

Six Facet & CQC Survey Report Theatres

Great Ormond Street Hospital Great Ormond Street, London WC1N 3JH

Author: Danny Lawson/Howard Sheldon
Checked by: Christopher Mabbutt
Date: December 2017
Status: P1



architecture
building surveying
building services
planning
interior design
sustainability
civil and structural
quantity surveying
project management
CDM and H&S services

Vision, form and function

CONTENTS:

SIX FACET SURVEY

Introduction

Property Summary

Facet One – Condition Survey

Facet Two – Functional Suitability Review

Facet Three – Space Utilisation Review

Facet Four – Quality Audit

Facet Five – Statutory Compliance Review

Facet Six – Environmental Management Review

SIX FACET SURVEY

INTRODUCTION

Ingleton Wood LLP were commissioned by Great Ormond Street Hospital to carry out a Six Facet Survey on their premises.

This comprises a combination of six separate surveys:

Facet 1 – Physical Condition Survey (inc M&E)

A risk based survey providing practical information for assessing building stock condition. Covers 23 separate elements.

Facet 2 – Functional Suitability Review

Assesses the appropriateness of the function / facility in relation to the activities taking place in a department or building.

Facet 3 – Space Utilisation Review

Assesses the physical use of the building, identifying low use, empty and overcrowded rooms.

Facet 4 – Quality Audit

Based on factors which relate to the quality of the internal spaces when assess. Enables premises to be judged and compared with one another. It determines those that are most and least pleasant for both staff and visitors.

Facet 5 – Statutory Compliance Review

An assessment of statutory requirements necessary to carry out an estate rationalisation review, the elements of this audit carry a mandatory requirement in that Duty Holders have a legal obligation to ensure that their premises are compliant. This audit identifies the extent to which the facilities comply with these statutory regulations.

Facet 6 – Environmental Management Review

An assessment of the policies and procedures at the practice relating to the management of Water Consumption, Energy Usage, Waste Control and Procurement (if applicable).

The following report contains a summary of the information that Ingleton Wood collected, how the information is used and, where possible, gives each survey a grade.

Please note that Facet 6 has been completed using the information available and received from Great Ormond Street Hospital.

PROPERTY SUMMARY

Property Name: Variety Club

Facet 1 - Condition **Condition:** B

Total Backlog Cost: £ 86,000.00 Total Budget Cost (5yr): £ 389,000.00

Risk Adjusted Backlog	Backlog Costs (£,000)			
£	Low	Moderate	Significant	High
7,060.00	35,000.00	50,000.00	-	1,000.00

Total Cost

Category	Percentage
Low	85%
Moderate	15%
Significant	0%
High	0%

Facet 2 - Functional Suitability **Condition:** B

Building Score: Satisfactory, minor change needed

Percentage Element Scores by Grade

Grade	Percentage
A	0%
B	100%
C	0%
D	0%

Facet 3 - Space Utilisation

30 space/rooms were included

Space Under-utilised **0%**

Overall Space use as %

Category	Percentage
E - Empty	0%
U - Under	0%
F - Fully	100%
O - Over	0%

Facet 4 - Quality Audit **Condition:** B

Building Score:

100% of Elements Satisfactory or better

0% of Elements require minor or major investment.

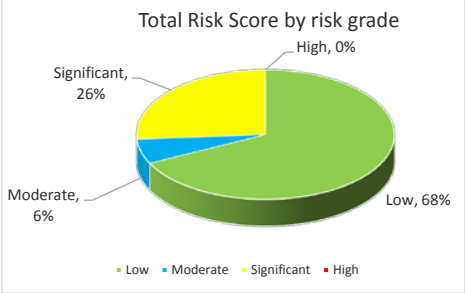
Element Scores by Grade

Grade	Percentage
A - Excellent	0%
B - Acceptable	100%
C - Improvement req.	0%
D - Major investment req.	0%

Facet 5 - Statutory Compliance **Condition:** C

Total Backlog Cost £ 56,000.00

Total Risk Score by risk grade



■ Low, 68%
 ■ Moderate, 6%
 ■ Significant, 26%
 ■ High, 0%

Risk Adjusted Backlog	Backlog Costs (£,000)			
£	Low	Moderate	Significant	High
58,520.00	8,000.00	4,000.00	44,000.00	£ -

Facet 6 - Environmental Management

Procurement:	Condition:	B
Energy Performance:	Condition:	C
Water Consumption:	Condition:	B
Waste Management:	Condition:	B
Transport Management:	Condition:	B

FACET ONE

1.0 FACET 1 : CONDITION SURVEY (INC. M&E) METHODOLOGY

1.1 Survey Methodology

Each element is given a condition Grade A, B, C, CX, D or DX. If the item has a remaining life of less than five years it is also given a cost to either repair or replace the item. It should be noted that the costs are indicative and based on likely lifecycle expectancy of the individual building components. There is no statutory requirement to carry out these works and should be considered advisory only. Each item which has been given a cost has also been given a risk score, the overall risk score is calculated from the 'consequence' and 'likelihood' of failure (see Risk Assessment Matrix below).

Each building has been appraised under the following categories:

BUILDING

- A) Physical Structure
- B) External Fabric
- C) Internal Fabric
- D) Roof
- E) Internal Fixtures Fittings
- F) External Works
- G) Gardens

MECHANICAL & ELECTRICAL

- H) Drainage
- I) Heating Systems
- J) Steam Systems
- K) Vent Air Conditioning
- L) Medical Gases
- M) Hot/Cold Installation
- N) Lifts
- O) Main Plant (Boilers/Calorifiers)
- P) Main Plant (Mechanical)
- Q) Lightning Protection

ELECTRICAL

- R) Electrical
- V) Fire Alarms
- W) Telecoms

1.2 NHS EstateCODE Risk Assessment Matrix

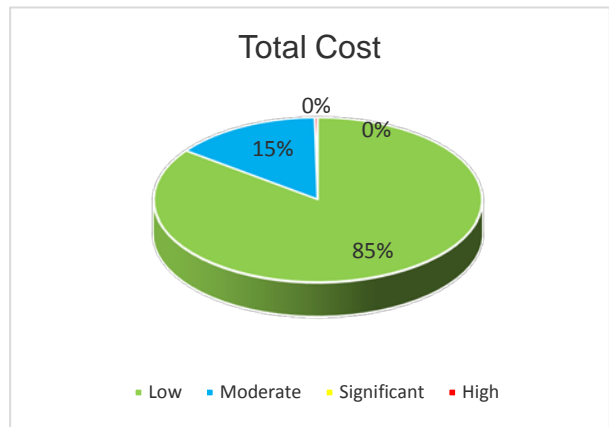
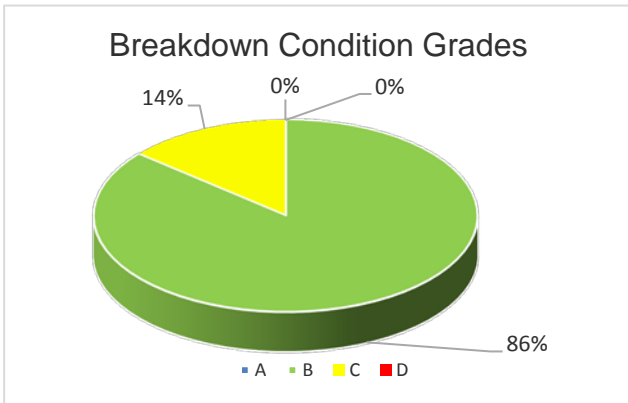
SCORE RANGE	RISK RANKING
1-6	LOW
7-10	MODERATE
11-16	SIGNIFICANT
17-25	HIGH

