | item | £500.00 | 15 | 8 | £10,000.00 | £0.00 | £0.00 | £0.00 | £0.00 | £0.00 | £0.00 | £10,000.00 | £10,000.00 | £0.00 | £0.00 | £20,000.00 |
| 466 | ASS181 | 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 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 | £550.00 | £0.00 | £0.00 | £0.00 | £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 | 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 | £550.00 | £0.00 | £0.00 | £0.00 | £550.00 |
| 468 | ASS183 | 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 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 | £550.00 | £0.00 | £0.00 | £0.00 | £550.00 |
| 469 | ASS184 | 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 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 | £550.00 | £0.00 | £0.00 | £0.00 | £550.00 |
| 470 | ASS185 | 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 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 | £550.00 | £0.00 | £0.00 | £0.00 | £550.00 |
| 471 | ASS186 | 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 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 | £550.00 | £0.00 | £0.00 | £0.00 | £550.00 |
| 472 | ASS187 | 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 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 | £550.00 | £0.00 | £0.00 | £0.00 | £550.00 |
| 473 | 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 | 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 | £0.00 | £0.00 | £0.00 | £0.00 | £1,100.00 | £0.00 | £0.00 | £1,100.00 |
| 474 | ASS189 | 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 | 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 | £0.00 | £0.00 | £0.00 | £0.00 | £1,100.00 | £0.00 | £0.00 | £1,100.00 |
| 475 | ASS190 | 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 | 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 | £0.00 | £0.00 | £0.00 | £0.00 | £1,100.00 | £0.00 | £0.00 | £1,100.00 |
| 476 | 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 | 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 | £0.00 | £0.00 | £0.00 | £0.00 | £1,100.00 | £0.00 | £0.00 | £1,100.00 |
| 477 | 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 | 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 | £0.00 | £0.00 | £0.00 | £0.00 | £1,100.00 | £0.00 | £0.00 | £1,100.00 |
| 478 | ASS193 | LGF | Plate Heat Exchanger | 5. Services | 5.5 Heat Source | 5.5.1 Heat Source | 2 No PHE Type B10TH60/1P-SC-S | 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 | £0.00 | £0.00 | £0.00 | £0.00 | £1,100.00 | £0.00 | £0.00 | £1,100.00 |
| 479 | ASS194 | 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 | 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 | £0.00 | £0.00 | £0.00 | £0.00 | £1,100.00 | £0.00 | £0.00 | £1,100.00 |
| 480 | 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 | 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 | £0.00 | £0.00 | £0.00 | £0.00 | £1,100.00 | £0.00 | £0.00 | £1,100.00 |
| 481 | 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 | 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 | £0.00 | £0.00 | £0.00 | £0.00 | £1,100.00 | £0.00 | £0.00 | £1,100.00 |
| 482 | ASS197 | LGF | Plate Heat Exchanger | 5. Services | 5.5 Heat Source | 5.5.1 Heat Source | 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 | £0.00 | £0.00 | £0.00 | £0.00 | £1,100.00 | £0.00 | £0.00 | £1,100.00 |
| 483 | ASS198 | LGF | Plate Heat Exchanger | 5. Services | 5.5 Heat Source | 5.5.1 Heat Source | 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 | £0.00 | £0.00 | £0.00 | £0.00 | £1,100.00 | £0.00 | £0.00 | £1,100.00 |
| 484 | ASS010 | GF | UG Floor Heating | 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 01 to Underfloor heating - GF | B | | | | | | | | | | | | | | | | | | | |

BMBS0286

| Item Ref | Asset No | Location | Sub Location | BCIS 1st level-Major Element | BCIS 2nd Level Sub Element | BCIS 3rd Level Sub Element | Description | Condition | Defects | Remedial Action | Qty | 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 |
|----------|---------------|-------------------------|------------------------|------------------------------|--|--|---|-----------|---|--|------|------|-------------|-----------------|-------------------------------|---------------|---------------|-------------|-------------|-------------|-------------|-------------|------------|------------|------------|---------------|-------------|
| 588 | COMP05 | LGF | All | 5. Services | 5.7 Ventilation Systems | 5.7.3 Smoke Extract/Control | Fire Dampers | B | Stat Compliance | Routine PPM, allow actuator 1/ year over 10 years- PC £500 | 1 | Item | £5,500.00 | 20 | 13 | £100.00 | £100.00 | £100.00 | £100.00 | £100.00 | £100.00 | £100.00 | £100.00 | £100.00 | £100.00 | £1,000.00 | |
| 589 | ASS006 | Plant | All | 5. Services | 5.7 Ventilation Systems | 5.7.3 Smoke Extract/Control | Smoke Air Make Up Duty fan | B | Stat Compliance | 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 | £100.00 | £100.00 | £100.00 | £100.00 | £100.00 | £1,000.00 | |
| 590 | ASS007 | Plant | All | 5. Services | 5.7 Ventilation Systems | 5.7.3 Smoke Extract/Control | Smoke Air Make Up Stand By fan | B | Stat Compliance | 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 | £100.00 | £100.00 | £100.00 | £100.00 | £100.00 | £1,000.00 | |
| 591 | ASS010 | Plant | All | 5. Services | 5.7 Ventilation Systems | 5.7.3 Smoke Extract/Control | Low Air Volume Smoke Extract Fan Duty | B | Stat Compliance | 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 | £100.00 | £100.00 | £100.00 | £100.00 | £100.00 | £1,000.00 | |
| 592 | ASS011 | Plant | All | 5. Services | 5.7 Ventilation Systems | 5.7.3 Smoke Extract/Control | Low Air Volume Smoke Extract Fan Standby | B | Stat Compliance | 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 | £100.00 | £100.00 | £100.00 | £100.00 | £100.00 | £1,000.00 | |
| 593 | ASS012 | Plant | All | 5. Services | 5.7 Ventilation Systems | 5.7.3 Smoke Extract/Control | High Air Volume Smoke Extract Fan Duty | B | Stat Compliance | 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 | £100.00 | £100.00 | £100.00 | £100.00 | £100.00 | £1,000.00 | |
| 594 | ASS013 | Plant | All | 5. Services | 5.7 Ventilation Systems | 5.7.3 Smoke Extract/Control | High Air Volume Smoke Extract Fan Standby | B | Stat Compliance | 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 | £100.00 | £100.00 | £100.00 | £100.00 | £100.00 | £1,000.00 | |
| 595 | ASS048 | Plant | All | 5. Services | 5.7 Ventilation Systems | 5.7.3 Smoke Extract/Control | Smoke Extract Fan 1 Duty | B | Stat Compliance | 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 | £100.00 | £100.00 | £100.00 | £100.00 | £100.00 | £1,000.00 | |
| 596 | ASS049 | Plant | All | 5. Services | 5.7 Ventilation Systems | 5.7.3 Smoke Extract/Control | Smoke Extract Fan 2 Duty | B | Stat Compliance | 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 | £100.00 | £100.00 | £100.00 | £100.00 | £100.00 | £1,000.00 | |
| 597 | ASS050 | Plant | All | 5. Services | 5.7 Ventilation Systems | 5.7.3 Smoke Extract/Control | Smoke Extract Fan 3 Duty | B | Stat Compliance | 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 | £100.00 | £100.00 | £100.00 | £100.00 | £100.00 | £1,000.00 | |
| 598 | ASS051 | Plant | All | 5. Services | 5.7 Ventilation Systems | 5.7.3 Smoke Extract/Control | Smoke Extract Fan 4 Standby | B | Stat Compliance | 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 | £100.00 | £100.00 | £100.00 | £100.00 | £100.00 | £1,000.00 | |
| 599 | ASS064 | Plant | All | 5. Services | 5.7 Ventilation Systems | 5.7.3 Smoke Extract/Control | MCC1 Smoke Extract Control Panel | B | Stat Compliance | 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 | £100.00 | £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 and including local distribution boards. | Distribution Board DB1/01L-14P | B | Stat Compliance | Routine FW test - 5 years | 9 | Item | £100.00 | 20 | 13 | £900.00 | £900.00 | £0.00 | £0.00 | £0.00 | £900.00 | £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 | 5.8.1 Electrical Mains and Dub-mains Distribution: All work from external face of building (the supplier's meter), up to and including local distribution boards. | 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 | £400.00 | £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 | 5.8.1 Electrical Mains and Dub-mains Distribution: All work from external face of building (the supplier's meter), up to and including local distribution boards. | Distribution Board DB3/01L-09P | B | Stat Compliance | Routine FW test - 5 years | 5 | Item | £100.00 | 22 | 15 | £500.00 | £500.00 | £0.00 | £0.00 | £0.00 | £500.00 | £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 | 5.8.1 Electrical Mains and Dub-mains Distribution: All work from external face of building (the supplier's meter), up to and including local distribution boards. | 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 | £500.00 | £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 | 5.8.1 Electrical Mains and Dub-mains Distribution: All work from external face of building (the supplier's meter), up to and including local distribution boards. | Distribution Board DB5/01L-04P | B | Stat Compliance | Routine FW test - 5 years | 4 | Item | £100.00 | 24 | 17 | £400.00 | £400.00 | £0.00 | £0.00 | £0.00 | £400.00 | £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 | 5.8.1 Electrical Mains and Dub-mains Distribution: All work from external face of building (the supplier's meter), up to and including local distribution boards. | Distribution Board DB6/01L-05P | B | Stat Compliance | Routine FW test - 5 years | 5 | Item | £100.00 | 25 | 18 | £500.00 | £500.00 | £0.00 | £0.00 | £0.00 | £500.00 | £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 | 5.8.1 Electrical Mains and Dub-mains Distribution: All work from external face of building (the supplier's meter), up to and including local distribution boards. | 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 | £400.00 | £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 | 5.8.1 Electrical Mains and Dub-mains Distribution: All work from external face of building (the supplier's meter), up to and including local distribution boards. | 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 | £500.00 | £0.00 | £0.00 | £0.00 | £0.00 | £500.00 | £1,500.00 |
| 608 | DB9/01-02 | Level 9 | DB9/01L | 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 and including local distribution boards. | 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 | £200.00 | £0.00 | £0.00 | £0.00 | £0.00 | £200.00 | £600.00 |
| 609 | DBG/01L-07P | LGF | DBG/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 and including local distribution boards. | 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 | £400.00 | £0.00 | £0.00 | £0.00 | £0.00 | £400.00 | £1,200.00 |
| 610 | DBLG/01L-07P | LGF | DBLG/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 and including local distribution boards. | 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 | £700.00 | £0.00 | £0.00 | £0.00 | £0.00 | £700.00 | £2,100.00 |
| 611 | DBM/01L-07P | Ground Floor Mezz | DBM/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 and including local distribution boards. | 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 | £700.00 | £0.00 | £0.00 | £0.00 | £0.00 | £700.00 | £2,100.00 |
| 612 | DBM/G/01L-02p | Lower Ground Floor Mezz | DBM/G/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 and including local distribution boards. | Distribution Board DBM/G/01L-02p | B | Stat Compliance | Routine FW test - 5 years | 3 | Item | £100.00 | 32 | 25 | £300.00 | £300.00 | £0.00 | £0.00 | £0.00 | £300.00 | £0.00 | £0.00 | £0.00 | £0.00 | £300.00 | £900.00 |
| 613 | Sub 5-10 | All Floors | All | 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 and including local distribution boards. | 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 | £600.00 | £0.00 | £0.00 | £0.00 | £0.00 | £600.00 | £1,800.00 |
| 614 | SP01 | All Floors | All | 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 and including local distribution boards. | Combination of surface and recessed power sockets- Generally functioning ok | 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 | £250.00 | £250.00 | £250.00 | £250.00 | £250.00 | £2,500.00 | |
| 615 | LIGHTING001 | All Floors | Main areas & mezzanine | 5. Services | 5.8 Electrical Installations | 5.8.2 Power Installations: (Small power) General purpose power supplies and supply to other services | ZumtobelOrlite Combination of LED and TS ; PLL fittings throughout | B/C | Lamps nearing end of their life | Allow floor by floor replacement | 2665 | Item | £350.00 | 10 | 3 | £932,750.00 | £0.00 | £186,550.00 | £186,550.00 | £186,550.00 | £186,550.00 | £186,550.00 | £0.00 | £0.00 | £0.00 | £0.00 | £932,750.00 |
| 616 | LIGHTING002 | All Floors | Main areas & mezzanine | 5. Services | 5.8 Electrical Installations | 5.8.3 Lighting Installations: Electrical power supply to lighting. | ZumtobelOrlite Combination of LED and TS ; DMX controllers- 20% uplit 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 | £31,980.00 | £31,980.00 | £31,980.00 | £31,980.00 | £0.00 | £0.00 | £0.00 | £0.00 | £159,900.00 |
| 617 | LIGHTING003 | LGF, &89 | Loading bay, plant | 5. Services | 5.8 Electrical Installations | 5.8.3 Lighting Installations: Electrical power supply to lighting. | IP64 rating 5ft TS 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 | £7,200.00 | £7,200.00 | £7,200.00 | £7,200.00 | £7,200.00 | £0.00 | £36,000.00 |
| 618 | LIGHTING004 | All Floors | Main areas & mezzanine | 5. Services | 5.8 Electrical Installations | 5.8.3 Lighting Installations: Electrical power supply to lighting. | Lamp replacement | C | Lamps nearing end of their life | Ad Hoc PPM | 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 | £200,000.00 | |
| 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 | 256 | 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 |
| 622 | ASS002-4 | LGF | Halo Light Fitting | 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. | High level halo | 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 | £0.00 | £0.00 | £0.00 | £10,000.00 | £0.00 | £0.00 | £10,000.00 |
| 623 | ASS001 | LGF | Plant | 5. Services | 5.8 Electrical Installations | 5.8.5 Local Electricity Generation Systems: Local electric generation, emergency power supplies, etc | 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 | £1,000.00 | £1,000.00 | £1,000.00 | £1,000.00 | £1,000.00 | £10,000.00 | |
| 624 | | | | 5. Services | 5.8 Electrical Installations | 5.8.6 Earthing and Bonding Systems: Separate earthing systems. | 25MM x 6 bonding to intake and HV gear | B | Compliance | Undertake periodic testing EL & ZS | 1 | Item | £500.00 | 20 | 13 | £500.00 | £500.00 | | | | £500.00 | | | | £500.00 | £1,500.00 | |
| 625 | | | | 5. Services | 5.9 Fuel Installation / Systems | 5.9.1 Fuel Storage Fuel storage tanks and vessels. | N/A | | | | | | | | | | | | | | | | | | | £0.00 | |
| 626 | | | | 5. Services | 5.9 Fuel Installation / Systems | 5.9.2 Fuel Distribution Systems: From external face of building or point of mains connection within buildings up to user draw-off points. | N/A | | | | | | | | | | | | | | | | | | | £0.00 | |
| 627 | L11 | Level 4 | Atira 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 | 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 | £1,009,000.00 | |
| 628 | L2 | Core B | Lift 2 | 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 Lift in core B | B | Compliance | Routine inspections and servicing; guide bush and overhaul- | | | | | | | | | | | | | | | | | |

