PPM Report

Planned Preventative Maintenance Survey Report



Club Energy Gym

Club Energy Gym Station Road Otley LS21 3HX

> Sircle March 2021

Club Energy Gym
Planned Preventative Maintenance Survey Report.



The Old Tannery, Station



	Otley		Road
	LS21 3HX		Otley
			LS21 3HX
Survey Date	31st March 2021		
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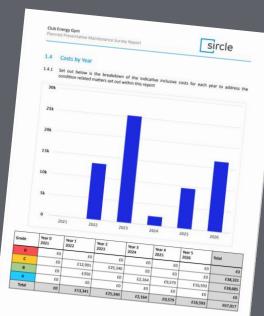
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1.5 Costs by Element

1.5.1 Set out below is the breakdown of the indicative inclusive costs for each element over the 5-year period to address the condition related matters set out within this report

Element	D	С	В	A	Total
Roofs	£0	£22,978	£5,460	£0	£28,438
Structural Frame and Foundations	£0	£0	£0	£0	£C
Floors and stairs	£0	£0	£0	£0	£C
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	£C
Mechanical Services	£0	£0	£0	£0	£C
External areas	£0	£0	£0	£0	£0
Total	£0	£38,331	£28,685	£0	£67,017

1.6 Statutory Compliance

- 1.6.1 During the survey the following items were identified as part of the survey which are considered to be significant Statutory compliance issues:
 - The survey was not a broader Statutory Compliance assessment; no items were identified to be significant Compliance issues

1.7 Further Investigation

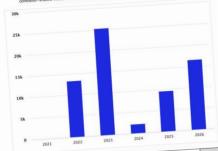
- 1.7.1 During the survey the following items were identified that require further investigation:
 - Water ingress and damp is evident throughout a proportion of internal walls; further investigation is required to establish the cause of water ingress.
 - . Significant cracking is evident to the internal stone wall within the 1st floor mezzanine office accommodation. Cracking is present above the kitchenette and further investigation is required to establish cause of cracking.
 - · A detailed roof inspection is required to establish the required repair works, to the roof covering and rainwater goods. An allowance has been included within this report.

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4.2 Costs by Year

42.1 Set out below is the breakdown of the indicative inclusive costs for each year to address the condition related matters set out within this report.



	Year 0	Year 1	Year 2 2023	Year 3 2024	Year 4 2025	Year 5 2026	Total	
Grade 2021	2021	2022		£0	£0	£0		
- 11	€0	£0	60		£0	£0	£38,331	
D		£12,991	£25,340	£0			£28,685	
c	£0			£2,164	£9,579		-	
В	£0	£350	65			EC	£0	
_	- 60	£0 £			10.00		£67,017	
A			€25,34	£2,16	€9,579	110,55		
Workel	6	£0 £13,34		2000				



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3 Indicative Inclusive			ent h	v Year					Year 4		Year 5 2026		Total	
	Costs b	y Eletti	erre, -				Year 3		2025		$\overline{}$	€0		£28,438
3 Indicative more			Year 1		Year 2 2023		2024	ΕO	$\overline{}$	£5,460		£0		£0
	Year 0	1	2022		_	£15,908			-	£0		100		
Element	2021	£Ο		£7,070	_	EO		£0	'\		1_	-	0	£0
	_		-	£0	1		_		+	£0	0	£3,19	-	£9,014
Roofs		£0	1		+-	£	0	í	-	£	0	£3,10	2'	
Structural Frame and	1	-	1	£	0	£1,48	35	€2,10	00		1	- 63	155	€5,25
Foundations	\		+	€2,26	52	1.1,***			+-	£S	04	L		
Floors and stairs		£	0		4	69	80		£0			£13,	171	£24,3
External walls, windows and	_		-	£3,5	19				£64	£3,	615		£0	
			EO		-	£6,	968		_		£0		FO	
Internal walls, windows and			£0	£	490		£0		£0				£0	
doors			-		£0						£0		£0	
Internal Finishes			£0		_		£0		£0		£0		-	
Fittings, Furnishings and			€O		£0		£Ο		£0		€O		£0	
Fauipment			-		£0		_		£0		£0		£0	
Sanitary Installations	-		£0		£0		£0	-	£0		_		£16,593	E
Electrical Services	-+		£0		£0		£0		£2,164		€9,579			
Mechanical Services	\rightarrow		£0		_		£25,340		Lailor					
External areas		_	€O		£13,341									
External														

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4.4 Indicative Inclusive Costs by Element, by Grade

Element	D	с	В	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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5.5.1 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 usure DEUW HISTS THE POTENTIAL PREASTS AND SAFETY ESSUES THAT WHERE UDDEFINED WHITE CARTYVING OUT THE SURVEY ON SHEET.

The works linked to these are £3,182 ext VAT. Please note the survey was not a detailed Health and Safety assessment.

the work	s linked to these are		Action	Cost	Comments	9309-11
Location	Element	Poor Condition	Replace	£1,591	Areas marked and badly deteriorating in areas. nonslip flooring required in	
Ladies Crieng.	Internal Finishes/3.2. Floor Finishes/3.2.1. Finishes to Floors	POOL CO.			shower and changing areas	9309-15
25 2010	Internal Finishes/3.2.	Poor Condition	Replace	£1,591	Areas marked / damaged and requires nonslip flooring in changing areas	III
Male Changing Room	Floor Finishes/3.2.1. Finishes to Floors					

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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.

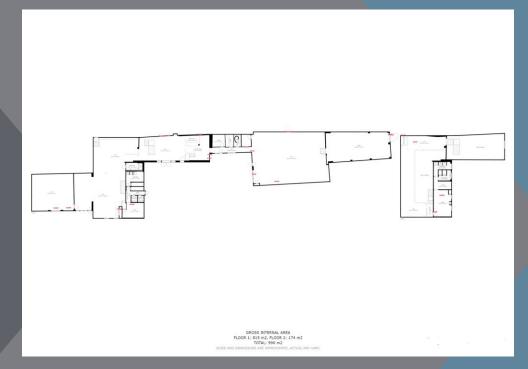
Photo Location	Element	Issue	Action	Cost Estimate	Comments	Photo	SmartPins
Boxing Area	External walls, windows and doors/2.6. Windows and External Doors/ 2.6.2. External Doors	Evidence of wet rot	Replace	£1,263	Replacement required in the immediate term. Replacement to include steel kick plate).	9309-1
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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