Rating	PROBABILITY OF FAILURE				
	1	2	3	4	5
Failure descriptors	RARE	UNLIKELY	POSSIBLE	LIKELY	CERTAIN
	None or minimal remedial action required and/or new/recent upgrade. Estimated time to failure may be circa > 10 yrs	Normal wear and tear. Sound, operationally safe and exhibits only minor deterioration. Estimated time to failure may be circa < 10 yrs	Reasonable physical damage/deterioration. Reassignment of life may be acceptable based on technical tests or residual robustness. Estimated time to failure may be circa < five yrs	Major physical damage/deterioration. Failure apparent/assessed as imminent or unacceptable built environment. Not appropriate to reassign life. Estimated time to failure may be circa < one yr	Failure occurred. Unacceptable built environment. Not appropriate to reassign life. Estimated time to failure may be circa < six months

	SEVERITY		Health & safety	Environment	Business	Operational/building/engineering element	Fire/statutory Complies with mandatory fire safety requirements and statutory safety legislation.	Fire/statutory Complies with mandatory fire safety requirements and statutory safety legislation with minor deviations of a non-serious nature	Fire/statutory Known contravention of one or more requirements – which falls short of "B".	Fire/statutory Dangerously below "B"	Fire/statutory Dangerously below "B"
	Rating	Descriptor									
POTENTIAL CONSEQUENCES	1	INSIGNIFICANT	No injury/breach of guidance/procedures	No or minimal impact breach of guidance/procedures.	Unlikely cause of complaint. Litigation remote. Minimal reputation loss/limited awareness within organisation.	Minimal or no impact. Minimal or no disruption.	1	2	3	4	5
	2	MINOR	Minor injury/ill health (first aid or self-treatment). Breach of legal requirement.	Breach of legal requirement.	Possible complaint. Litigation unlikely. Loss of reputation (widespread internal awareness).	Localised impact. Disruption to normal services.	2	4	6	8	10
	3	MODERATE	Moderate injury/ill health statutory obligations. Improvement notice issued.	Single breach of legal requirement. Improvement notice issued.	Possible complaint. Possible litigation. Loss of reputation. National paper reporting.	Moderate impact. Moderate disruption to normal services.	3	6	9	12	15
	4	MAJOR	Major/significant injury or long-term incapacity/disablement. Prohibition notice issued.	Multiple breach of legal requirement. Prohibition notice issued.	Litigation expected. Loss of reputation. National reporting.	Major/significant impact. Severe disruption to normal services.	4	8	12	16	20
	5	CATASTROPHIC	Fatality and/or permanent incapacity/disablement. Prosecution.	Multiple breach of legal requirement. Prosecution.	Litigation certain. National adverse publicity.	Critical impact. Service closure.	5	10	15	20	25

FACET 1 : CONDITION SURVEY SUMMARY

Breakdown of Condition Grades



Backlog Maintenance Works

Total remedial work required for the building and M&E Elements

£,000.00

Building	£ 50,000.00
M&E	£ 36,000.00
Backlog Total Cost	£ 86,000.00

Budget for Future Maintenance Works

Total remedial work likely to be required within a 5 year period for the BUILDING and M&E Elements

£,000.00

Building	£ 208,000.00
M&E	£ 95,000.00
Budget Total Cost	£ 303,000.00


Combined Total Costs	£ 389,000.00
Risk adjusted backlog	£ 7,060.00

Breakdown by risk

		Low	Moderate	Significant	High	Risk adj.
Building	Backlog	£ -	£ 50,000.00	£ -	£ -	£ 1,000.00
	Budget	£ 181,000.00	£ -	£ -	£ -	£ 3,620.00
M&E	Backlog	£ 35,000.00	£ -	£ -	£ 1,000.00	£ 720.00
	Budget	£ 76,000.00	£ -	£ -	£ -	£ 1,520.00
Total	Backlog	£ 35,000.00	£ 50,000.00	£ -	£ 1,000.00	£ 1,720.00
	Budget	£ 257,000.00	£ -	£ -	£ -	£ 5,140.00
		£ 292,000.00	£ 50,000.00	£ -	£ 1,000.00	£ 6,860.00

FACET 1 : PHYSICAL CONDITION SURVEY REPORT FORM


FORM REFERENCE: 62611	DATE: Dec-17
SURVEYED BY: Howard Sheldon & Danny Lawson	BUILDING AGE: 23 years (1994) (Refurbished extensively since)
TRUST NAME: Great Ormond Street Hospital	
OVERALL AREA (m²): Approx. 2770	REMAINING LIFE: 50
	SITE NAME: Variety Club
	Great Ormond Street Hospital NHS Trust, GOSH Estates and Facilities, Mezzanine Floor, 40 St. Bernard Street, London, WC1N 3JH
	NUMBER OF AREAS: 15

	CONDITION RANK	BUDGET COST TO MAINTAIN IN CONDITION B (£'000)	ASSESSED PERIOD TO REMAIN IN CONDITION B (YEARS)	BACKLOG COSTS - CURRENT & IMPENDING (£'000)	CURRENT & IMPENDING BACKLOG RISK ASSESSMENT				
				CONSEQUENCE SCORE	LIKELIHOOD SCORE	OVERALL RISK SCORE	RISK RANK		<p>CATEGORIES:</p> <p>A. New.</p> <p>B. Sound and exhibits only minor deteriorations.</p> <p>C. Operational but major repair or replacement will be needed soon (ie. within 3 years).</p> <p>D. Runs a serious risk of imminent breakdown.</p> <p>NOTES:</p> <p>1. Only assets that are designated below condition B require cost and risk assessment.</p> <p>2. The list of sub-elements shown is not exhaustive. Add or delete as circumstances dictate.</p> <p>3. The identification of sub-elements that are assessed to remain in condition B for more than 5 years is optional. Examples have been shown should organisations wish to record such assets.</p>

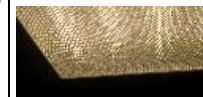
BUILDING	PHOTOGRAPH
1. STRUCTURE	
FOUNDATIONS	See respective building facet report for further information
WALLS	
FRAME	
FLOOR	
ROOF	
2. EXTERNAL FABRIC	
WALLS & FINISHES	See respective building facet report for further information
WINDOWS	
DOORS	
AUTOMATIC DOOR	
EXTERNAL TIMBER / PVCu DETAIL	
DECORATION	
3. ROOFS	
COVERINGS - Pitch	See respective building facet report for further information
COVERINGS - Flat	
DRESSING TO INTERNAL VENTS	
ROOF LIGHTS	
RAIN WATER GOODS	

FACET 1 : PHYSICAL CONDITION SURVEY REPORT FORM

FORM REFERENCE: 62611		DATE: Dec-17	
SURVEYED BY: Howard Sheldon & Danny Lawson		BUILDING AGE: 23 years (1994) (Refurbished extensively since)	
OVERALL AREA (m²): Approx. 2770		TRUST NAME: Great Ormond Street Hospital	
		REMAINING LIFE: 50	
		SITE NAME: Variety Club	
		NUMBER OF AREAS: 15	
		Great Ormond Street Hospital NHS Trust, GOSH Estates and Facilities, Mezzanine Floor, 40 St. Bernard Street, London, WC1N 3JH	


	CONDITION RANK	BUDGET COST TO MAINTAIN IN CONDITION B (£'000)	ASSESSED PERIOD TO REMAIN IN CONDITION B (YEARS)	BACKLOG COSTS - CURRENT & IMPENDING (£'000)	CURRENT & IMPENDING BACKLOG RISK ASSESSMENT				CATEGORIES: A. New. B. Sound and exhibits only minor deteriorations. C. Operational but major repair or replacement will be needed soon (ie. within 3 years). D. Runs a serious risk of imminent breakdown. NOTES: 1. Only assets that are designated below condition B require cost and risk assessment. 2. The list of sub-elements shown is not exhaustive. Add or delete as circumstances dictate. 3. The identification of sub-elements that are assessed to remain in condition B for more than 5 years is optional. Examples have been shown should organisations wish to record such assets.
CONSEQUENCE SCORE	LIKELIHOOD SCORE	OVERALL RISK SCORE	RISK RANK						