BMBS0284

5.0 Condition D Schedule

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

[illegible]

6.0 Condition C/D Schedule

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

[illegible]

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 Element | BCIS 2nd Level Sub Element | BCIS 3rd Level Sub Element | Description | Condition | Defects | Remedial Action | Qty | 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 |
|----------|----------|-------------------------|---------------------------|------------------------------|--|---|--|-----------|---|---|--------|------|---------|-----------------|-------------------------------|-----------|-----------|--------|---------|--------|-----------|-----------|---------|--------|---------|-----------|-------|
| 004 | BF04 | 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 soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 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 soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 653.6 | m2 | £6.97 | 7 | 0 | £4,555.59 | £4,555.59 | | | | £4,555.59 | | | | | £9,111.18 | |
| 011 | BF11 | 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 soiled throughout | Allow to redecorate ceiling with 2 coats of emulsion paint with colour to match existing. | 244.4 | m2 | £7.22 | 5 | -2 | £1,764.57 | £1,764.57 | | | | £1,764.57 | | | | | £3,529.14 | |
| 012 | BF12 | 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 of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 252.86 | m2 | £6.97 | 7 | 0 | £1,762.43 | £1,762.43 | | | | £1,762.43 | | | | | £3,524.86 | |
| 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 099.028, removal and repairs will need to be done within year 1. | C | Evidence of damp in lobby leading to room 099.028. | Allow to investigate and undertake remedial works and make good all affected surfaces. | 5.8 | 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 soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 83.4 | m2 | £6.97 | 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. | C | Decorations to ceiling are soiled throughout | Allow to redecorate ceiling with 2 coats of emulsion paint with colour to match existing. | 86.6 | m2 | £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 of soiling throughout | 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 soiled with evidence of soiling throughout | 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 soiled throughout | Allow to redecorate ceiling with 2 coats of emulsion paint with colour to match existing. | 43.2 | m2 | £7.22 | 5 | -2 | £311.90 | £311.90 | | | | £311.90 | | | | | £623.81 | |
| 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 soiled throughout | Allow to redecorate ceiling with 2 coats of emulsion paint with colour to match existing. | 83.4 | m2 | £7.22 | 5 | -2 | £602.15 | £602.15 | | | | £602.15 | | | | | £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 soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of 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. | C | Decorations to walls are soiled with evidence of soiling throughout | 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. | C | Decorations to ceiling are soiled throughout | 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 soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of 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 soiled with evidence of soiling throughout | 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 soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 13.23 | m2 | £6.97 | 7 | 0 | £92.21 | £92.21 | | | | £92.21 | | | | | £184.42 | |
| 061 | 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. | C | Decorations to ceiling are soiled throughout | Allow to redecorate ceiling with 2 coats of emulsion paint with colour to match existing. | 43.2 | m2 | £7.22 | 5 | -2 | £311.90 | £311.90 | | | | £311.90 | | | | | £623.81 | |
| 062 | BF62 | Lower Ground Floor Mezz | 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 emulsion paint with colour to match existing. | 8.3 | m2 | £7.22 | 5 | -2 | £59.93 | £59.93 | | | | £59.93 | | | | | £119.86 | |
| 063 | BF63 | Lower Ground Floor Mezz | 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 of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 44.1 | m2 | £6.97 | 7 | 0 | £307.38 | £307.38 | | | | £307.38 | | | | | £614.76 | |
| 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 soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 110.25 | m2 | £6.97 | 7 | 0 | £768.44 | £768.44 | | | | £768.44 | | | | | £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 soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 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 of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 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 soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 660 | m2 | £6.97 | 7 | 0 | £4,600.20 | £4,600.20 | | | | £4,600.20 | | | | | £9,200.40 | |
| 088 | BF88 | GF | Back of House | 6. External works | 6.2 Roads, paths, paving's and surfacing | 6.2.1 Roads, paths and paving's: Preparation and completion of unenclosed usable surfaces within the site | Renew vehicle marking. | C | Thermoplastic line markings are worn away. | Allow to renew thermoplastic line markings | 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 | 3.1.1 Wall Finishes | Redecoration required to walls. | C | Decorations to walls are soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 97.47 | m2 | £6.97 | 7 | 0 | £679.37 | £679.37 | | | | £679.37 | | | | | £1,358.73 | |
| 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 soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 34.8 | m2 | £6.97 | 7 | 0 | £242.56 | £242.56 | | | | £242.56 | | | | | £485.11 | |
| 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 soiled throughout | Allow to redecorate ceiling with 2 coats of emulsion paint with colour to match existing. | 43.2 | 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 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 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 soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of 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 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 soiled with evidence of soiling throughout | 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 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. | C | Decorations to ceiling are soiled throughout | Allow to redecorate ceiling with 2 coats of emulsion paint with colour to match existing. | 209 | m2 | £7.22 | 5 | -2 | £1,508.98 | £1,508.98 | | | | £1,508.98 | | | | | £3,017.96 | |
| 118 | BF118 | 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 soiled with evidence of 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 Mezz | 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 | 113.8 | m2 | £39.01 | 10 | 3 | £4,439.34 | £4,439.34 | | | | | | | | | £4,439.34 | |
| 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 soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 297 | m2 | £6.97 | 7 | 0 | £2,070.09 | £2,070.09 | | | | | £2,070.09 | | | | £4,140.18 | |
| 124 | BF124 | Ground Floor Mezz | 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 | |
| 127 | BF127 | Ground Floor Mezz | 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 soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 28 | m2 | £6.97 | 7 | 0 | £195.16 | £195.16 | | | | £195.16 | | | | | £390.32 | |
| 135 | BF135 | Ground Floor Mezz | 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 soiled throughout | Allow to redecorate ceiling with 2 coats of emulsion paint with colour to match existing. | 43.2 | m2 | £7.22 | 5 | -2 | £311.90 | £311.90 | | | | £311.90 | | | | | £623.81 | |
| 136 | BF136 | Ground Floor Mezz | 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 emulsion paint with colour to match existing. | 3.7 | m2 | £7.22 | 5 | -2 | £26.71 | £26.71 | | | | £26.71 | | | | | £53.43 | |
| 137 | BF137 | Ground Floor Mezz | 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 of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 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 walls are soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats 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 | BF156 | 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 soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 31.16 | m2 | £6.97 | 7 | 0 | £217.19 | £217.19 | | | | £217.19 | | | | | £434.37 | |
| 164 | BF164 | Level 1 | 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 soiled throughout | Allow to redecorate ceiling with 2 coats of emulsion paint with colour to match existing. | 43.2 | 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. | C | Decorations to ceiling are soiled throughout | Allow to redecorate ceiling with 2 coats of emulsion paint with colour to match existing. | 35 | 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 soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of 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 soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 110.56 | m2 | £6.97 | 7 | 0 | £770.60 | £770.60 | | | | £770.60 | | | | | £1,541.21 | |
| 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 | Mineral fibre ceiling tiles are heavily soiled | Allow to replace tiles like for like in year 1 | 80.55 | 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 soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 67.85 | 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 soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of | | | | | | | | | | | | | | | | | |

| Item Ref | Asset No | Location | Sub Location | BCIS 1st level-Major Element | BCIS 2nd Level Sub Element | BCIS 3rd Level Sub Element | Description | Condition | Defects | Remedial Action | Qty | 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 |
|----------|----------|----------|------------------------|------------------------------|--------------------------------|--|--|-----------|---|---|--------|-------|-----------|-----------------|-------------------------------|------------|------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|-----------|
| 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 soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 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 applied to ceiling surfaces | Redecoration 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. | 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 | 3.1.1 Wall Finishes | Redecoration required to walls. | C | Decorations to walls are soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 159.48 | 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 applied to ceiling surfaces | Redecoration 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. | 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 | 3.1.1 Wall Finishes | Redecoration required to walls. | C | Decorations to walls are soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 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 | Decorations to walls are soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 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 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 | 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 | 3.1.1 Wall Finishes | Redecoration required to walls. | C | Decorations to walls are soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 89.64 | m2 | £6.97 | 7 | 0 | £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 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 | 46 | m2 | £39.01 | 10 | 3 | £1,794.46 | | | | | | | | | | £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 soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 24.9 | m2 | £6.97 | 7 | 0 | £173.55 | | | | | | | | | | £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 soiled throughout | Allow to redecorate ceiling with 2 coats of emulsion paint with colour to match existing. | 43.2 | 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 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 emulsion paint with colour to match existing. | 58.24 | 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 soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 29 | m2 | £6.97 | 7 | 0 | £202.13 | | | | | | | | | | £0.00 | |
| 260 | BF260 | Level 4 | Front of House | 2. Superstructure | 2.6 Internal Doors | 2.6.1 Internal Doors | Reception Fire door 104.047 smoke cell and rumaticant strip is poor and needs replacing. | C | Fire door 104.047 is non compliant | Allow to replace like for like in year 1 | 1 | nr | £1,000.00 | 14 | 7 | £1,000.00 | | | | | | | | | | £0.00 | |
| 263 | BF263 | Level 4 | 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 | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 149.1 | m2 | £6.97 | 7 | 0 | £1,039.23 | | | | | | | | | | £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 | Decorations to walls are soiled with evidence of soiling throughout | 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 | |
| 273 | BF273 | Level 4 | Back of House | 3. Internal Finishes | 3.1 Wall Finishes | 3.1.1 Wall Finishes | Redecorate Walls timber skirting. | C | Decorations to walls are soiled with evidence of soiling throughout | 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 | |
| 279 | BF279 | Level 4 | Back of House | 3. Internal Finishes | 3.1 Wall Finishes | 3.1.1 Wall Finishes | Redecorate Walls timber skirting. | C | Decorations to walls are soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 563.7 | m2 | £6.97 | 7 | 0 | £3,928.99 | | | | | | | | | | £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 | Decorations to walls are soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 23.1 | m2 | £6.97 | 7 | 0 | £161.01 | | | | | | | | | | £0.00 | |
| 290 | BF290 | Level 4 | 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 coats of emulsion paint with colour to match existing. | 43.2 | m2 | £7.22 | 5 | -2 | £311.90 | | | | | | | | | | £0.00 | |
| 291 | BF291 | Level 4 | 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 emulsion paint with colour to match existing. | 23.2 | m2 | 7.22 | 5 | -2 | £167.50 | £167.50 | | | | | | | | | £335.01 | |
| 292 | BF292 | Level 4 | 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 of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 91.5 | m2 | £6.97 | 7 | 0 | £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. | C | Decorations to walls are soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 319 | m2 | £6.97 | 7 | 0 | £2,223.43 | £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 applied to ceiling surfaces | Redecoration 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. | 85 | m2 | £7.22 | 5 | -2 | £613.70 | £613.70 | | | | | | | | | £1,227.40 | |
| 301 | BF301 | Level 5 | 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 | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 2332 | m2 | £6.97 | 7 | 0 | £16,254.04 | £16,254.04 | | | | | | | | | £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 soiled throughout | Allow to redecorate ceiling with 2 coats of emulsion paint with colour to match existing. | 26.3 | m2 | £7.22 | 5 | -2 | £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 soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 17.2 | m2 | £6.97 | 7 | 0 | £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 soiled throughout | Allow to redecorate ceiling with 2 coats of emulsion paint with colour to match existing. | 46.8 | m2 | £7.22 | 5 | -2 | £337.90 | £337.90 | | | | | | | | | £675.79 | |
| 314 | BF314 | Level 5 | 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 | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 1365.5 | m2 | £6.97 | 7 | 0 | £9,517.54 | £9,517.54 | | | | | | | | | £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 | Decorations to walls are soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 145.8 | m2 | £6.97 | 7 | 0 | £1,016.23 | £1,016.23 | | | | | | | | | £2,032.46 | |
| 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 | Decorations to walls are soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 31.4 | m2 | £6.97 | 7 | 0 | £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 applied to ceiling surfaces | Redecoration 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. | 43.2 | m2 | £7.22 | 5 | -2 | £311.90 | £311.90 | | | | | | | | | £623.81 | |
| 333 | BF333 | Level 6 | 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 of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 472 | m2 | £6.97 | 7 | 0 | £3,289.84 | £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 | Decorations to walls are soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 28.8 | m2 | £6.97 | 7 | 0 | £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 | Decorations to walls are soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 59.2 | m2 | £6.97 | 7 | 0 | £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 external walls for ventilation and light | 3no. Glazing panels 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 glazing. | 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 | £90,000.00 | |
| 353 | BF353 | 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 soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 170.56 | m2 | £6.97 | 7 | 0 | £1,188.80 | £1,188.80 | | | | | | | | | £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 soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 31.36 | m2 | £6.97 | 7 | 0 | £218.58 | £218.58 | | | | | | | | | £437.16 | |
| 358 | BF358 | 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 soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 21.3 | m2 | £6.97 | 7 | 0 | £148.46 | £148.46 | | | | | | | | | £296.92 | |
| 365 | BF365 | Level 7 | 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 coats of emulsion paint with colour to match existing. | 43.2 | m2 | £7.22 | 5 | -2 | £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 | Decorations to ceiling are soiled throughout | Allow to redecorate ceiling with 2 coats of emulsion paint with colour to match existing. | 33.8 | m2 | £7.22 | 5 | -2 | £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 | Decorations to walls are soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 140.14 | m2 | £6.97 | 7 | 0 | £976.78 | £976.78 | | | | | | | | | £1,953.56 | |
| 377 | BF377 | 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 soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 187.78 | m2 | £6.97 | 7 | 0 | £1,308.83 | £1,308.83 | | | | | | | | | £2,617.66 | |
| 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 soiled throughout | Allow to redecorate ceiling with 2 coats of emulsion paint with colour to match existing. | 43.2 | m2 | £7.22 | 5 | -2 | £311.90 | £311.90 | | | | | | | | | £623.81 | |
| 390 | BF390 | | 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 soiled throughout | Allow to redecorate ceiling with 2 coats of emulsion paint with colour to match existing. | 50 | m2 | £7.22 | 5 | -2 | £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 soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 73.9 | m2 | £6.97 | 7 | 0 | £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 soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 28.6 | m2 | £6.97 | 7 | 0 | £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 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 emulsion paint with colour to match existing. | 28.6 | m2 | £7.22 | 5 | -2 | £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 coats of emulsion paint with colour to match existing. | 14.2 | m2 | £7.22 | 5 | -2 | £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 soiled with evidence of soiling throughout | Allow to redecorate walls with 2 coats of emulsion paint with colour to match existing. | 32.5 | m2 | £6.97 | 7 | 0 | £226.53 | £226.53 | | | | | | | | | £453.06 | |
| 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 | | | | | | | | | | | | | | | | | | | |

