

PPM Report

Planned Preventative Maintenance Survey Report



Club Energy Gym

Club Energy Gym
Station Road
Otley
LS21 3HX

Sircle
March 2021

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Planned Preventative Maintenance Survey Report



Address Club Energy Gym
Station Road
Otley
LS21 3HX

Prepared for Club Energy Gym
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Survey Date 31st March 2021

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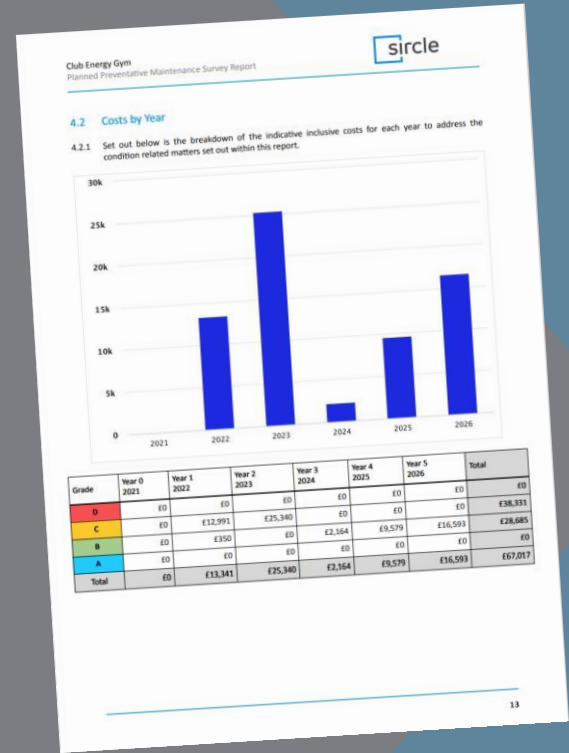
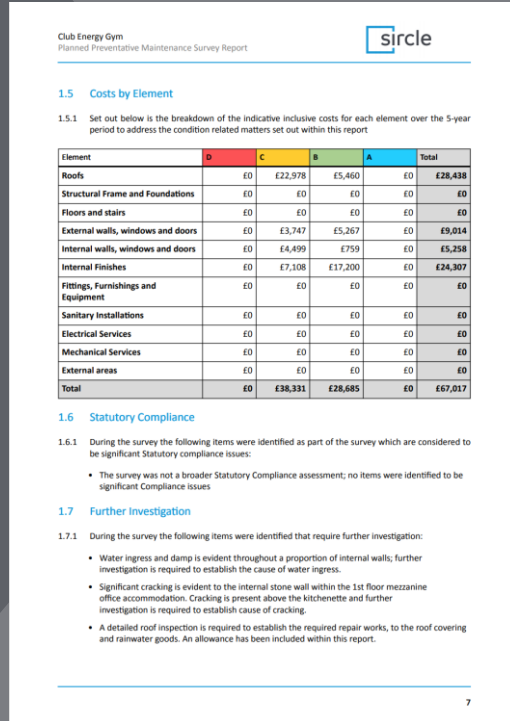
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4.3 Indicative Inclusive Costs by Element, by Year

Element	Year 0 2021	Year 1 2022	Year 2 2023	Year 3 2024	Year 4 2025	Year 5 2026	Total
Roofs	£0	£7,070	£15,908	£0	£5,460	£0	£28,438
Structural Frame and Foundations	£0	£0	£0	£0	£0	£0	£0
Floors and stairs	£0	£0	£0	£0	£0	£3,167	£9,014
External walls, windows and doors	£0	£2,262	£1,485	£2,100	£0	£255	£5,258
Internal walls, windows and doors	£0	£3,519	£980	£0	£504	£13,171	£24,307
Internal Finishes	£0	£490	£6,968	£64	£3,615	£0	£0
Fittings, Furnishings and Equipment	£0	£0	£0	£0	£0	£0	£0
Sanitary Installations	£0	£0	£0	£0	£0	£0	£0
Electrical Services	£0	£0	£0	£0	£0	£0	£0
Mechanical Services	£0	£0	£0	£0	£0	£0	£0
External areas	£0	£0	£0	£0	£0	£0	£0
Total	£0	£13,941	£25,340	£2,164	£9,579	£16,599	£67,017

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4.4 Indicative Inclusive Costs by Element, by Grade

Element	D	C	B	A	Total
Roofs	£0	£22,978	£5,460	£0	£28,438
Structural Frame and Foundations	£0	£0	£0	£0	£0
Floors and stairs	£0	£0	£0	£0	£0
External walls, windows and doors	£0	£3,747	£5,267	£0	£9,014
Internal walls, windows and doors	£0	£4,499	£759	£0	£5,258
Internal Finishes	£0	£7,108	£17,200	£0	£24,307
Fittings, Furnishings and Equipment	£0	£0	£0	£0	£0
Sanitary Installations	£0	£0	£0	£0	£0
Electrical Services	£0	£0	£0	£0	£0
Mechanical Services	£0	£0	£0	£0	£0
External areas	£0	£0	£0	£0	£0
Total	£0	£38,331	£28,685	£0	£67,017

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5.5 Health and Safety Issues

5.5.1 The table below lists the potential Health and Safety issues that were observed whilst carrying out the survey on site. The total indicative inclusive cost of the works linked to these are **£3,182** exc VAT. Please note the survey was not a detailed Health and Safety assessment.

Photo Location	Element	Issue	Action	Cost Estimate	Comments	Photo	Smart Pins
Ladies changing area	Internal Finishes/3.2. Floor Finishes/3.2.1. Finishes to Floors	Poor Condition	Replace	£1,591	Areas marked and badly deteriorating in areas nonslip flooring required in shower and changing room areas		9309-11
Male Changing Room	Internal Finishes/3.2. Floor Finishes/3.2.1. Finishes to Floors	Poor Condition	Replace	£1,591	Areas marked / damaged and requires nonslip flooring in changing areas		9309-15



5.6 Schedules - Condition D and C Rated Items

5.6.1 The tables below lists condition D and C rated items. The Planned Preventative Maintenance Schedule provided as an Excel spread sheet contains all the items recorded - A, B C and D whilst on site.

5.6.2 Condition C

The table below lists condition C rated items. The total indicative inclusive cost of the works linked to the condition C rated items are **£27,380** exc VAT.

Photo Location	Element	Issue	Action	Cost Estimate	Comments	Photo	Smart Pins
Boxing Area	External walls, windows and doors/2.6. Windows and External Doors/ 2.6.2. External Doors	Evidence of wet rot	Replace	£1,263	Replacement required in the immediate term. Replacement to include steel kick plate		9309-1
Boxing Area	External walls, windows and doors/2.6. Windows and External Doors/ 2.6.2. External Doors	Poor Condition	Repair	£707	Undertake repair works to the larger rear exit door to the boxing area encompassing the fire exit door. Works to include timber repair and decoration.		9309-12



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Photo 1 - Larger opening encompassing door



Photo 6



Photo 7



Photo 10



Photo 11

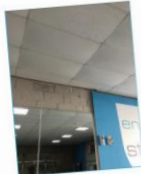


Photo 12



GROSS INTERNAL AREA
FLOOR 1: 815 m², FLOOR 2: 174 m²
TOTAL: 990 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