4. INTERNAL FABRIC & FIXTURES								
WALLS & FINISHES	B	8	10		2	2	4	Low
CEILINGS	B	8	10					Low
FLOOR COVERINGS (Carpet)								Low
FLOOR COVERINGS (Vinyl)	C			15	3	3	9	Mod
DOORS	B	10	10					Low
CLINICAL ROOM UNIT FURNITURE	B	150	5					Low
WC FITTINGS	C			35	3	3	9	Mod
RECEPTION COUNTER	B	5	10					Low
DECORATION	B	12	10					Low
CHANGING AREAS	B	15	10		3	3		
<p>Generally comprised of blockwork and plasterboard or plastered, with emulsion paint and in good condition. Isolated areas of hygienic wall cladding. Decoration of internal walls largely required in 5-10 years. No cracks larger than hairline sized noted throughout these areas, minor making good required. Ceilings generally comprise of suspended grid ceilings within recovery areas, with theatre areas being a plastered finish or hygienic clad finish with recessed lighting. Isolated lighting covers are cracked and require replacement. Vinyl coverings in fair condition, isolated replacement is required where heavily stained or marked mainly below WHBs and Scrub areas. With wholesale replacement in 7-10 years time, continual replacement of mastic and welds will be required. Doors in good condition with ironmongery working adequately. Timber doors with fire seals present in good condition and operate adequately. Automatic doors present. Doors will require ongoing maintenance to ensure fire integrity. Access to select rooms / theatres are not possible at time of inspection as these are in emergency operation. The IPS panels to scrubs and WHBs are in sections, joints hold dirt, most of these areas have been sealed, albeit will require ongoing sealing, in the long term we would recommend replacement for full length / height panels. WHB have exposed traps and many of the taps are swan neck type which are not complaint with current HTM standards, replacement of such is required.</p>								



FACET 1 : PHYSICAL CONDITION SURVEY REPORT FORM

FORM REFERENCE: 62611		DATE: Dec-17	
SURVEYED BY: Howard Sheldon & Danny Lawson		BUILDING AGE: 23 years (1994) (Refurbished extensively since)	
OVERALL AREA (m²): Approx. 2770		TRUST NAME: Great Ormond Street Hospital	
		REMAINING LIFE: 50	
		SITE NAME: Variety Club	
		NUMBER OF AREAS: 15	
Great Ormond Street Hospital NHS Trust, GOSH Estates and Facilities, Mezzanine Floor, 40 St. Bernard Street, London, WC1N 3JH			

	CONDITION RANK	BUDGET COST TO MAINTAIN IN CONDITION B (£'000)	ASSESSED PERIOD TO REMAIN IN CONDITION B (YEARS)	BACKLOG COSTS - CURRENT & IMPENDING (£'000)	CURRENT & IMPENDING BACKLOG RISK ASSESSMENT				<p>CATEGORIES:</p> <p>A. New.</p> <p>B. Sound and exhibits only minor deteriorations.</p> <p>C. Operational but major repair or replacement will be needed soon (ie. within 3 years).</p> <p>D. Runs a serious risk of imminent breakdown.</p> <p>NOTES:</p> <p>1. Only assets that are designated below condition B require cost and risk assessment.</p> <p>2. The list of sub-elements shown is not exhaustive. Add or delete as circumstances dictate.</p> <p>3. The identification of sub-elements that are assessed to remain in condition B for more than 5 years is optional. Examples have been shown should organisations wish to record such assets.</p>
					CONSEQUENCE SCORE	LIKELIHOOD SCORE	OVERALL RISK SCORE	RISK RANK	


5. EXTERNAL BUILDING WORKS											
DRAINAGE									Low	See respective building facet report for further information	No photo
ROADS / CAR PARKS											
PATHS											
BLOCK / PAVED AREAS											
TARMAC AREAS											
CONCRETE AREAS											
WALLS											
FENCING / GATES											

ENGINEERING											
6. ENERGY CENTRE SYSTEMS											
BOILER PLANT									Low	See respective building facet report for further information	No photo
FLUES - SEPARATE									Low		
CONTROLS / METERS									Low		
									Low		

7. HEATING SYSTEMS											
PIPEWORK									Low	See respective building facet report for further information	No photo
HEAT EMITTERS									Low		
INSULATION									Low		

FACET 1 : PHYSICAL CONDITION SURVEY REPORT FORM

FORM REFERENCE: 62611		DATE: Dec-17	
SURVEYED BY: Howard Sheldon & Danny Lawson		BUILDING AGE: 23 years (1994) (Refurbished extensively since)	
OVERALL AREA (m²): Approx. 2770		TRUST NAME: Great Ormond Street Hospital	
		REMAINING LIFE: 50	
		SITE NAME: Variety Club	
		NUMBER OF AREAS: 15	
Great Ormond Street Hospital NHS Trust, GOSH Estates and Facilities, Mezzanine Floor, 40 St. Bernard Street, London, WC1N 3JH			

					CURRENT & IMPENDING BACKLOG RISK ASSESSMENT				
					CONSEQUENCE SCORE	LIKELIHOOD SCORE	OVERALL RISK SCORE	RISK RANK	
	CONDITION RANK	BUDGET COST TO MAINTAIN IN CONDITION B (£'000)	ASSESSED PERIOD TO REMAIN IN CONDITION B (YEARS)	BACKLOG COSTS - CURRENT & IMPENDING (£'000)					
<p>CATEGORIES:</p> <p>A. New. B. Sound and exhibits only minor deteriorations. C. Operational but major repair or replacement will be needed soon (ie. within 3 years). D. Runs a serious risk of imminent breakdown.</p> <p>NOTES:</p> <p>1. Only assets that are designated below condition B require cost and risk assessment. 2. The list of sub-elements shown is not exhaustive. Add or delete as circumstances dictate. 3. The identification of sub-elements that are assessed to remain in condition B for more than 5 years is optional. Examples have been shown should organisations wish to record such assets.</p>									
HEATING PUMPS									Low
8. HOT & COLD WATER SYSTEMS									
POTABLE CW TANKS									Low
DHW HEADER TANKS									Low
GENERAL HEADER TANKS									Low
WATER TREATMENT PLANT									Low
H & C DISTRIBUTION (LOCAL)									Low
H & C MAIN DISTRIBUTION [SITE]									Low
PUMPS									Low
SANITARY WARE	C			20	2	2	4		Low
SANITARY FITTINGS	C			15	2	2	4		Low
INSULATION									Low
ANCILLARY - VALVES / CONTROLS									Low
9. VENTILATION SYSTEMS									
VENTILATION PLANT	B	3	10						
EXTRACT FANS	B	3	10						
DISTRIBUTION	B	8	10						
ROOM SPLIT CHILLERS / COMPRESSORS	B	3	10						

Refer to Hot & Cold water systems within the main building the Theatres are located.

Sanitaryware and fittings in good condition, though swan neck taps, exposed pipeworks and drain alignment present, requiring renewal with complaint fittings.



Furthermore the IPS panel systems installed have joints above and below the WHBs & Scrubs, these are generally sealed albeit in isolated areas these requiring sealing & renewal. When the WHB /Scrub is replaced, consideration into replacing the IPS unit is required.