BMBS0284

8.0 Condition B/C Schedule

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

BMBS0284

8.0 Condition B Schedule

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

| Item Ref | Asset No | Location | Sub Location | BCIS 1st level-Major Element | BCIS 2nd Level Sub Element | BCIS 3rd Level Sub Element | Description | Condition | Defects | Remedial Action | Qty | 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 | |
|----------|----------|-------------------------|------------------------|--|--|---|---|-----------|---|---|--------|-------|-----------|-----------------|-------------------------------|------------|---------|-----------|---------|-----------|-----------|-----------|-----------|-----------|---------|-----------|-----------|-----------|
| 001 | BF01 | LGF | Front of House | 3. Internal Finishes | 3.3 Ceiling Finishes | 3.3.2 False Ceilings | Timber acoustic panels. | 8 | 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 Ceilings | Timber acoustic panels. | 8 | Timber panels are generally in a fair condition | - | 130 | m2 | | 20 | 13 | £0.00 | £0.00 | | | | | | | | | | £0.00 | |
| 003 | BF03 | Ground Floor Mezz | 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. | 8 | 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 | £1,000.00 | 14 | 7 | £5,000.00 | | | | | | | | £5,000.00 | | | £5,000.00 | |
| 005 | BF05 | Level 7 | Back of House | 2. Superstructure | 2.8 Internal Doors | 2.8.1 Internal Doors | Timber door and frame. | 8 | Timber doors were operation at time of inspection with evidence of cosmetic wear and tear | allow to replace as part of lifecycle replacement | 6 | nr | £750.00 | 14 | 7 | £4,500.00 | | £4,500.00 | | | | | | | | | £4,500.00 | |
| 007 | BF07 | LGF | 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 requires replacing within the next 2 years. | 8 | Laminate flooring is generally in fair condition with evidence of wear and tear in high traffic areas | Allow for lifecycle replacement. | 1150 | m2 | £60.62 | 20 | 13 | £69,713.00 | | | | | | | | | | | £0.00 | |
| 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. | 8 | 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 | 55 | m2 | £60.62 | 12 | 5 | £3,334.10 | | | | | £3,334.10 | | | | | | £3,334.10 | |
| 010 | BF10 | 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 | 8 | 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. | 8 | 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. | 244.4 | m2 | £22.27 | 10 | 3 | £5,442.79 | | | | £5,442.79 | | | | | | | £5,442.79 | |
| 016 | BF16 | 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. | 8 | 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. | 86.6 | m2 | £22.27 | 10 | 3 | £1,928.58 | | | | £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 finishes of suspended ceilings | Mineral fibre ceiling tiles. | 8 | Mineral fibre ceiling tiles are generally in a fair condition | Allow for lifecycle replacement. | 132.3 | m2 | £39.01 | 10 | 3 | £5,161.02 | | | | | £5,161.02 | | | | | | | £5,161.02 |
| 020 | BF20 | LGF | 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. | 8 | 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. | 132.3 | m2 | £22.27 | 10 | 3 | £2,946.32 | | | | £2,946.32 | | | | | | | £2,946.32 | |
| 021 | BF21 | LGF | Back of House | 4. Fittings, Furnishings and Equipment | 4.1 Fittings Furnishing and Equipment | 4.1.3 Special Purpose Fittings, Furnishings and Equipment | Roller Racking's Amount | 8 | Roller racking in working order at the time of inspection | Allow for an allowance annual reactive maintenance. | 1 | items | 900 | 10 | 3 | £500.00 | £500.00 | £500.00 | £500.00 | £500.00 | £500.00 | £500.00 | £500.00 | £500.00 | £500.00 | £500.00 | £5,000.00 | |
| 022 | BF22 | LGF | Back of House | 3. Internal Finishes | 3.2 Floor Finishes | 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces | Metal flooring. | 8 | Metal flooring is generally in good condition | - | 995 | m2 | 55.00 | 30 | 23 | £32,725.00 | | | | | | | | | | | £0.00 | |
| 023 | BF23 | LGF | Lift Lobby / Staircase | 3. Internal Finishes | 3.3 Ceiling Finishes | 3.3.3 Demountable Suspended Ceilings: Construction and finishes of suspended ceilings | Mineral fibre ceiling tiles. | 8 | Mineral fibre ceiling tiles are generally in a fair condition | Allow for lifecycle replacement. | 33.44 | m2 | £39.01 | 10 | 3 | £1,304.49 | | | | £1,304.49 | | | | | | | £1,304.49 | |
| 025 | BF25 | LGF | 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. | 8 | 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. | 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 | 8 | Manifestation is in fair condition with evidence of peeling in locations | Allow for lifecycle replacement. | 33.44 | m2 | £10.00 | 5 | -2 | £334.40 | | £334.40 | | | £334.40 | | | | | | £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 door and frame | 8 | 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 | £120.00 | 15 | 8 | £600.00 | £600.00 | £600.00 | £600.00 | £600.00 | £600.00 | £600.00 | £600.00 | £600.00 | £600.00 | £600.00 | £6,000.00 | |
| 028 | BF28 | LGF | Lift Lobby / Staircase | 2. Superstructure | 2.4 Stairs & Ramps | 2.4.2 Stair / Ramp Finishes: Finishes to stairs, ramps and landings | Replacement of nosing. | 8 | Nosing to stairs is in good condition at the time of inspection. | Allow for lifecycle replacement | 24 | nr | £20.00 | 10 | 3 | £480.00 | | | | | £480.00 | | | | | | £480.00 | |
| 029 | BF29 | LGF | Lift Lobby / Staircase | 3. Internal Finishes | 3.2 Floor Finishes | 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces | Decoration to floor | 8 | 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 | m2 | £22.27 | 10 | 3 | £3,189.06 | | | | £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 and Handrails to stairs, ramps and landings | Decoration to railing. | 8 | Railing is in soled condition. | Allow to Polish and varnish handrail | 8.88 | m2 | 20.61 | 5 | -2 | £183.02 | | £183.02 | | | £183.02 | | | | | | £366.03 | |
| 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 applied to floor surfaces | Redecoration required to Floors. | 8 | 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. | 83.4 | 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. | 8 | IPS panels are in good condition, no defects were noted at the time of inspection | Allow for lifecycle replacement. | 36.33 | m2 | £250.00 | 12 | 5 | £9,082.50 | | | | | £9,082.50 | | | | | | £9,082.50 | |
| 036 | BF36 | LGF | Male and Female W/C's | 5. Services | 5.1 Sanitary Installations | 5.1.1 Sanitary Appliances | Hand dryers. | 8 | Hand dryers were operational at the time of inspection | Allow for lifecycle replacement. | 17 | nr | £450.00 | 12 | 5 | £7,650.00 | | | | | £7,650.00 | | | | | | £7,650.00 | |
| 037 | BF37 | LGF | Male and Female W/C's | 5. Services | 5.1 Sanitary Installations | 5.1.1 Sanitary Appliances | WC | 8 | WCs were in good condition at the time of inspection | Allow for lifecycle replacement. | 19 | nr | £500.00 | 17 | 10 | £9,500.00 | | | | | | | | £9,500.00 | | | £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 | 8 | Sinks were in good condition at the time of inspection | Allow for lifecycle replacement. | 21 | 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 applied to floor surfaces | Laminate flooring | 8 | Laminate flooring is generally in fair condition with evidence of wear and tear in high traffic areas | Allow for lifecycle replacement. | 398.25 | m2 | £60.62 | 20 | 13 | £24,141.92 | | | | | | | | | | | £0.00 | |
| 041 | BF41 | Lower Ground Floor Mezz | Front of House | 2. Superstructure | 2.1 Frame | 2.1.1 Structural concrete column | Structural concrete column | 8 | No defects noted at the time of inspection. | - | 1 | items | | 47 | 40 | £0.00 | £0.00 | | | | | | | | | | £0.00 | |
| 043 | BF43 | 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 | Carpet tiles. | 8 | 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 | 52.7 | m2 | £60.62 | 12 | 5 | £3,194.67 | | | | | | | £3,194.67 | | | £3,194.67 | | |
| 044 | BF44 | Lower Ground Floor Mezz | Front of House | 2. Superstructure | 2.7 Internal Walls and Partitions | 2.7.1 Walls and Partitions: Internal walls and partitions | Low level timber partition with vision panel and steel skirting | 8 | No defects noted at the time of inspection. | Allow to redecorate with colour to match existing | 55.25 | m2 | £6.97 | 7 | 0 | £385.09 | £385.09 | | | | £385.09 | | | | | | £770.19 | |
| 045 | BF45 | Lower Ground Floor Mezz | 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. | 8 | Mineral fibre ceiling tiles are generally in a fair condition | Allow for lifecycle replacement. | 245.2 | m2 | £39.01 | 10 | 3 | £9,565.25 | | | | £9,565.25 | | | | | | | £9,565.25 | |
| 046 | BF46 | 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 requires replacing within the next 2 years. | 8 | Laminate flooring is generally in fair condition with evidence of wear and tear in high traffic areas | Allow for lifecycle replacement. | 245.2 | m2 | £60.62 | 20 | 13 | £14,864.02 | | | | | | | | | | | £0.00 | |
| 048 | BF48 | 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 | Carpet tiles. | 8 | 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 | 130 | m2 | £60.62 | 12 | 5 | £7,880.60 | | | | | | £7,880.60 | | | | | £7,880.60 | |
| 050 | BF50 | Lower Ground Floor Mezz | Front of House | 2. Superstructure | 2.7 Internal Walls and Partitions | 2.7.1 Walls and Partitions: Internal walls and partitions | Low level partition requires redecorate. Has timber skirting | 8 | No defects noted at the time of inspection. | Allow to redecorate with colour to match existing | 48.7 | m2 | £6.97 | 7 | 0 | £339.44 | £339.44 | | | | | £339.44 | | | | | £678.88 | |
| 051 | BF51 | Lower Ground Floor Mezz | Front of House | 2. Superstructure | 2.8 Internal Doors | 2.8.1 Internal Doors | Timber door and frame. | 8 | Timber doors were operation at time of inspection with evidence of cosmetic wear and tear | allow to replace as part of lifecycle replacement | 2 | nr | £750.00 | 14 | 7 | £1,500.00 | | | £577.04 | | | | | | | | £577.04 | |
| 052 | BF52 | Lower Ground Floor Mezz | Lift Lobby/Stair Case | 3. Internal Finishes | 3.3 Ceiling Finishes | 3.3.2 False Ceilings | Metal perforated ceiling. | 8 | No defects noted at the time of inspection. | - | 34.2 | m2 | £121.52 | 20 | 13 | £4,155.98 | | | | | | | | | | | £0.00 | |
| 054 | BF54 | Lower Ground Floor Mezz | Lift Lobby/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. | 8 | 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. | 34.2 | m2 | £22.27 | 10 | 3 | £761.63 | | | | £761.63 | | | | | | | £761.63 | |
| 055 | BF55 | Lower Ground Floor Mezz | Lift Lobby/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 | 8 | Manifestation is in fair condition with evidence of peeling in locations | Allow for lifecycle replacement. | 19.53 | m2 | £10.00 | 5 | -2 | £195.30 | | £195.30 | | | £195.30 | | | | | | £390.60 | |
| 056 | BF56 | Lower Ground Floor Mezz | Lift Lobby/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 | 8 | Stainless steel lift doors and reveals have evidence of scuff marks | Allow for annual French polish of stainless steel lift doors and lift reveals | 6 | nr | £120.00 | 15 | 8 | £720.00 | £720.00 | £720.00 | £720.00 | £720.00 | £720.00 | £720.00 | £720.00 | £720.00 | £720.00 | £7,200.00 | | |
| 057 | BF57 | Lower Ground Floor Mezz | Lift Lobby/Stair Case | 2. Superstructure | 2.8 Internal Doors | 2.8.1 Internal Doors | Glazed door. | 8 | 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 | £1,500.00 | 14 | 7 | £1,500.00 | | £1,500.00 | | | | | | | | | £1,500.00 | |
| 058 | BF58 | Lower Ground Floor Mezz | Lift Lobby/Stair Case | 2. Superstructure | 2.4 Stairs & Ramps | 2.4.2 Stair / Ramp Finishes: Finishes to stairs, ramps and landings | Replacement of nosing. | 8 | 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 | |
| 059 | BF59 | Lower Ground Floor Mezz | Lift Lobby/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 | 8 | 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 | m2 | £22.27 | 10 | 3 | £3,189.06 | | | | £3,189.06 | | | | | | | £3,189.06 | |
| 060 | BF60 | 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 landings | Decoration to railing. | 8 | Railing is in soled condition. | Allow to Polish and varnish handrail | 8.88 | m2 | 20.61 | 5 | -2 | £183.02 | | £183.02 | | | £183.02 | | | | | | £366.03 | |
| 064 | BF64 | 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. | 8 | 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. | 8.3 | m2 | £22.27 | 10 | 3 | £184.84 | | | | £184.84 | | | | | | | £184.84 | |