No photo




FACET 1 : PHYSICAL CONDITION SURVEY REPORT FORM

FORM REFERENCE: 62611		DATE: Dec-17	
SURVEYED BY: Howard Sheldon & Danny Lawson		BUILDING AGE: 23 years (1994) (Refurbished extensively since)	
OVERALL AREA (m²): Approx. 2770		TRUST NAME: Great Ormond Street Hospital	
		REMAINING LIFE: 50	
		SITE NAME: Variety Club	
		NUMBER OF AREAS: 15	
		Great Ormond Street Hospital NHS Trust, GOSH Estates and Facilities, Mezzanine Floor, 40 St. Bernard Street, London, WC1N 3JH	

					CURRENT & IMPENDING BACKLOG RISK ASSESSMENT				
					CONSEQUENCE SCORE	LIKELIHOOD SCORE	OVERALL RISK SCORE	RISK RANK	
	CONDITION RANK	BUDGET COST TO MAINTAIN IN CONDITION B (£'000)	ASSESSED PERIOD TO REMAIN IN CONDITION B (YEARS)	BACKLOG COSTS - CURRENT & IMPENDING (£'000)					
CATEGORIES: A. New. B. Sound and exhibits only minor deteriorations. C. Operational but major repair or replacement will be needed soon (ie. within 3 years). D. Runs a serious risk of imminent breakdown.									
NOTES: 1. Only assets that are designated below condition B require cost and risk assessment. 2. The list of sub-elements shown is not exhaustive. Add or delete as circumstances dictate. 3. The identification of sub-elements that are assessed to remain in condition B for more than 5 years is optional. Examples have been shown should organisations wish to record such assets.									
CHILLERS / COOLING SYSTEMS	B	3	10					Low	Most of the air outlets are in good condition. However it would be recommended to test and Clean the system regularly.
CONTROLS	B	3	10					Low	
INSULATION	B	3	10					Low	
10. MEDICAL GAS PIPELINE SYSTEMS									
MEDICAL AIR PLANT	B	15	10					Low	Medical connection present to all Theatres, please refer to the main building the Theatres are located in for further detail. Generally there is a dedicated plantroom for medical air, comprises compressors, receivers and associated ancillaries. The equipment installed circa 2006 and is in relatively good condition. <div style="float: right; text-align: center;"></div>
11. LIFTS & HOISTS									
PASSENGER	B	5	10					Low	Passenger and staff lifts in working order at times of inspection.
GOODS	B	5	10					Low	
HOISTS	B	8	10					Low	
CONTROL PANEL	B	5	10					Low	
12. FIXED PLANT/EQUIPMENT									
									Not applicable.
13. ELECTRICAL SYSTEMS									
WIRING SYSTEMS	B	5	5					Low	Electrical systems mainly fixed within 3 part dado trunking, in working order. Switchgear in the main building was not accessed as this is controlled and operated by Great Ormond Street Hospital.
WIRING SYSTEMS - BONDING	B	5	5					Low	


FACET 1 : PHYSICAL CONDITION SURVEY REPORT FORM

FORM REFERENCE: 62611		DATE: Dec-17	
SURVEYED BY: Howard Sheldon & Danny Lawson		BUILDING AGE: 23 years (1994) (Refurbished extensively since)	
OVERALL AREA (m²): Approx. 2770		TRUST NAME: Great Ormond Street Hospital	
		REMAINING LIFE: 50	
		SITE NAME: Variety Club	
		NUMBER OF AREAS: 15	
Great Ormond Street Hospital NHS Trust, GOSH Estates and Facilities, Mezzanine Floor, 40 St. Bernard Street, London, WC1N 3JH			

					CURRENT & IMPENDING BACKLOG RISK ASSESSMENT				
					CONSEQUENCE SCORE	LIKELIHOOD SCORE	OVERALL RISK SCORE	RISK RANK	
	CONDITION RANK	BUDGET COST TO MAINTAIN IN CONDITION B (£'000)	ASSESSED PERIOD TO REMAIN IN CONDITION B (YEARS)	BACKLOG COSTS - CURRENT & IMPENDING (£'000)					
CATEGORIES: A. New. B. Sound and exhibits only minor deteriorations. C. Operational but major repair or replacement will be needed soon (ie. within 3 years). D. Runs a serious risk of imminent breakdown.									
NOTES: 1. Only assets that are designated below condition B require cost and risk assessment. 2. The list of sub-elements shown is not exhaustive. Add or delete as circumstances dictate. 3. The identification of sub-elements that are assessed to remain in condition B for more than 5 years is optional. Examples have been shown should organisations wish to record such assets.									
DISTRIBUTION BOARDS								Low	Florescent tube fittings present requiring replacement to select areas. External luminaires present to main building, however, their working order could not be confirmed at time of inspection. Emergency light testing records present on site. To be tested regularly. Lightning conductors not observed. Consideration to upgrading the lighting for LED in due course to improve efficiency. <div style="text-align: right;"></div>
SWITCHGEAR								Low	
LUMINAIRES - INTERNAL	B	8	5					Low	
LUMINAIRES - EXTERNAL								Low	
LUMINAIRES - EMERGENCY	B	3	5					Low	
LIGHTNING CONDUCTORS									
LUMINAIRES - EMERGENCY [CORRIDORS]	B	1	5					Low	
14. ALARMS & DETECTION SYSTEMS									
FIRE ALARM WIRING SYSTEM	C			1	5	4	20	High	Fire alarm system in visibly good condition, however, no regular fire tests noted on site. No reported issues with the security system. <div style="text-align: right;"></div>
SECURITY SYSTEMS	B	2	5					Low	
15. COMMUNICATION SYSTEMS									
DEDICATED COMMS ROOM?	B	1	5		2	2	4	Low	Select comms rooms accessed at time of inspection, in good order. General maintenance anticipated. No noted issues with installation. <div style="text-align: right;">No photo</div>
TELEPHONE SYSTEMS	B	1	5		2	2	4	Low	
DATA SYSTEMS	B	1	5		2	2	4	Low	
STRUCTURED CABLING	B	1	5		2	2	4	Low	
PANIC ALARM SYSTEMS	B	1	5		2	2	4	Low	
BUILDING MANAGEMENT SYSTEM	B	2	5		2	2	4		

FACET 1 : PHYSICAL CONDITION SURVEY REPORT FORM

FORM REFERENCE: 62611		DATE: Dec-17	
SURVEYED BY: Howard Sheldon & Danny Lawson		BUILDING AGE: 23 years (1994) (Refurbished extensively since)	
TRUST NAME: Great Ormond Street Hospital		SITE NAME: Variety Club	
OVERALL AREA (m ²): Approx. 2770		REMAINING LIFE: 50	
NUMBER OF AREAS: 15		Great Ormond Street Hospital NHS Trust, GOSH Estates and Facilities, Mezzanine Floor, 40 St. Bernard Street, London, WC1N 3JH	

PHOTO	CONDITION RANK	BUDGET COST TO MAINTAIN IN CONDITION B (£'000)	ASSESSED PERIOD TO REMAIN IN CONDITION B (YEARS)	BACKLOG COSTS - CURRENT & IMPENDING (£'000)	CURRENT & IMPENDING BACKLOG RISK ASSESSMENT				CATEGORIES: A. New. B. Sound and exhibits only minor deteriorations. C. Operational but major repair or replacement will be needed soon (ie. within 3 years). D. Runs a serious risk of imminent breakdown. NOTES: 1. Only assets that are designated below condition B require cost and risk assessment. 2. The list of sub-elements shown is not exhaustive. Add or delete as circumstances dictate. 3. The identification of sub-elements that are assessed to remain in condition B for more than 5 years is optional. Examples have been shown should organisations wish to record such assets.
					CONSEQUENCE SCORE	LIKELIHOOD SCORE	OVERALL RISK SCORE	RISK RANK	
									
16. MISCELLANEOUS									
ELECTRONIC ROOM BOOKING AND DISPLAY									Low
									Not applicable.
									No photo
FACET 1 : PHYSICAL CONDITION : TOTAL		303		86					



FACET TWO

2.0 FACET 2: FUNCTIONAL SUITABILITY REVIEW METHODOLOGY

2.1 Survey Methodology

The Functional Suitability of a property is not necessarily dependent on the quality of the accommodation provided. It is more to do with the appropriateness of the facility to the activities taking place within it.

The scoring used has been produced by a combination of interview with a building occupant/premises manager and the skill and experience of the auditor, in guidance and explanation of the questions with this staff member. It is, of course, a Building Surveyor's opinion, and should not be taken on face value only. Extremes of scoring should be viewed as indicative of a problem, or excellence, and the audit taken in context with other factors.

This audit comprises the following Functional Suitability questions:

Internal Space Relationships

- A1) Internal Function Relationships: Are key functional relationships suitably placed? Are the walking distances satisfactory between all functions, e.g. Waiting Rooms near Consulting Rooms etc.
- A2) Security: Is there adequate security for the premises? E.g. doors easily controlled, adequate lockup areas for drugs, equipment etc. Protected escape at reception counter if applicable.
- A3) Separation of Male/Female Facilities: Is there adequate separation of the male and female facilities? E.g. Changing Rooms, Locker Rooms, Showers and WC facilities.

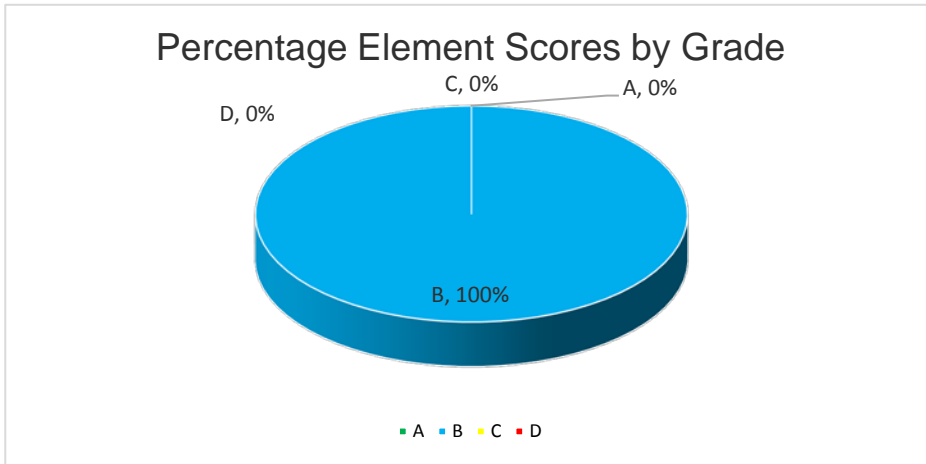
Support Facilities

- B1) Provision of Accommodation: Is there a good balance of the type of rooms/facilities for the function? Size of rooms, type of rooms/areas, sufficient WCs, Changing, Rest Rooms and Sluice Rooms.
- B2) Quality Assurance:
 - a) How does the accommodation provide a suitable environment to deliver a quality service at present?
 - b) Future service changes or capacity issues may affect the above answer for better or worse.
- B3) Disabled Facility: Is there suitable provision for disabled persons? This will include visitors and the physically, visually and aurally disabled.
- B4) Storage Facility: Is there adequate storage capacity?

Location

- C1) Location of Premises: Are the premises suitably located i.e. easy to reach, near public transport and the position within the catchment area?
- C2) Access: Are the premises easily negotiated by staff/public? I.e. signage, easy to move around through corridors, stairs and doorways.
- C3) Associated Car Parking Satisfactory: For staff, clients, patients and visitors.

FACET 2 : CONDITIONAL SUITABILITY SURVEY



The Gradings

- A Very satisfactory, no change needed
- B Satisfactory, minor change needed
- C Not satisfactory, major change needed
- D Unacceptable in its present condition




Comparison of Elements Audited.

FACET 2 : FUNCTIONAL SUITABILITY SURVEY REPORT FORM

FORM REFERENCE:	62611	DATE	Dec-17
SURVEYED BY:	Howard Sheldon & Danny Lawson	BUILDING AGE:	23 years (1994) (Refurbished extensively since)
TRUST NAME:	Great Ormond Street Hospital		
OVERALL AREA (m²):	Approx. 2770	REMAINING LIFE:	50
SITE NAME:	Variety Club		
NUMBER OF AREAS:	15	Great Ormond Street Hospital NHS Trust, GOSH Estates and Facilities, Mezzanine Floor, 40 St. Bernard Street, London, WC1N 3JH	

					<p>CATEGORIES:</p> <ul style="list-style-type: none"> A. New. B. Satisfactory, minor change needed C. Not satisfactory, major change needed. D. Unacceptable in it's present condition. X. Total re-build or relocation needed <p>NOTES:</p> <p>1. Only assets that are designated below condition B require cost and risk assessment.</p>
CONDITION RANK	BUDGET COST TO MAINTAIN IN CONDITION B (£'000)	ASSESSED PERIOD TO REMAIN IN CONDITION B (YEARS)	BACKLOG COSTS - CURRENT & IMPENDING (£'000)		