| 065 | BF65 | Lower Ground Floor Mezz | 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. | 8 | IPS panels are in good condition, no defects were noted at the time of inspection | Allow for lifecycle replacement. | 6.3 | m2 | £250.00 | 12 | 5 | £1,575.00 | | | | | £1,575.00 | | | | | | £1,575.00 | |
| 066 | BF66 | Lower Ground Floor Mezz | Male and Female W/C's | 5. Services | 5.1 Sanitary Installations | 5.1.1 Sanitary Appliances | Hand dryers. | 8 | Hand dryers were operational at the time of inspection | Allow for lifecycle replacement. | 3 | nr | £450.00 | 12 | 5 | £1,350.00 | | | | | £1,350.00 | | | | | | £1,350.00 | |
| 067 | BF67 | Lower Ground Floor Mezz | Male and Female W/C's | 5. Services | 5.1 Sanitary Installations | 5.1.1 Sanitary Appliances | WC | 8 | WCs were in good condition at the time of inspection | Allow for lifecycle replacement. | 3 | nr | £500.00 | 17 | 10 | £1,500.00 | | | | | | | | | | | £0.00 | |
| 068 | BF68 | Lower Ground Floor Mezz | Male and Female W/C's | 5. Services | 5.1 Sanitary Installations | 5.1.1 Sanitary Appliances | Hand wash basin | 8 | Sinks were in good condition at the time of inspection | Allow for lifecycle replacement. | 3 | nr | 350 | 17 | 10 | £1,050.00 | | | | | | | | | | | £0.00 | |
| 069 | BF69 | Lower Ground Floor Mezz | Male and Female W/C's | 2. Superstructure | 2.8 Internal Doors | 2.8.1 Internal Doors | Timber door and frame. | 8 | Timber doors were operation at time of inspection with evidence of cosmetic wear and tear | allow to replace as part of lifecycle replacement | 3 | nr | £750.00 | 14 | 7 | £2,250.00 | | | £865.56 | | | | | | | | £865.56 | |
| 070 | BF70 | GF | 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. | 8 | Floor tiles are generally in a good condition | Allow for lifecycle replacement. | 335 | m2 | £137.00 | 50 | 43 | £45,895.00 | | | | | | | | | | | £0.00 | |
| 071 | BF71 | GF | Front of House | 2. Superstructure | 2.1 Frame | 2.1.1 Structural concrete column | Structural concrete column | 8 | 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 3rd Level Sub Element | Description | Condition | Defects | Remedial Action | Qty | 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 |
|----------|----------|-------------------|---------------------------|-----------------------------------|--|---|-------------------------------------|-----------|---|---|--------|-------|-----------|-----------------|-------------------------------|-------------|-----------|-----------|-----------|-----------|-----------|------------|-----------|-----------|-----------|-----------|------------|
| 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 | Altra Door Sets | 8 | | 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 | £4,500.00 | £4,500.00 | £4,500.00 | £4,500.00 | £4,500.00 | £45,000.00 |
| 098 | BF98 | GF | 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 | 8 | Stainless steel lift doors and reveals have evidence of scuff marks | Allow for annual French polish of stainless steel lift doors and lift reveals | 6 | nr | £120.00 | 15 | 8 | £720.00 | £720.00 | £720.00 | £720.00 | £720.00 | £720.00 | £720.00 | £720.00 | £720.00 | £720.00 | £720.00 | £7,200.00 |
| 099 | BF99 | GF | Lift Lobby's / Stair Case | 2. Superstructure | 2.8 Internal Doors | 2.8 Internal Doors | Glazed door. | 8 | 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 | £6,000.00 | | | | £6,000.00 | | | | | | | £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 landings | Replacement of nosing. | 8 | 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 |
| 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 to floor surfaces | Decoration to Floor | 8 | 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 | 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 Handrails: Balustrades and Handrails to stairs, ramps and landings | Handrails. | 8 | Railing is in soled condition. | Allow 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 | 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces | Redecoration required to Floors. | 8 | 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. | 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. | 8 | IPS panels are in good condition, no defects were noted at the time of inspection. | 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. | 8 | 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 |
| 109 | BF109 | GF | Male and Female W/C's | 5. Services | 5.1 Sanitary Installations | 5.1.1 Sanitary Appliances | WC | 8 | WC's were in good condition at the time of inspection. | Allow for lifecycle replacement. | 1 | nr | £500.00 | 17 | 10 | £500.00 | | | | | | | | | | | £0.00 |
| 110 | BF110 | GF | Male and Female W/C's | 5. Services | 5.1 Sanitary Installations | 5.1.1 Sanitary Appliances | Hand wash basin | 8 | Sinks were in good condition at the time of inspection. | Allow 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. | 8 | 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 | £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 | Replace carpet tiles. | 8 | 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 | 209 | 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 | 8 | No defects noted at the time of inspection. | - | 1 | items | | 47 | 40 | £0.00 | | | | | | | | | | | £0.00 |
| 115 | BF115 | Ground Floor Mezz | Front of House | 2. Superstructure | 2.4 Stairs & Ramps | 2.4.3 Stair / Ramp Balustrades and Handrails: Balustrades and Handrails to stairs, ramps and landings | Handrails are soiled | 8 | Railing is in soled condition. | Allow to Polish and varnish handrail | 22 | m2 | £20.64 | 5 | -2 | £454.08 | | £454.08 | | | | | £454.08 | | | | £908.16 |
| 117 | BF117 | Ground Floor Mezz | 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. | 8 | 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 | 113.8 | m2 | £60.62 | 12 | 5 | £6,898.56 | | | | | | £6,898.56 | | | | | £6,898.56 |
| 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 | 8 | No defects noted at the time of inspection. | - | 1 | items | | 30 | 23 | £0.00 | | | | | | | | | | | £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. | 8 | Timber doors were operation at time of inspection with evidence of cosmetic wear and tear | allow to replace as part of lifecycle replacement | 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 to floor surfaces | Carpet tiles. | 8 | 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 | 149.3 | m2 | £60.62 | 12 | 5 | £9,050.57 | | | | | | £9,050.57 | | | | | £9,050.57 |
| 125 | BF125 | Ground Floor Mezz | Back of House | 2. Superstructure | 2.8 Internal Doors | 2.8.1 Internal Doors | Replacement of timber doors. | 8 | Timber doors were operation at time of inspection with evidence of cosmetic wear and tear | allow to replace as part of lifecycle replacement | 7 | nr | £750.00 | 14 | 7 | £5,250.00 | | | | £5,250.00 | | | | | | | £5,250.00 |
| 126 | BF126 | Ground Floor Mezz | Lift Lobby's / Stair Case | 3. Internal Finishes | 3.3 Ceiling Finishes | 3.3.2 False Ceilings | Metal perforated ceiling. | 8 | No defects noted at the time of inspection. | - | 29.2 | m2 | £121.52 | 20 | 13 | £3,548.38 | | | | | | | | | | | £0.00 |
| 128 | BF128 | 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 | Redecoration required to Floors. | 8 | 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. | 29.2 | m2 | £22.27 | 10 | 3 | £650.28 | | | | £650.28 | | | | | | | £650.28 |
| 129 | BF129 | Ground Floor Mezz | 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 | 8 | 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 | 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 | 8 | Stainless steel lift doors and reveals have evidence of scuff marks | Allow for annual French polish of stainless 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. | 8 | 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 | £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. | 8 | 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 | 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 | 8 | 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 | 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 and Handrails to stairs, ramps and landings | Handrails are soiled | 8 | Railing is in soled condition. | Allow 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 | 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces | Redecoration required to Floors. | 8 | 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. | 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 Partitions | 2.7 Internal Walls and Partitions | 2.7.4 Cubicles: Proprietary cubicle partitions and doors | Replace LPS panels. | 8 | IPS panels are in good condition, no defects were noted at the time of inspection. | Allow for lifecycle replacement. | 15.66 | m2 | £250.00 | 12 | 5 | £3,915.00 | | | | | | £3,915.00 | | | | | £3,915.00 |
| 140 | BF140 | Ground Floor Mezz | Male and Female W/C's | 5. Services | 5.1 Sanitary Installations | 5.1.1 Sanitary Appliances | Hand dryers. | 8 | 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 | Ground Floor Mezz | Male and Female W/C's | 5. Services | 5.1 Sanitary Installations | 5.1.1 Sanitary Appliances | WC | 8 | WC's were in good condition at the time of inspection. | Allow for lifecycle replacement. | 1 | nr | £500.00 | 17 | 10 | £500.00 | | | | | | | | | | | £0.00 |
| 142 | BF142 | Ground Floor Mezz | Male and Female W/C's | 5. Services | 5.1 Sanitary Installations | 5.1.1 Sanitary Appliances | Hand wash basin | 8 | Sinks were in good condition at the time of inspection. | Allow 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. | 8 | 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 | £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 | Floor tiles. | 8 | 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 | Level 1 | Front of House | 3. Internal Finishes | 3.2 Ceiling Finishes | 3.2.2 False Ceilings | Metal perforated ceiling. | 8 | No defects noted at the time of inspection. | - | 350.6 | m2 | £121.52 | 20 | 13 | £42,604.91 | | | | | | | | | | | £0.00 |
| 146 | BF146 | Level 1 | 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 | Window blinds | 8 | Window blinds are in fair condition | Allow for lifecycle replacement | 80 | nr | £41.39 | 10 | 3 | £3,311.20 | | | | £3,311.20 | | | | | | | £3,311.20 |
| 147 | BF147 | 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 | Tiled carpet flooring. | 8 | 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 | 1313.3 | 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 | 8 | No defects noted at the time of inspection. | - | 1 | items | | 30 | 23 | £0.00 | | | | | | | | | | | £0.00 |
| 149 | BF149 | Level 1 | Front of House | 3. Internal Finishes | 3.3 Ceiling Finishes | 3.3.2 False Ceilings | Metal perforated ceiling. | 8 | No defects noted at the time of inspection. | - | 1313.3 | m2 | £121.52 | 20 | 13 | £159,592.22 | | | | | | | | | | | £0.00 |
| 150 | BF150 | 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 | Floor tiles. | 8 | Floor tiles are generally in a good condition | Allow for lifecycle replacement. | 221.9 | m2 | £60.62 | 50 | 43 | £13,451.58 | | | | | | | | | | | £0.00 |
| 151 | BF151 | Level 1 | Front of House | 3. Internal Finishes | 3.2 Ceiling Finishes | 3.2.2 False Ceilings | Metal perforated ceiling. | 8 | No defects noted at the time of inspection. | - | 221.9 | m2 | £121.52 | 20 | 13 | £26,965.29 | | | | | | | | | | | £0.00 |
| 152 | BF152 | 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 | Carpet Tiles. | 8 | 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 | 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 | Redecorate concrete flooring. | 8 | 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. | 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. | 8 | 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. | 8 | 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. | 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 | 8 | 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 | 8 | Stainless steel lift doors and reveals have evidence of scuff marks | Allow for annual French polish of stainless 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 | £9,600.00 | |
| 160 | BF160 | Level 1 | Lift Lobby's / Stair Case | 2. Superstructure | 2.8 Internal Doors | 2.8 Internal Doors | Glazed door. | 8 | 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 | £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 landings | Replacement of nosing. | 8 | Nosing to stairs is in good condition at the time of inspection. | Allow for lifecycle replacement | 46 | nr | £20.00 | 10 | 3 | £920.00 | | | | | | | | | | | |

| Item Ref | Asset No | Location | Sub Location | BCIS 1st level-Major Element | BCIS 2nd Level Sub Element | BCIS 3rd Level Sub Element | Description | Condition | Defects | Remedial Action | Qty | 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 |
|----------|----------|----------|------------------------|--|--|---|---|-----------|---|--|-------|-------|-----------|-----------------|-------------------------------|-------------|--------|---------|---------|---------|------------|-----------|-----------|---------|---------|-----------|------------|
| 180 | BF180 | Level 2 | Front of House | 2. Superstructure | 2.4 Stairs & Ramps | 2.4.3 Stair / Ramp Balustrades and Handrails: Balustrades and Handrails to stairs, ramps and landings | Respray of metre hand rail 3m long 1 high 30m2 | 8 | Railing is in solid condition. | Allow to redecorate with colour to match existing | 30 | m2 | £20.61 | 5 | -2 | £618.30 | | £618.30 | | | | | £618.30 | | | | £1,236.60 |
| 181 | BF181 | 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 | Laminate flooring. | 8 | Laminate flooring is generally in fair condition with evidence of wear and tear in high traffic areas | Allow for lifecycle replacement. | 220 | m2 | £55.00 | 30 | 23 | £12,100.00 | | | | | | | | | | | £0.00 |
| 182 | BF182 | 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 | Replace vinyl flooring. | 8 | Vinyl flooring in generally fair condition with evidence of wear and tear | 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 | 2.8.1 Internal Doors | Timber Doors. | 8 | Timber doors were operation at time of inspection with evidence of cosmetic wear and tear | Allow to replace as part of lifecycle replacement | 9 | nr | £750.00 | 14 | 7 | £6,750.00 | | | | | £6,750.00 | | | | | | £6,750.00 |
| 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 10. | 8 | 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 | 158.8 | m2 | £60.62 | 12 | 5 | £9,626.46 | | | | | | £9,626.46 | | | | | £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 to floor surfaces | Vinyl flooring to kitchenette replace 10 years. | 8 | Vinyl flooring in generally fair condition with evidence of wear and tear | Allow for lifecycle replacement | 17.2 | m2 | £55.00 | 10 | 3 | £946.00 | | | | | | £946.00 | | | | | £946.00 |
| 189 | BF189 | Level 2 | 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. | Replacement of kitchen unit. | 8 | | | 1 | nr | | | -7 | £0.00 | | | | | | | | | | | £0.00 |
| 190 | BF190 | Level 2 | Back of House | 3. Internal Finishes | 3.3 Ceiling Finishes | 3.3.2 False Ceilings | Metal perforated ceiling. | 8 | No defects noted at the time of inspection. | | 175 | m2 | £121.52 | 20 | 13 | £21,266.00 | | | | | | | | | | | £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 | Redecoration required to Floors. | 8 | 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. | 40.4 | m2 | £22.27 | 10 | 3 | £899.71 | | | | | £899.71 | | | | | | £899.71 |
| 196 | BF196 | Level 2 | Back of House | 2. Superstructure | 2.8 Internal Doors | 2.8.1 Internal Doors | Timber Doors. | 8 | Double door is non compliant | Allow to replace with new to match existing | 1 | nr | £800.00 | 14 | 7 | £800.00 | | £800.00 | | | | | | | | | £800.00 |
| 197 | BF197 | Level 2 | Back of House | 2. Superstructure | 2.8 Internal Doors | 2.8.1 Internal Doors | Timber Doors. | 8 | Timber doors were operation at time of inspection with evidence of cosmetic wear and tear | allow to replace as part of lifecycle replacement | 9 | nr | £750.00 | 14 | 7 | £6,750.00 | | | | | | £6,750.00 | | | | | £6,750.00 |
| 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. | 8 | Dado rails were in fair condition at the time of inspection | Allow for lifecycle replacement | 21 | m | £80.00 | 10 | 3 | £1,680.00 | | | | | £1,680.00 | | | | | | £1,680.00 |
| 199 | BF199 | Level 2 | Lift Lobby / Staircase | 3. Internal Finishes | 3.3 Ceiling Finishes | 3.3.2 False Ceilings | Metal perforated ceiling. | 8 | No defects noted at the time of inspection. | - | 31.2 | m2 | £121.52 | 20 | 13 | £3,791.42 | | | | | | | | | | | £0.00 |
| 201 | BF201 | Level 2 | 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. | 8 | 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. | 31.2 | m2 | £22.27 | 10 | 3 | £694.82 | | | | | £694.82 | | | | | | £694.82 |
| 202 | BF202 | Level 2 | 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 | 8 | Manifestation is in fair condition with evidence of peeling in locations | Allow for lifecycle replacement. | 50.49 | nr | £10.00 | 5 | -2 | £504.90 | | £504.90 | | | | | | | | | £1,009.80 |
| 203 | BF203 | Level 2 | 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 | 8 | 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 | £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 |
| 204 | BF204 | Level 2 | Lift Lobby / Staircase | 2. Superstructure | 2.8 Internal Doors | 2.8.1 Internal Doors | Glazed door. | 8 | 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 | £6,000.00 | | | | | | £6,000.00 | | | | | £6,000.00 |
| 205 | BF205 | Level 2 | Lift Lobby / Staircase | 2. Superstructure | 2.8 Internal Doors | 2.8.1 Internal Doors | Glazed door. | 8 | 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 | £6,000.00 | | | | | | £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 landings | Replacement of nosing. | 8 | Nosing to stairs is in good condition at the time of inspection. | Allow for lifecycle replacement | 58 | nr | £20.00 | 10 | 3 | £1,160.00 | | | | | | | £1,160.00 | | | | £1,160.00 |
| 207 | BF207 | Level 2 | Lift Lobby / Staircase | 3. Internal Finishes | 3.2 Floor Finishes | 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces | Decoraton to Floor | 8 | 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 | m2 | £22.27 | 10 | 3 | £3,189.06 | | | | | | | £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 and Handrails to stairs, ramps and landings | Handrails are soiled | 8 | Railing is in solid condition. | Allow to Polish and varnish handrail | 10.8 | m2 | £20.61 | 5 | -2 | £222.59 | | | | | | | | | | | £445.18 |
| 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 to floor surfaces | Redecoration required to Floors. | 8 | 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. | 40.8 | m2 | £22.27 | 10 | 3 | £908.62 | | | | | | | | | | | £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. | 8 | IPS panels are in good condition, no defects were noted at the time of inspection | Allow for lifecycle replacement. | 27.4 | m2 | £250.00 | 12 | 5 | £6,850.00 | | | | | | | £6,850.00 | | | | £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. | 8 | Hand dryers were operational at the time of inspection | Allow for lifecycle replacement. | 8 | nr | £450.00 | 12 | 5 | £3,600.00 | | | | | | | £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 | 8 | WC's were in good condition at the time of inspection | Allow for lifecycle replacement. | 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 | 8 | Sinks were in good condition at the time of inspection | Allow for lifecycle replacement. | 8 | 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 | Replacement of carpets. | 8 | 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 | 60.8 | m2 | £60.62 | 12 | 5 | £3,685.70 | | | | | | £3,685.70 | | | | | £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. | 8 | Laminate flooring is generally in fair condition with evidence of wear and tear in high traffic areas | Allow for lifecycle replacement. | 45 | 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 | 8 | No defects noted at the time of inspection. | - | 1 | items | | 47 | 40 | £0.00 | | | | | | | | | | | £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 | Respray of metre hand rail 3m long 1 high 30m2 | 8 | Railing is in solid condition. | Allow to redecorate with colour to match existing | 30 | 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 applied to ceiling surfaces | Redecoration of soffit to under side of re rounds balcony's | 8 | Redecoration of soffit | Allow to redecorate ceiling with 2 coats of emulsion paint with colour to match existing | 45 | m2 | £13.06 | 5 | -2 | £587.70 | | £587.70 | | | | | | | | | £1,175.40 |
| 225 | BF225 | 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 | Floor tiles. | 8 | Floor tiles are generally in a good condition | Allow for lifecycle replacement. | 2136 | m2 | £60.62 | 50 | 43 | £129,484.32 | | | | | | | | | | | £0.00 |
| 226 | BF226 | Level 3 | 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 | 8 | No defects noted at the time of inspection. | - | 1 | items | | 30 | 23 | £0.00 | | | | | | | | | | | £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 to floor surfaces | Floor tiles. | 8 | Floor tiles are generally in a good condition | Allow for lifecycle replacement. | 935.6 | m2 | £60.62 | 50 | 43 | £56,716.07 | | | | | | | | | | | £0.00 |
| 229 | BF229 | Level 3 | Front of House | 3. Internal Finishes | 3.3 Ceiling Finishes | 3.3.2 False Ceilings | Metal perforated ceiling. | 8 | 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 external walls for ventilation and light | Window blinds | 8 | Window blinds are in fair condition | Allow for lifecycle replacement | 27 | nr | £41.39 | 10 | 3 | £1,117.53 | | | | | | | | | | | £1,117.53 |
| 231 | BF231 | Level 3 | 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 | 8 | 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 | 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces | Redecorate Concrete Floor. | 8 | 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. | 21.7 | m2 | £22.27 | 10 | 3 | £483.26 | | | | | | £483.26 | | | | | £483.26 |
| 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. | Re grout of splash back tile 6m long and replace 7 to 10 years. | 8 | Splash back tiles require regrouting | Allow to regROUT tiles | 1 | nr | £250.00 | 1 | -6 | £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. | 8 | 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 | 362.3 | m2 | £60.62 | 12 | 5 | £21,962.63 | | | | | | | | | | £0.00 | |
| 239 | BF239 | Level 3 | Back of House | 2. Superstructure | 2.8 Internal Doors | 2.8.1 Internal Doors | Replace Timber doors. | 8 | Timber doors were operation at time of inspection with evidence of cosmetic wear and tear | allow to replace as part of lifecycle replacement | 11 | items | £750.00 | 14 | 7 | £8,250.00 | | | | | | | £8,250.00 | | | | £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 power supplies and supply to other services | Dado Rail. | 8 | Dado rails were in fair condition at the time of inspection | Allow for lifecycle replacement | 33.2 | m | £80.00 | 10 | 3 | £2,656.00 | | | | | | | | | | | £2,656.00 |
| 243 | BF243 | Level 3 | Lift Lobby / Staircase | 3. Internal Finishes | 3.3 Ceiling Finishes | 3.3.2 False Ceilings | Metal perforated ceiling. | 8 | No defects noted at the time of inspection. | - | 30 | m2 | £121.52 | 20 | 13 | £3,645.60 | | | | | | | | | | | £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 to floor surfaces | Redecoration required to Floors. | 8 | 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. | 30 | m2 | £22.27 | 10 | 3 | £668.10 | | | | | | | | | | | £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 | 8 | Manifestation is in fair condition with evidence of peeling in locations | Allow for lifecycle replacement. | 18.9 | m2 | £10.00 | 5 | -2 | £189.00 | | £189.00 | | | | | | | | | £378.00 |
| 247 | BF247 | Level 3 | 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 | 8 | 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 | £120.00 | 15 | 8 | £840.00 | | £840.00 | £840.00 | £840.00 | £840.00 | £840.00 | £840.00 | £840.00 | £840.00 | £8,400.00 | |
| 248 | BF248 | Level 3 | Lift Lobby / Staircase | 2. Superstructure | 2.8 Internal Doors | 2.8.1 Internal Doors | Glazed door. | 8 | 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 | £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 landings | Replacement of nosing. | 8 | Nosing to stairs is in good condition at the time of inspection. | Allow for lifecycle replacement | 58 | nr | £20.00 | 10 | 3 | £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 to floor surfaces | Decoraton to Floor | 8 | 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 | m2 | £22.27 | 10 | 3 | £3,189.06 | | | | | | | | | | | £3,189.06 |
| 251 | BF251 | Level 3 | Lift Lobby / Staircase | 2. Superstructure | 2.4 Stairs & Ramps | 2.4.3 Stair / Ramp Balustrades and Handrails: Balustrades and Handrails to stairs, ramps and landings | Decoraton to railing. | 8 | Railing is in solid condition. | Allow to Polish and varnish handrail | 10.8 | m2 | £20.61 | 5 | -2 | £222.59 | | | | | | | | | | | £445.18 |
| 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 to floor surfaces | Redecoration required to Floors. | 8 | 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. | 58.24 | m2 | £22.27 | 10 | 3 | £1,297.00 | | | | | | | | | | | |