FUNCTIONAL SUITABILITY

	PHOTOGRAPH																																																								
1. CLINICAL ROOMS																																																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">SIZE OF ROOM (43 SQ M)</td> <td style="width: 5%;">B</td> <td style="width: 5%;"></td> <td style="width: 5%;">10</td> <td style="width: 5%;"></td> <td rowspan="13" style="vertical-align: top; padding: 5px;"> <p>Theatres are made up of 5no. distinct areas being: Preparation (12m), Disposal Room (8m), Anaesthetic Room (18m), Theatres (43m2) with Scrub Areas (6m) and Exit Bays (40m+). Ventilation throughout this area is sufficient, no issues were raised upon our inspection. Floor vinyl is in good condition, with the exception of certain areas mainly below WHBs & Scrub areas where flooring is fair to poor and requires renewal (grime and scoring with weld rods missing in places) which general ongoing as noted within the earlier facet. Hand wash basins in good working order with the exception of select non-compliant units / taps and IPS systems with exposed joints noted, sealing of joints in the short term and replacement in the long term is required. Sufficient Clinical Storage Present. Observation of patients and acoustic properties to a good level. Notional sums have been included for general maintenance.</p> </td> </tr> <tr><td>SUFFICIENT VENTILATION</td><td>B</td><td>10</td><td>5</td><td></td></tr> <tr><td>FLOOR COVERINGS (Vinyl?)</td><td>B</td><td>10</td><td>5</td><td></td></tr> <tr><td>HAND-WASH SINK (elbow operated lever action taps)</td><td>B</td><td>25</td><td>5</td><td></td></tr> <tr><td>EXAMINATION LAMP</td><td>B</td><td>5</td><td>10</td><td></td></tr> <tr><td>SUFFICIENT STORAGE IN ROOMS</td><td>B</td><td>5</td><td>10</td><td></td></tr> <tr><td>WALL-MOUNTED SHARPS BIN BRACKET</td><td>B</td><td></td><td>10</td><td></td></tr> <tr><td>SUFFICIENT STORAGE (GENERAL OUTSIDE ROOMS)</td><td>B</td><td>5</td><td>5</td><td></td></tr> <tr><td>PANIC ALARM SYSTEM TO ALL ROOMS AND RECEPTION?</td><td>B</td><td>1</td><td>10</td><td></td></tr> <tr><td>OBSERVATION OF PATIENTS</td><td>B</td><td>2</td><td>5</td><td></td></tr> <tr><td>ACOUSTIC PROPERTIES/PRIVACY</td><td>B</td><td>2</td><td>5</td><td></td></tr> </table>	SIZE OF ROOM (43 SQ M)	B		10		<p>Theatres are made up of 5no. distinct areas being: Preparation (12m), Disposal Room (8m), Anaesthetic Room (18m), Theatres (43m2) with Scrub Areas (6m) and Exit Bays (40m+). Ventilation throughout this area is sufficient, no issues were raised upon our inspection. Floor vinyl is in good condition, with the exception of certain areas mainly below WHBs & Scrub areas where flooring is fair to poor and requires renewal (grime and scoring with weld rods missing in places) which general ongoing as noted within the earlier facet. Hand wash basins in good working order with the exception of select non-compliant units / taps and IPS systems with exposed joints noted, sealing of joints in the short term and replacement in the long term is required. Sufficient Clinical Storage Present. Observation of patients and acoustic properties to a good level. Notional sums have been included for general maintenance.</p>	SUFFICIENT VENTILATION	B	10	5		FLOOR COVERINGS (Vinyl?)	B	10	5		HAND-WASH SINK (elbow operated lever action taps)	B	25	5		EXAMINATION LAMP	B	5	10		SUFFICIENT STORAGE IN ROOMS	B	5	10		WALL-MOUNTED SHARPS BIN BRACKET	B		10		SUFFICIENT STORAGE (GENERAL OUTSIDE ROOMS)	B	5	5		PANIC ALARM SYSTEM TO ALL ROOMS AND RECEPTION?	B	1	10		OBSERVATION OF PATIENTS	B	2	5		ACOUSTIC PROPERTIES/PRIVACY	B	2	5		 
SIZE OF ROOM (43 SQ M)	B		10		<p>Theatres are made up of 5no. distinct areas being: Preparation (12m), Disposal Room (8m), Anaesthetic Room (18m), Theatres (43m2) with Scrub Areas (6m) and Exit Bays (40m+). Ventilation throughout this area is sufficient, no issues were raised upon our inspection. Floor vinyl is in good condition, with the exception of certain areas mainly below WHBs & Scrub areas where flooring is fair to poor and requires renewal (grime and scoring with weld rods missing in places) which general ongoing as noted within the earlier facet. Hand wash basins in good working order with the exception of select non-compliant units / taps and IPS systems with exposed joints noted, sealing of joints in the short term and replacement in the long term is required. Sufficient Clinical Storage Present. Observation of patients and acoustic properties to a good level. Notional sums have been included for general maintenance.</p>																																																				
SUFFICIENT VENTILATION	B	10	5																																																						
FLOOR COVERINGS (Vinyl?)	B	10	5																																																						
HAND-WASH SINK (elbow operated lever action taps)	B	25	5																																																						
EXAMINATION LAMP	B	5	10																																																						
SUFFICIENT STORAGE IN ROOMS	B	5	10																																																						
WALL-MOUNTED SHARPS BIN BRACKET	B		10																																																						
SUFFICIENT STORAGE (GENERAL OUTSIDE ROOMS)	B	5	5																																																						
PANIC ALARM SYSTEM TO ALL ROOMS AND RECEPTION?	B	1	10																																																						
OBSERVATION OF PATIENTS	B	2	5																																																						
ACOUSTIC PROPERTIES/PRIVACY	B	2	5																																																						
2. WAITING AREAS																																																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">SUFFICIENT SIZE</td> <td style="width: 5%;">B</td> <td style="width: 5%;"></td> <td style="width: 5%;">10</td> <td style="width: 5%;"></td> <td rowspan="7" style="vertical-align: top; padding: 5px;"> <p>Waiting areas and Exit Bays of sufficient size and in good condition. Changing areas are split between Male and Female, generally restricted access & egress to these areas. Male urinals & cubicles have to be passed on access/ egress, future layout re-configuration recommended, furthermore replacement of vinyl floor to toilet areas required. Chairs in staff room are wipe cleanable and starting to wear, which will require replacement in five years.</p> </td> </tr> <tr><td>SUFFICIENT VENTILATION</td><td>B</td><td>2</td><td>5</td><td></td></tr> <tr><td>CHAIRS OF GOOD DESIGN (SOME HIGHER WITH ARMS)</td><td>B</td><td>2</td><td>5</td><td></td></tr> <tr><td>WIPE CLEAN CHAIRS</td><td>B</td><td>5</td><td>5</td><td></td></tr> <tr><td>PATIENT INFORMATION SYSTEMS?</td><td>B</td><td>2</td><td>5</td><td></td></tr> <tr><td>SEPARATION OF MALE/FEMALE FACILITIES</td><td>B</td><td></td><td>5</td><td></td></tr> <tr><td>PROVISION OF ACCOMMODATION</td><td>B</td><td></td><td>10</td><td></td></tr> </table>	SUFFICIENT SIZE	B		10			<p>Waiting areas and Exit Bays of sufficient size and in good condition. Changing areas are split between Male and Female, generally restricted access & egress to these areas. Male urinals & cubicles have to be passed on access/ egress, future layout re-configuration recommended, furthermore replacement of vinyl floor to toilet areas required. Chairs in staff room are wipe cleanable and starting to wear, which will require replacement in five years.</p>	SUFFICIENT VENTILATION	B	2	5		CHAIRS OF GOOD DESIGN (SOME HIGHER WITH ARMS)	B	2	5		WIPE CLEAN CHAIRS	B	5	5		PATIENT INFORMATION SYSTEMS?	B	2	5		SEPARATION OF MALE/FEMALE FACILITIES	B		5		PROVISION OF ACCOMMODATION	B		10																					
SUFFICIENT SIZE	B		10		<p>Waiting areas and Exit Bays of sufficient size and in good condition. Changing areas are split between Male and Female, generally restricted access & egress to these areas. Male urinals & cubicles have to be passed on access/ egress, future layout re-configuration recommended, furthermore replacement of vinyl floor to toilet areas required. Chairs in staff room are wipe cleanable and starting to wear, which will require replacement in five years.</p>																																																				
SUFFICIENT VENTILATION	B	2	5																																																						
CHAIRS OF GOOD DESIGN (SOME HIGHER WITH ARMS)	B	2	5																																																						
WIPE CLEAN CHAIRS	B	5	5																																																						
PATIENT INFORMATION SYSTEMS?	B	2	5																																																						
SEPARATION OF MALE/FEMALE FACILITIES	B		5																																																						
PROVISION OF ACCOMMODATION	B		10																																																						

FACET 2 : FUNCTIONAL SUITABILITY SURVEY REPORT FORM

FORM REFERENCE:	62611	DATE	Dec-17
SURVEYED BY:	Howard Sheldon & Danny Lawson	BUILDING AGE:	23 years (1994) (Refurbished extensively since)
TRUST NAME:	Great Ormond Street Hospital		
OVERALL AREA (m²):	Approx. 2770	REMAINING LIFE:	50
SITE NAME:	Variety Club		
NUMBER OF AREAS:	15	Great Ormond Street Hospital NHS Trust, GOSH Estates and Facilities, Mezzanine Floor, 40 St. Bernard Street, London, WC1N 3JH	

	CONDITION RANK	BUDGET COST TO MAINTAIN IN CONDITION B (£'000)	ASSESSED PERIOD TO REMAIN IN CONDITION B (YEARS)	BACKLOG COSTS - CURRENT & IMPENDING (£'000)	
					<p>CATEGORIES:</p> <p>A. New. B. Satisfactory, minor change needed C. Not satisfactory, major change needed. D. Unacceptable in it's present condition. X. Total re-build or relocation needed</p> <p>NOTES:</p> <p>1. Only assets that are designated below condition B require cost and risk assessment.</p>
DISABLED FACILITIES	B	5	5		
3. OUT OF HOURS WORKING					
SUFFICIENT EXTERNAL LIGHTING	B	1	5		Controlled access, in working order. Security cameras present. See building facet report for further information.
ACCESS CONTROL	B	3	5		
DOOR ENTRY INTERCOM	B	3	5		
ASSOCIATED PARKING	B		10		
ACCESS TO PREMISES	B		10		
FACET 2 : FUNCTIONAL SUITABILITY : TOTAL					



FACET THREE

3.0 FACET 3: SPACE UTILISATION REVIEW METHODOLOGY

3.1 Survey Methodology

A Space Review has been carried out which included both site visitation and brief interviews with informed staff, usually the senior manager at the premises.

Space – General

Spare Capacity has been quantified in a clear and concise format which will enable ready identification of its availability.