| Item Ref | Asset No | Location | Sub Location | BCIS 1st level-Major Element | BCIS 2nd Level Sub Element | BCIS 3rd Level Sub Element | Description | Condition | Defects | Remedial Action | Qty | 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 |
|----------|----------|----------|------------------------|------------------------------|--|--|---|-----------|---|---|---------|-------|-----------|-----------------|-------------------------------|------------|---------|---------|-----------|-----------|---------|-----------|-----------|------------|---------|-----------|------------|
| 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 | 8 | Manifestation is in fair condition with evidence of peeling in locations | Allow for lifecycle replacement. | 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 / Systems | 5.10.1 Lifts and Enclosed Hoists: Passenger and goods lifts and hoists enclosed in shafts | Stainless steel lift door and frame | 8 | 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 | £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 | 2.8 Internal Doors | 2.8.1 Internal Doors | Glazed door. | 8 | Timber doors were operation at time of inspection with evidence of cosmetic wear and tear | allow to replace as part of lifecycle replacement | 2 | nr | £1,500.00 | 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 and landings | Replacement of nosing. | 8 | Nosing to stairs is in good condition at the time of inspection. | 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 | 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces | Decoration to Floor | 8 | 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 | m2 | £22.27 | 10 | 3 | £3,189.06 | | | | £3,189.06 | | | | | | | £3,189.06 |
| 289 | BF289 | 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. | 8 | Railing is in solid condition. | Allow to Polish and varnish handrail | 10.8 | m2 | £20.61 | 5 | -2 | £222.59 | £222.59 | | | | | £222.59 | | | | | £445.18 |
| 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 to floor surfaces | Redecoration required to Floors. | 8 | 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. | 23.2 | m2 | £22.27 | 10 | 3 | £516.66 | | | | £516.66 | | | | | | | £516.66 |
| 294 | BF294 | Level 4 | 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. | 8 | IPS panels are in good condition, no defects were noted at the time of inspection | Allow for lifecycle replacement. | 11.2 | m2 | £250.00 | 12 | 5 | £2,800.00 | | | | | | £2,800.00 | | | | | £2,800.00 |
| 295 | BF295 | Level 4 | Male and Female W/C's | 5. Services | 5.1 Sanitary Installations | 5.1.1 Sanitary Appliances | Hand dryers. | 8 | Hand dryers were operational at the time of inspection | Allow for lifecycle replacement. | 4 | m2 | £450.00 | 12 | 5 | £1,800.00 | | | | | | £1,800.00 | | | | | £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 | 8 | WC's were in good condition at the time of inspection | Allow for lifecycle replacement. | 5 | m2 | £500.00 | 17 | 10 | £2,500.00 | | | | | | | | | | | £5,000.00 |
| 297 | BF297 | Level 4 | Male and Female W/C's | 5. Services | 5.1 Sanitary Installations | 5.1.1 Sanitary Appliances | Hand wash basin | 8 | Sinks were in good condition at the time of inspection | Allow for lifecycle replacement. | 5 | m2 | 350 | 17 | 10 | £1,750.00 | | | | | | | | | | | £5,000.00 |
| 300 | BF300 | | 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 flooring. | 8 | 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 | £22.27 | 10 | 3 | £1,892.95 | | | | £1,892.95 | | | | | | | £1,892.95 |
| 302 | BF302 | Level 5 | Back of House | 3. Internal Finishes | 3.2 Floor Finishes | 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces | Suspended metal floor. | 8 | Suspended metal floor was in good condition at the time of inspection | - | 1605.32 | m2 | £55.00 | 30 | 23 | £88,292.60 | | | | | | | | | | | £88,292.60 |
| 303 | BF303 | Level 5 | Back of House | 3. Internal Finishes | 3.2 Floor Finishes | 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces | Suspended metal floor. | 8 | Suspended metal floor was in good condition at the time of inspection | - | 1605.32 | m2 | £55.00 | 30 | 23 | £88,292.60 | | | | | | | | | | | £88,292.60 |
| 304 | BF304 | Level 5 | Back of House | 2. Superstructure | 2.8 Internal Doors | 2.8.1 Internal Doors | Replace within 10 year check spec. | 8 | Timber doors were operation at time of inspection with evidence of cosmetic wear and tear | allow to replace as part of lifecycle replacement | 12.5 | nr | £268.52 | 14 | 7 | £3,606.50 | | | | | | | £3,606.50 | | | | £3,606.50 |
| 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 | Redecoration required to Floors. | 8 | 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. | 26.3 | m2 | £22.27 | 10 | 3 | £585.70 | | | | £585.70 | | | | | | | £585.70 |
| 308 | BF308 | Level 5 | 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 | 8 | Manifestation is in fair condition with evidence of peeling in locations | - | 21.6 | m2 | £10.00 | 5 | -2 | £216.00 | | £216.00 | | | | £216.00 | | | | | £216.00 |
| 309 | BF309 | Level 5 | 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 | 8 | 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 | £120.00 | 15 | 8 | £600.00 | £600.00 | £600.00 | £600.00 | £600.00 | £600.00 | £600.00 | £600.00 | £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 and landings | Replacement of nosing. | 8 | Nosing to stairs is in good condition at the time of inspection. | 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 | 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces | Decoration to Floor | 8 | 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. | 46.8 | m2 | £22.27 | 10 | 3 | £1,042.24 | | | | £1,042.24 | | | | | | | £1,042.24 |
| 312 | BF312 | Level 5 | 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. | 8 | Railing is in solid condition. | Allow to Polish and varnish handrail | 10 | m2 | £20.61 | 5 | -2 | £206.10 | | £206.10 | | | | £206.10 | | | | | £412.20 |
| 315 | BF315 | Level 6 | Back of House | 3. Internal Finishes | 3.2 Floor Finishes | 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces | Suspended metal floor. | 8 | Suspended metal floor was in good condition at the time of inspection | - | 1451.5 | m2 | £55.00 | 30 | 23 | £79,832.50 | | | | | | | | | | | £79,832.50 |
| 316 | BF316 | Level 6 | Back of House | 3. Internal Finishes | 3.2 Floor Finishes | 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces | Suspended metal floor. | 8 | Suspended metal floor was in good condition at the time of inspection | - | 1451.5 | m2 | £55.00 | 30 | 23 | £79,832.50 | | | | | | | | | | | £79,832.50 |
| 317 | BF317 | Level 6 | Back of House | 2. Superstructure | 2.8 Internal Doors | 2.8.1 Internal Doors | Timber door. | 8 | 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 | £750.00 | 14 | 7 | £3,750.00 | | | | | | | £3,750.00 | | | | £3,750.00 |
| 318 | BF318 | Level 6 | Back of House | 2. Superstructure | 2.1 Frame | 2.1.1 Frame | Structural concrete column | 8 | No defects noted at the time of inspection. | - | 1 | items | | 47 | 40 | £0.00 | | | | | | | | | | | £0.00 |
| 319 | BF319 | Level 6 | Back of House | 3. Internal Finishes | 3.2 Floor Finishes | 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces | Suspended metal floor. | 8 | Suspended metal floor was in good condition at the time of inspection | - | 1451.5 | m2 | £55.00 | 30 | 23 | £79,832.50 | | | | | | | | | | | £79,832.50 |
| 320 | BF320 | Level 6 | 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. | 8 | Dado rails were in fair condition at the time of inspection | Allow for lifecycle replacement | 93 | m | £80.00 | 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 applied to floor surfaces | Redecoration required to concrete floors. | 8 | 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 | £22.27 | 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. | 8 | Timber doors were operation at time of inspection with evidence of cosmetic wear and tear | allow to replace as part of lifecycle replacement | 12 | nr | £750.00 | 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 and finishes of suspended ceilings | Mineral fibre ceiling tiles. | 8 | Mineral fibre ceiling tiles are generally in a fair condition. | Allow for lifecycle replacement. | 26.4 | m2 | £39.01 | 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 applied to floor surfaces | Redecoration required to Floors. | 8 | 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 | £22.27 | 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 | Manifestation to glazing | 8 | Manifestation is in fair condition with evidence of peeling in locations | Allow for lifecycle replacement. | 21.6 | m2 | £10.00 | 5 | -2 | £216.00 | | £216.00 | | | | £216.00 | | | | | £432.00 |
| 328 | BF328 | Level 6 | 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 | 8 | 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 | £120.00 | 15 | 8 | £600.00 | £600.00 | £600.00 | £600.00 | £600.00 | £600.00 | £600.00 | £600.00 | £600.00 | £600.00 | £6,000.00 | |
| 329 | BF329 | Level 6 | Lift Lobby / Staircase | 2. Superstructure | 2.4 Stairs & Ramps | 2.4.2 Stair / Ramp Finishes: Finishes to stairs, ramps and landings | Replacement of nosing. | 8 | Nosing to stairs is in good condition at the time of inspection. | Allow for lifecycle replacement | 50 | nr | £20.00 | 10 | 3 | £1,000.00 | | | | | | £1,000.00 | | | | | £1,000.00 |
| 330 | BF330 | 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 | Decoration to Floor | 8 | 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 | m2 | £22.27 | 10 | 3 | £3,189.06 | | | | £3,189.06 | | | | | | | £3,189.06 |
| 331 | BF331 | Level 6 | 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. | 8 | Railing is in solid condition. | Allow to Polish and varnish handrail | 10.8 | m2 | £20.61 | 5 | -2 | £222.59 | | £222.59 | | | | £222.59 | | | | | £445.18 |
| 334 | BF334 | 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 | flooring tiles | 8 | Suspended metal floor was in good condition at the time of inspection | - | 472 | m2 | £137.00 | 50 | 43 | £64,864.00 | | | | | | | | | | | £64,864.00 |
| 335 | BF335 | Level 6 | Front of House | 3. Internal Finishes | 3.3 Ceiling Finishes | 3.3.2 False Ceilings | Metal perforated ceiling. | 8 | No defects noted at the time of inspection. | - | 40.6 | m2 | £121.52 | 20 | 13 | £4,933.71 | | | | | | | | | | | £4,933.71 |
| 336 | BF336 | Level 6 | 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 | 8 | 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 applied to floor surfaces | Replacement of mat. | 8 | Mat is in fair condition | Allow for lifecycle replacement | 1 | nr | £350.00 | 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 applied to floor surfaces | Replacement of carpet tiles. | 8 | 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 | 68.5 | 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. | 8 | Timber doors were operation at time of inspection with evidence of cosmetic wear and tear | allow to replace as part of lifecycle replacement | 68.5 | m2 | £750.00 | 14 | 7 | £51,375.00 | | | | | | | | £51,375.00 | | | £51,375.00 |
| 341 | BF341 | Level 6 | Front of House | 3. Internal Finishes | 3.3 Ceiling Finishes | 3.3.2 False Ceilings | Metal perforated ceiling. | 8 | No defects noted at the time of inspection. | - | 6 | nr | £121.52 | 20 | 13 | £729.12 | | | | | | | | | | | £729.12 |
| 342 | BF342 | 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 | Laminate flooring. | 8 | Laminate flooring is generally in fair condition with evidence of wear and tear in high traffic areas | Allow for lifecycle replacement. | 22.67 | m2 | £60.62 | 12 | 5 | £1,374.26 | | | | | | £1,374.26 | | | | | £1,374.26 |
| 343 | BF343 | Level 7 | Back of House | 2. Superstructure | 2.8 Internal Doors | 2.8.1 Internal Doors | Timber door and frame. | 8 | 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 | £750.00 | 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 external walls for ventilation and light | Double glazed units | 8 | 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 | 3.3.2 False Ceilings | Metal perforated ceiling. | 8 | No defects noted at the time of inspection. | - | 30.3 | m2 | £121.52 | 20 | 13 | £3,682.06 | | | | | | | | | | | £3,682.06 |
| 346 | BF346 | Level 7 | Back of House | 2. Superstructure | 2.8 Internal Doors | 2.8.1 Internal Doors | Timber door and frame. | 8 | 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 | £750.00 | 14 | 7 | £750.00 | | | | | | | | £750.00 | | | £750.00 |
| 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. | 8 | 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. | 30.3 | 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. | 8 | 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 | £750.00 | 14 | 7 | £3,000.00 | | | | | | | | | | | |

| Item Ref | Asset No | Location | Sub Location | BCIS 1st level-Major Element | BCIS 2nd Level Sub Element | BCIS 3rd Level Sub Element | Description | Condition | Defects | Remedial Action | Qty | 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 | |
|----------|----------|-----------|--|------------------------------|--|---|--|-----------|--|---|-------|-------|------------|-----------------|-------------------------------|------------|------------|-----------|-----------|------------|-----------|-----------|------------|-----------|-----------|-----------|------------|------------|
| 371 | BF371 | Level 7 | Male and Female W/C's | 5. Services | 5.1 Sanitary Installations | 5.1.1 Sanitary Appliances | WC | 8 | WCs were in good condition at the time inspection | Allow for lifecycle replacement. | 8 | nr | £500.00 | 17 | 10 | £4,000.00 | | | | | | | | | | | £0.00 | |
| 372 | BF372 | Level 7 | Male and Female W/C's | 5. Services | 5.1 Sanitary Installations | 5.1.1 Sanitary Appliances | Hand wash basin | 8 | Sinks were in good condition at the time of inspection | Allow for lifecycle replacement. | 7 | nr | £350.00 | 17 | 10 | £2,450.00 | | | | | | | | | | | | £0.00 |
| 373 | BF373 | Level 7 | Male and Female W/C's | 5. Services | 5.1 Sanitary Installations | 5.1.1 Sanitary Appliances | Urinal | 8 | Urinals were in good condition at the time inspection | Allow for lifecycle replacement. | 2 | 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 to floor surfaces | Redecoration required to Floors. | 8 | Epoxypaint 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. | 938 | m2 | £22.27 | 10 | 3 | £20,889.26 | | | | £20,889.26 | | | | | | | £20,889.26 | |
| 376 | BF376 | Level 8 | Lift Lobby / Staircase | 3. Internal Finishes | 3.3 Ceiling Finishes | 3.3.2 False Ceilings | Metel perforated ceiling | 8 | No defects noted at the time of inspection. | Allow for lifecycle replacement. | 48.3 | m2 | £121.52 | 20 | 13 | £5,869.42 | | | | | | | | | | | | £0.00 |
| 378 | BF378 | Level 8 | 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. | 8 | Epoxypaint 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. | 48.3 | m2 | £22.27 | 10 | 3 | £1,075.64 | | | | £1,075.64 | | | | | | | | £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 | Manifestation to glazing | 8 | Manifestation is in fair condition with evidence of peeling in locations | Allow for lifecycle replacement. | 14.4 | m2 | £10.00 | 5 | -2 | £144.00 | | | £144.00 | | | | | £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 | 8 | Stainless steel lift doors and reveals have evidence of scuff marks | Allow for annual French polish of stainless steel lift doors and lift reveals | 3 | nr | £120.00 | 15 | 8 | £360.00 | £360.00 | £360.00 | £360.00 | £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 | 2.4 Stairs & Ramps | 2.4.2 Stair / Ramp Finishes: Finishes to stairs, ramps and landings | Replacement of nosing. | 8 | Nosing to stairs is in good condition at the time of inspection. | Allow for lifecycle replacement | 65 | nr | £20.00 | 10 | 3 | £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 to floor surfaces | Decoration to Floor | 8 | Epoxypaint 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 | 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 | Decoration to railing. | 8 | Railing is in soled condition. | Allow to Polish and varnish handrail | 10.8 | m2 | £20.61 | 5 | -2 | £222.59 | | | £222.59 | | | | | | | | | £445.18 |
| 385 | BF385 | Level 9 | Front of House | 2. Superstructure | 2.8 Internal Doors | 2.8.1 Internal Doors | 1nr Door stop required to door. | 8 | Door stop required | Allow to install 1no. Door stop | 1 | nr | £50.00 | 1 | -6 | £50.00 | £50.00 | | | | | | | | | | | £50.00 |
| 386 | BF386 | Level 9 | Front of House | 2. Superstructure | 2.8 Internal Doors | 2.8.1 Internal Doors | Timber door and frame. | 8 | Main entrance door to Shakespeare room is in fair condition | Allow to varnish timber door | 1 | nr | £150.00 | 7 | 0 | £150.00 | £150.00 | | | | | | | | £150.00 | | | £300.00 |
| 387 | BF387 | Level 9 | 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. | 8 | 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 | BF388 | Level 9 | Front of House | 2. Superstructure | 2.8 Internal Doors | 2.8.1 Internal Doors | Timber Joinery | 8 | Timber joinery located in Shakespeare room is in fair condition. | Allow to varnish joinery | 174.2 | m2 | £10.53 | 7 | 0 | £1,834.33 | £1,834.33 | | | | | | | | £1,834.33 | | | £3,668.65 |
| 389 | BF389 | Level 9 | 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. | 8 | 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 |
| 393 | BF393 | Level 9 | 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 laminate flooring. | 8 | Laminate flooring is generally in fair condition with evidence of wear and tear in high traffic areas | Allow for lifecycle replacement. | 13 | m2 | £60.62 | 12 | 5 | £788.06 | | | | | | | £788.06 | | | | | £788.06 |
| 397 | BF397 | Level 9 | Lift Lobby / Staircase | 3. Internal Finishes | 3.2 Floor Finishes | 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces | Timber flooring is heavy worn. | 8 | Timber flooring is heavy worn and soiled. | Replace timber floor. | 14.2 | m2 | £56.00 | | -7 | £781.00 | | | | | | | | | | | | £0.00 |
| 398 | BF398 | Level 9 | 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 | 8 | Manifestation is in fair condition with evidence of peeling in locations | Allow for lifecycle replacement. | 2.3 | m2 | £10.00 | 5 | -2 | £23.00 | | | £23.00 | | | | | | | £23.00 | £46.00 | |
| 399 | BF399 | Level 9 | 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 | 8 | Stainless steel lift doors and reveals have evidence of scuff marks | Allow for annual French polish of stainless steel lift doors and lift reveals | 1 | nr | £120.00 | 15 | 8 | £120.00 | £120.00 | £120.00 | £120.00 | £120.00 | £120.00 | £120.00 | £120.00 | £120.00 | £120.00 | £120.00 | £1,200.00 | |
| 402 | BF402 | Level 9 | 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. | 8 | Epoxypaint 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. | 8.2 | m2 | £22.27 | 10 | 3 | £182.61 | | | | £182.61 | | | | | | | | £182.61 |
| 403 | BF403 | Level 9 | Lift Lobby / Staircase | 2. Superstructure | 2.7 Internal Walls and Partitions | 2.7.4 Cubicles: Proprietary Cubicle partitions and doors | Replace LPS panels. | 8 | IPS panels are in good condition, no defects were noted at the time of inspection | Allow for lifecycle replacement. | 5.2 | m2 | £250.00 | 12 | 5 | £1,300.00 | | | | | | | £1,300.00 | | | | | £1,300.00 |
| 404 | BF404 | Level 9 | Lift Lobby / Staircase | 5. Services | 5.1 Sanitary Installations | 5.1.1 Sanitary Appliances | Hand dryers. | 8 | Hand dryers were operational at the time of inspection | Allow for lifecycle replacement. | 3 | nr | £450.00 | 12 | 5 | £1,350.00 | | | | | | | £1,350.00 | | | | | £1,350.00 |
| 405 | BF405 | Level 9 | Lift Lobby / Staircase | 5. Services | 5.1 Sanitary Installations | 5.1.1 Sanitary Appliances | WC | 8 | WCs were in good condition at the time inspection | Allow for lifecycle replacement. | 3 | nr | £500.00 | 17 | 10 | £1,500.00 | | | | | | | | | | | | £0.00 |
| 406 | BF406 | Level 9 | Lift Lobby / Staircase | 5. Services | 5.1 Sanitary Installations | 5.1.1 Sanitary Appliances | Hand wash basin | 8 | Sinks were in good condition at the time of inspection | Allow for lifecycle replacement. | 3 | nr | 350 | 17 | 10 | £1,050.00 | | | | | | | | | | | | £0.00 |
| 409 | EXTFB03 | Externals | Lower Ground Floor | 2. Superstructure | 2.8 Internal Doors | 2.8.1 Internal Doors | Glazed External doors. | 8 | No defects noted at the time of inspection. | - | 2 | nr | £0.00 | 40 | 33 | £0.00 | | | | | | | | | | | | £0.00 |
| 411 | EXTFB05 | Externals | Ground Floor | 2. Superstructure | 2.6 Windows and External Doors | 2.6.2 External doors: Doors and openings in external walls for physical movement | External Glazed doors. Auto | 8 | No defects noted at the time of inspection. | Routine PPM on mechanisms | 11 | nr | £670.00 | 40 | 33 | £670.00 | £670.00 | £670.00 | £670.00 | £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 | 2.6.2 External doors: Doors and openings in external walls for physical movement | Metal doors. | 8 | No defects noted at the time of inspection. | - | 7 | nr | £0.00 | 30 | 23 | £0.00 | £0.00 | £0.00 | £0.00 | £0.00 | £0.00 | £0.00 | £0.00 | £0.00 | £0.00 | £0.00 | £0.00 | £0.00 |
| 413 | EXTFB07 | Externals | Ground Floor | 3. Internal Finishes | 3.3 Ceiling Finishes | 3.3.2 False Ceilings | Metel perforated ceiling. | 8 | No defects noted at the time of inspection. | - | 408.3 | m2 | £121.52 | 20 | 13 | £0.00 | | | | | | | | | | | | £0.00 |
| 414 | EXTFB08 | Externals | Level 1 | 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 to building elevation | 8 | Glazing was in good condition at the time of inspection. | - | 1 | items | | 30 | 23 | £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 walls for ventilation and light | External glazing to building elevation | 8 | Glazing was in good condition at the time of inspection. | - | 1 | items | | 30 | 23 | £0.00 | | | | | | | | | | | | £0.00 |
| 418 | EXTFB12 | Externals | Level 3 | 8. External works | 8.5 External fixtures | 8.5.1 site/street furniture and equipment | Timber Seating to be replaced. | 8 | Timber seating is soiled throughout. | Allow to re-varnish timber seats | 6 | nr | 150 | 7 | 0 | £900.00 | £900.00 | | | | | | | | | | | £1,800.00 |
| 419 | EXTFB13 | Externals | Level 3 | 2. Superstructure | 2.4 Stairs & Ramps | 2.4.3 Stair / Ramp Balustrades and Handrails: Balustrades and Handrails to stairs, ramps and landing | Glazed railing external balcony | 8 | No defects noted at the time of inspection. | - | 1 | items | | 30 | 23 | £0.00 | | | | | | | | | | | | £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 for physical movement | Glazed doors to external balcony area | 8 | No defects noted at the time of inspection. | - | 3 | nr | £0.00 | 40 | 33 | £0.00 | | | | | | | | | | | | £0.00 |
| 421 | EXTFB15 | Externals | Level 3 | 2. Superstructure | 3.2 Floor Finishes | 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces | Replacement of mat. | 8 | Mat is in fair condition | Allow for lifecycle replacement | 2 | nr | £350.00 | 10 | 3 | £700.00 | | | | £700.00 | | | | | | | | £700.00 |
| 422 | EXTFB16 | Externals | Level 3 | 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 | Resin pebble external flooring. | 8 | No defects noted at the time of inspection. | - | 60 | m2 | 0 | 20 | 13 | £0.00 | | | | | | | | | | | | £0.00 |
| 423 | EXTFB17 | 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 to building elevation | 8 | 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 | 2.6.1 External windows: Windows and openings in external walls for ventilation and light | External glazing to building elevation | 8 | No defects noted at the time of inspection. | - | 1 | items | | 30 | 23 | £0.00 | | | | | | | | | | | | £0.00 |
| 425 | EXTFB19 | Externals | Level 5 | 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 | 8 | No defects noted at the time of inspection. | - | 1 | items | | 30 | 23 | £0.00 | | | | | | | | | | | | £0.00 |
| 426 | EXTFB20 | Externals | Level 6 | 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 | 8 | No defects noted at the time of inspection. | - | 1 | items | | 30 | 23 | £0.00 | | | | | | | | | | | | £0.00 |
| 428 | EXTFB22 | Externals | Level 7 | 8. External works | 8.5 External fixtures | 8.5.1 site/street furniture and equipment | Timber Seating to be replaced. | 8 | Timber seating is soiled throughout. | Allow to re-varnish timber seats | 4 | nr | 150 | 7 | 0 | £600.00 | £600.00 | | | | | | | | | | | £1,200.00 |
| 429 | EXTFB23 | Externals | Level 7 | 2. Superstructure | 2.4 Stairs & Ramps | 2.4.3 Stair / Ramp Balustrades and Handrails: Balustrades and Handrails to stairs, ramps and landing | Glazed railing external balcony | 8 | No defects noted at the time of inspection. | - | 1 | items | | 30 | 23 | £0.00 | | | | | | | | | | | | £0.00 |
| 430 | EXTFB24 | Externals | Level 7 | 2. Superstructure | 2.6 Windows and External Doors | 2.6.2 External doors: Doors and openings in external walls for physical movement | External Glazed doors. | 8 | No defects noted at the time of inspection. | - | 6 | nr | £0.00 | 40 | 33 | £0.00 | | | | | | | | | | | | £0.00 |
| 431 | EXTFB25 | Externals | Level 7 | 2. Superstructure | 3.2 Floor Finishes | 3.2.1 Finishes to Floors: Preparatory work finishes applied to floor surfaces | Replacement of mat. | 8 | Mat is in fair condition | Allow for lifecycle replacement | 2 | 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 | Resin pebble external flooring. | 8 | 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 external walls for ventilation and light | Double glazed units | 8 | 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. attached to the exterior of the building to protect the external walls | Metal feature cladding | 8 | No defects noted at the time of inspection. | Wash down within 2 years | 1 | items | £20,000.00 | 30 | 23 | £20,000.00 | £20,000.00 | | | | | | | | | | | £20,000.00 |
| 438 | EXTFB32 | 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 external walls | External glazing to all elevations | 8 | No defects were noted at the time of inspection. Other than identified elsewhere in this PPM. | - | 1 | 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 external walls | Cladding to all elevations | 8 | No defects noted at the time of inspection. | Wash down within 10 years | 1 | items | £50,000.00 | 30 | 23 | £50,000.00 | | | | | | | £50,000.00 | | | | | £50,000.00 |
| 440 | EXTFB34 | Externals | Roof & Garden Terraces | 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 | Landscaping maintenance to terraces | 8 | PPM | - | 1 | items | £900.00 | 1 | 1 | £9,000.00 | £9,000.00 | £9,000.00 | £9,000.00 | £9,000.00 | £9,000.00 | £9,000.00 | £9,000.00 | £9,000.00 | £9,000.00 | £9,000.00 | £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 external face of external wall at point of entry into buildings. | Main intake | 8 | routine check on meter and valves | Service valves | 1 | item | £200.00 | 20 | 13</ | | | | | | | | | | | | | |