The review identifies:

- E = Empty
- U = Under-Capacity
- F = Fully Used
- O = Over-Capacity

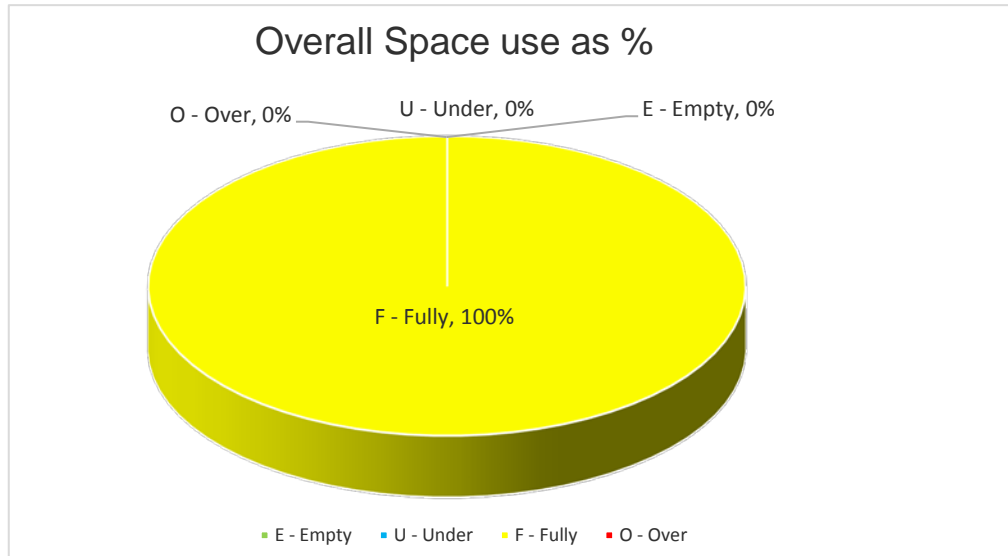
Using the Information

It is important that the Space-Use information is not viewed simply in isolation. Excess Spare Capacity represents revenue money which is being wasted. Careful consideration of the nature of the job function may suggest opportunities for improved utilisation.

It is, of course, an opinion by a Building Surveyor with knowledge of healthcare buildings and the relevant HTMs and DoH Guidance but is not a Clinician's view.

FACET 3 : SPACE UTILISATION SURVEY

Overall Space use as a %



General Overview :


1	block was surveyed
30	spaces/rooms were included
30	- fully-used rooms
0	- overcrowded rooms
0	- Under-used rooms
0	- empty rooms

FACET 3 : SPACE UTILISATION SURVEY REPORT FORM

FORM REFERENCE:	62611	DATE	Dec-17
SURVEYED BY:	Howard Sheldon & Danny Lawson	BUILDING AGE:	23 years (1994) (Refurbished extensively since)
TRUST NAME:	Great Ormond Street Hospital		
OVERALL AREA (m²):	Approx. 2770	REMAINING LIFE:	50
SITE NAME:	Variety Club		
NUMBER OF AREAS:	15	Great Ormond Street Hospital NHS Trust, GOSH Estates and Facilities, Mezzanine Floor, 40 St. Bernard Street, London, WC1N 3JH	

No. of rooms	CONDITION RANK	COST TO MAINTAIN IN CONDITION B (£'000)	ASSESSED PERIOD TO REMAIN IN CONDITION B (YEARS)	BACKLOG COSTS - CURRENT & IMPENDING (£'000)	<p>CATEGORIES:</p> <p>E. Empty or grossly under-used at all times.</p> <p>U. Under used - Generally under used. Utilisation could be significantly increased.</p> <p>F. Fully used - A satisfactory level of utilisation.</p> <p>O. Overcrowded - Overcrowded, overloaded and facilities generally stretched.</p> <p>NOTES:</p> <p>1. Costs given to improve situation.</p>
--------------	----------------	---	--	---	---

SPACE UTILISATION

SPACE UTILISATION					PHOTOGRAPH
1. SPACE UTILISATION					 <p>Numbers shown are approximate. Space provision appears to meet demand, albeit these are not inspected when clinical procedures are being undertaken. Note the main areas / buildings facet report is to be read in conjunction with this report.</p>
WAITING AREAS					
NUMBER OF CLINICAL ROOMS	15	F	5		
BACK OFFICE SPACE					
CLINICAL STORAGE	15	F	5		
PATIENT NOTES STORAGE					
TOTAL ROOMS	30				
OVERCROWDED ROOMS					
UNDER-USED ROOMS					
EMPTY ROOMS					
FULLY USED ROOMS	30	F	5		
TOTAL ROOMS	30				
FACET 3 : SPACE UTILISATION : TOTAL					

FACET FOUR

4.0 FACET 4: QUALITY AUDIT METHODOLOGY

4.1 Survey Methodology

As with the Functional Suitability Review, the scoring of this audit is subjective by a Building Surveyor (perhaps even more so), and the results should be taken into context with other aspects of the premises.

Ingleton Wood have undertaken a Quality Audit of your site to establish the Quality of the premises. This audit comprises three elements:

- A: Amenity
- B: Comfort Engineering
- C: Design Appearance

A: Amenity

This reviews whether the premises offer an attractive or pleasing area for patients and staff. It quantifies:

- 1) Well-Functioning Entrance/Reception
- 2) Dignity
- 3) Comfort
- 4) Working Conditions
- 5) Storage Provision
- 6) Safety and Security
- 7) Signposting

B: Comfort Engineering

This reviews whether the premises offer an acceptable environment for patients and staff. It quantifies:

- 1) Light Levels
- 2) Adequacy of Heating and Cooling
- 3) Temperature Control/Ventilation
- 4) Noise Levels
- 5) Odour Levels

C: Design Appearance

This reviews whether the premises offer an attractive or pleasing interior/exterior for patients and staff. It quantifies:

- 1) Colour Scheme
- 2) Furnishings
- 3) Art
- 4) Planting (internal/external)
- 5) Views
- 6) Natural Daylight
- 7) First Impressions

4.2 Category Criteria

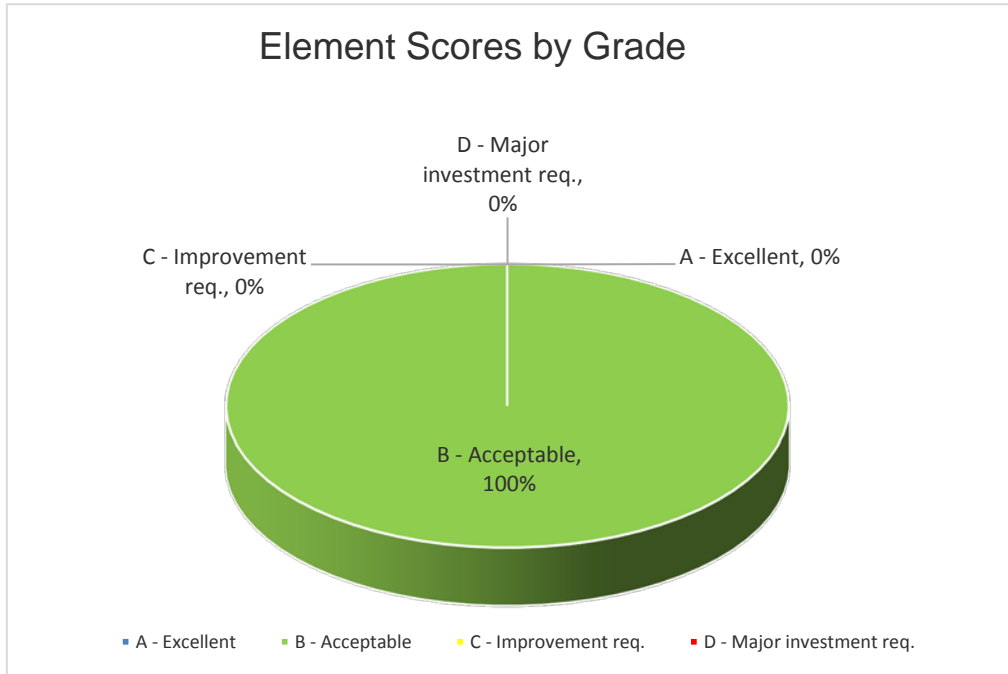
Each item has been categorised and ordered. This enables a straightforward comparison to be made and clearly shows any facilities which are falling below an acceptable/reasonable standard.