| Ref | Asset No | Location | Sub Location | BCIS 1st level-Major Element | BCIS 2nd Level Sub Element | BCIS 3rd Level Sub Element | Description | Condition | Defects | Remedial Action | Qty | 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 |
|-----|-----------|-------------------------|------------------|------------------------------|--|--|---|-----------|---|---|------|------|-----------|-----------------|-------------------------------|-----------|---------|---------|---------|---------|---------|---------|---------|-----------|-----------|------------|------------|
| 488 | ASS131 | Plant | YT_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. | Unitair 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 | £500.00 | £100.00 | £1,800.00 |
| 489 | ASS132 | Plant | YT_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. | Unitair Unit Space Heaters UH 04 | 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 | £500.00 | £100.00 | £1,800.00 |
| 490 | ASS133 | Plant | YT_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. | Unitair 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 | £100.00 | £100.00 | £100.00 | £100.00 | £100.00 | £500.00 | £500.00 | £100.00 | £1,800.00 |
| 491 | ASS134 | Plant | YT_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. | Unitair 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 | £100.00 | £100.00 | £100.00 | £100.00 | £100.00 | £500.00 | £500.00 | £100.00 | £1,800.00 |
| 492 | ASS135 | Plant | YT_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. | Unitair 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 | £100.00 | £100.00 | £100.00 | £100.00 | £100.00 | £500.00 | £500.00 | £100.00 | £1,800.00 |
| 493 | ASS136 | Plant | YT_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. | Unitair 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 | £500.00 | £100.00 | £1,800.00 |
| 494 | ASS137 | Plant | YT_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. | Unitair Unit Space Heaters UH 04 | 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 | £500.00 | £100.00 | £1,800.00 |
| 495 | ASS138 | Plant | YT_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. | Unitair 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 | £100.00 | £100.00 | £100.00 | £100.00 | £100.00 | £500.00 | £500.00 | £100.00 | £1,800.00 |
| 496 | ASS139 | Plant | YT_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. | Unitair 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 | £100.00 | £100.00 | £100.00 | £100.00 | £100.00 | £500.00 | £500.00 | £100.00 | £1,800.00 |
| 497 | ASS140 | Plant | YT_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. | Unitair 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 | £500.00 | £100.00 | £1,800.00 |
| 498 | ASS141 | Plant | YT_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. | Unitair 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 | £500.00 | £100.00 | £1,800.00 |
| 499 | ASS169 | GF | UG Floor Heating | 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. | Manitold Assembly GF M01 (11 Outlets) UG Floor Heating | 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 | £1,800.00 | £1,800.00 | £100.00 | £4,400.00 |
| 500 | ASS170 | GF | UG Floor Heating | 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. | Manitold Assembly GF M02 (12 Outlets) | 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 | £1,800.00 | £1,800.00 | £100.00 | £4,400.00 |
| 501 | ASS171 | GF | UG Floor Heating | 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. | Manitold 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 | £100.00 | £100.00 | £100.00 | £100.00 | £100.00 | £1,800.00 | £1,800.00 | £100.00 | £4,400.00 |
| 502 | ASS172 | GF | UG Floor Heating | 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. | Manitold Assembly GF M04 (7 Outlets) | 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 | £1,800.00 | £1,800.00 | £100.00 | £4,400.00 |
| 503 | ASS173 | GF | UG Floor Heating | 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. | Manitold 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 | £100.00 | £100.00 | £100.00 | £100.00 | £100.00 | £1,800.00 | £1,800.00 | £100.00 | £4,400.00 |
| 504 | ASS161 | LGF | UG Floor Heating | 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. | Manitold Assembly LG M01 (11 Outlets) | 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 | £1,800.00 | £1,800.00 | £100.00 | £4,400.00 |
| 505 | ASS162 | LGF | UG Floor Heating | 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. | Manitold Assembly LG M02 (8 Outlets) | 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 | £1,800.00 | £1,800.00 | £100.00 | £4,400.00 |
| 506 | ASS163 | LGF | UG Floor Heating | 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. | Manitold Assembly LG M03 (9 Outlets) | 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 | £1,800.00 | £1,800.00 | £100.00 | £4,400.00 |
| 507 | ASS164 | LGF | UG Floor Heating | 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. | Manitold Assembly LG M04 (10 Outlets) | 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 | £1,800.00 | £1,800.00 | £100.00 | £4,400.00 |
| 508 | ASS165 | LGF | UG Floor Heating | 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. | Manitold 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 | £100.00 | £100.00 | £100.00 | £100.00 | £100.00 | £1,800.00 | £1,800.00 | £100.00 | £4,400.00 |
| 509 | ASS166 | LGF | UG Floor Heating | 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. | Manitold Assembly LG M06 (8 Outlets) | 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 | £1,800.00 | £1,800.00 | £100.00 | £4,400.00 |
| 510 | ASS167 | LGF | UG Floor Heating | 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. | Manitold Assembly LG M07 (8 Outlets) | 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 | £1,800.00 | £1,800.00 | £100.00 | £4,400.00 |
| 511 | ASS168 | LGF | UG Floor Heating | 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. | Manitold Assembly LG M08 (8 Outlets) | 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 | £1,800.00 | £1,800.00 | £100.00 | £4,400.00 |
| 512 | ASS176 | Lower Ground Floor Mezz | UG Floor Heating | 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. | Manitold Assembly LGFM M11 (12 Outlets) | 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 | £1,800.00 | £1,800.00 | £100.00 | £4,400.00 |
| 513 | ASS177 | Lower Ground Floor Mezz | UG Floor Heating | 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. | Manitold Assembly LGFM M12 (10 Outlets) | 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 | £1,800.00 | £1,800.00 | £100.00 | £4,400.00 |
| 514 | ASS178 | Lower Ground Floor Mezz | UG Floor Heating | 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. | Manitold Assembly LGFM M10 (6 Outlets) | 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 | £1,800.00 | £1,800.00 | £100.00 | £4,400.00 |
| 515 | Pump1 | Level 9 | Circulation 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. | LoB and REP Constant Temp Heating 4300 IVS Int 100-330, 1.9kW, 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 | £0.00 | £0.00 | £0.00 | £0.00 | £0.00 | £3,500.00 | £0.00 | £0.00 | £3,500.00 |
| 516 | Pump1 | Level 9 | Circulation 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. | LoB Secondary DHWS Circulator 4380 32-120 AB, 1.1kW, 2 Pole 120mm | B | None noted | Routine PPM, replace year 10 | 1 | Item | £1,000.00 | 15 | 8 | £1,000.00 | £0.00 | £0.00 | £0.00 | £0.00 | £0.00 | £0.00 | £0.00 | £1,000.00 | £0.00 | £0.00 | £1,000.00 |
| 517 | Pump1 | Level 9 | Circulation 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. | LoB and REP Constant Temp Heating 4300 IVS Int 100-330, 1.9kW, 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 | £0.00 | £0.00 | £0.00 | £0.00 | £0.00 | £3,500.00 | £0.00 | £0.00 | £3,500.00 |
| 518 | Pump1 | Level 9 | Circulation 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. | LoB and REP Constant Temp Heating 4300 IVS Int 100-330, 1.9kW, 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 | £0.00 | £0.00 | £0.00 | £0.00 | £0.00 | £3,500.00 | £0.00 | £0.00 | £3,500.00 |
| 519 | Pump1 | Level 9 | Circulation 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. | LoB and REP Variable Temp Heating 4300 IVS Int 80-330, 5.9kW, 4 Pole, 295mm impel | B | 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 | £0.00 | £0.00 | £1,500.00 | £0.00 | £0.00 | £1,500.00 |
| 520 | Pump1 | Level 9 | Circulation 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. | LoB and REP Variable Temp Heating 4300 IVS Int 80-330, 5.9kW, 4 Pole, 295mm impel | B | 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 | £0.00 | £0.00 | £1,500.00 | £0.00 | £0.00 | £1,500.00 |
| 521 | Pump 26 | Level 9 | Circulation 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. | LoB Run around coil heat recovery AHU4S 4380 40-200, 1.1kW, 4 Pole, 205mm impeller | B | 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 | £0.00 | £0.00 | £1,500.00 | £0.00 | £0.00 | £1,500.00 |
| 522 | Pump 27 | Level 9 | Circulation 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. | LoB Run around coil heat recovery AHU4SE 4380 250, 3.6kW, 4 Pole, 242 impeller | B | 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 | £0.00 | £2,500.00 | £0.00 | £0.00 | £2,500.00 |
| 523 | Pump 28 | Level 9 | Circulation 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. | LoB Run around coil heat recovery AHU7SE 4380 50-250, 1.5 kW, 4 Pole, 213 impeller | B | 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 | £0.00 | £0.00 | £1,500.00 | £0.00 | £0.00 | £1,500.00 |
| 524 | Pump 29 | Level 9 | Circulation 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. | LoB Run around coil heat recovery AHU10SE 4380 50-250, 1.5kW, 4 Pole, 213mm impeller | B | 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 | £0.00 | £0.00 | £1,500.00 | £0.00 | £0.00 | £1,500.00 |
| 525 | GF-FCU01 | GF | 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-FCU34 - MAT 270 | B | Routine filter and motor changes on Fan Coils | Replace filters: Ad hoc motors twice per year. Replace with new - Year 10 | 14 | Item | £40.00 | 20 | 13 | £1,400.00 | £560.00 | £560.00 | £560.00 | £560.00 | £560.00 | £560.00 | £560.00 | £560.00 | £560.00 | £19,600.00 | £24,640.00 |
| 526 | GFM-FCU15 | Ground Floor Mezz | 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. | FCU15-16, 19-33,36kVA1- MAT 270 | B | Routine filter and motor changes on Fan Coils | Replace filters: Ad hoc motors twice per year. Replace with new - Year 10 | 13</ | | | | | | | | | | | | | | | | |

BMBS0286

| Item Ref | Asset No | Location | Sub Location | BCIS 1st level-Major Element | BCIS 2nd Level Sub Element | BCIS 3rd Level Sub Element | Description | Condition | Defects | Remedial Action | Qty | 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 |
|-------------|-------------|------------|-----------------------|------------------------------|------------------------------------|--|---|-----------|---|---|-----|------|-------------|-----------------|-------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|---------------|-------------|---------------|
| 647 | FIR01-32.65 | 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 | B | 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 | £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. | Armstrong Fully pumped sprinkler system | B | 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 | £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. | Gas Fire Suppression System-Britannia | B | 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 | £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 | 1 | 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 | £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 IVS Int 100-330, 15kW, 4 Pole, 335- Pumps 10 A & B11-13 | B | 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 | £5,000.00 | £0.00 | £0.00 | £5,000.00 | |
| 656 | Pump 11-13 | 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 | B | 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 | £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 | B | 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 | £16,000.00 | £0.00 | £0.00 | £16,000.00 | |
| 658 | | Core A | | 5. Services | 5.13 Specialist Installations | 5.13.4 Specialist Electrical/Electronic Installations | Ventilo 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 | £100,000.00 | £100,000.00 | £100,000.00 | £100,000.00 | £100,000.00 | £100,000.00 | £1,000,000.00 | | |
| 662 | | | All floors | 2. Superstructure | 2.8 Internal Doors | 2.8.1 Internal Doors | Timber doors were operation at time of inspection with evidence of cosmetic wear and tear Glazed door. | B | Timber doors were operation at time of inspection with evidence of cosmetic wear and tear | Allow for ironmongery replacement over 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 | £30,000.00 | |
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| Grand Total | | | | | | | | | | | | | | | | | £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 |
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