It is important that the categories are not simply considered in isolation as they are intended as a strategic planning tool to quantify the long term quality standards of the accommodation in relation to the current usage only.

Category	Comment
A	A facility of excellent quality.
B	A facility requiring general maintenance investment only.
C	A less than acceptable facility requiring capital investment.
D	A very poor facility requiring major capital investment or replacement.

FACET 4 : QUALITY SUMMARY

% Element Scores by Grade



The Results




- A - Facility of excellent quality
- B - Facility requiring general maintenance investment only
- C - Less than acceptable facility requiring capital investment
- D - Very poor facility requiring major capital investment

FACET 4 : QUALITY SURVEY REPORT FORM

FORM REFERENCE: 62611		DATE: Dec-17	
SURVEYED BY: Howard Sheldon & Danny Lawson		BUILDING AGE: 23 years (1994) (Refurbished extensively since)	
OVERALL AREA (m²): Approx. 2770		REMAINING LIFE: 50	
		TRUST NAME: Great Ormond Street Hospital	
		SITE NAME: Variety Club	
		NUMBER OF AREAS: 15	
Great Ormond Street Hospital NHS Trust, GOSH Estates and Facilities, Mezzanine Floor, 40 St. Bernard Street, London, WC1N 3JH			

CONDITION RANK	COST TO MAINTAIN IN CONDITION B (£'000)	ASSESSED PERIOD TO REMAIN IN CONDITION B (YEARS)	BACKLOG COSTS - CURRENT & IMPENDING (£'000)	<p>CATEGORIES:</p> <p>A. a facility of excellent quality. B. a facility requiring general maintenance investment only. C. a less than acceptable facility requiring capital investment. D. a very poor facility requiring significant capital investment or replacement X. Supplementary rating to C or D to indicate that nothing but a total rebuild or relocation will suffice</p> <p>NOTES:</p> <p>1. Costs given to improve situation.</p>
-----------------------	--	---	--	---

QUALITY

1. QUALITY				PHOTOGRAPH
LOCATION	B		10	  
ACCESS	B	8	5	
SIGNAGE	B	5	5	
ENTRANCE	B	8	5	
WAITING AREAS	B	5	5	
CORRIDORS	B	10	5	
COMFORT ENGINEERING - LIGHT LEVELS	B	2	5	
COMFORT ENGINEERING - ADEQUACY OF HEATING & COOLING	B	15	5	
COMFORT ENGINEERING - TEMPERATURE CONTROL/ VENTILATION	B	18	5	
COMFORT ENGINEERING - NOISE LEVELS	B	5	10	
COMFORT ENGINEERING - ODOUR LEVELS	B	5	10	
GENERAL FEEL - Colour scheme, furnishings, art, planting, views, natural daylight, first impressions	B	15	5	
FACET 4 : QUALITY : TOTAL				



FACET FIVE

5.0 FACET 5: STATUTORY COMPLIANCE REVIEW METHODOLOGY

5.1 Survey Methodology

Ingleton Wood's responsibilities as an auditor have been limited to auditing the following:

- Legionella Risk Assessments are valid and suitable, lab testing and log books are complete.
- DDA Accessibility Audits are valid and suitable.
- Asbestos Surveys, Register, policies and procedures are in place.
- Fire Safety – Fire Risk Assessment is suitable and current.
- Aspects of the Health and Safety at Work Act covering:
 - Safety glazing
 - Safety of floors and traffic routes
 - The risk of falling and risks from falling objects
 - Adequacy of lighting
 - Gas safety
 - Safety of lifts and hoists
 - Compliance with COSHH
 - Plant Room safety
 - Electrical safety

The audit has been carried out by conducting a series of interviews and visual inspections on site.

This took the form of questions/answers and a walk around the premises, based on the pro-forma survey sheets used by Ingleton Wood.

The reporting of the results therefore takes into consideration all of the aspects involved in a full survey.

This audit comprises: Statutory Requirements (incl. COSHH and Health and Safety at Work Act).

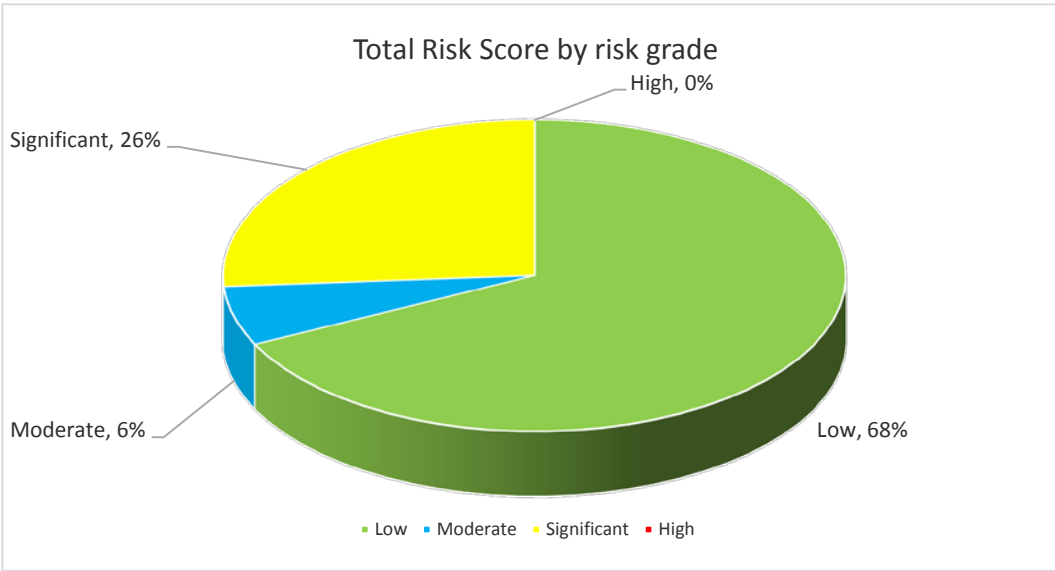
Each Practice has been given a score for Statutory Compliance. These are added together to give an overall score and associated grade.

- A: A building which complies with all statutory requirements and relevant guidance.
- B: A building where action will be needed in the current plan period to comply with relevant guidance and statutory requirements.
- C: A building which falls short of (B).
- D: Areas which are dangerously below (B) standard.

FACET 5 : FIRE HEALTH AND SAFETY SUMMARY

Overall Risk Grade: C Total Cost: (in £000's) £ 56,000.00

Note: If items are high risk then this will override the grade to D as the block has items that are high risk.



Cost by Risk:

	Low	Moderate	Significant	High	
Fire Safety	£ 8,000.00	£ -	£ 8,000.00	£ -	
Statutory Safety	£ -	£ 4,000.00	£ 36,000.00	£ -	
	£ 8,000.00	£ 4,000.00	£ 44,000.00	£ -	£ 56,000.00


FACET 5 : STATUTORY SAFETY SURVEY REPORT FORM

FORM REFERENCE: 62611	DATE: Dec-17
SURVEYED BY: Howard Sheldon & Danny Lawson	BUILDING AGE: 23 years (1994) (Refurbished extensively since)
OVERALL AREA (m²): Approx. 2770	REMAINING LIFE: 50
	TRUST NAME: Great Ormond Street Hospital
	SITE NAME: Variety Club
	NUMBER OF AREAS: 15
Great Ormond Street Hospital NHS Trust, GOSH Estates and Facilities, Mezzanine Floor, 40 St. Bernard Street, London, WC1N 3JH	

CONDITION RANK	COST TO MAINTAIN IN CONDITION B (£'000)	ASSESSED PERIOD TO REMAIN IN CONDITION B (YEARS)	BACKLOG COSTS - CURRENT & IMPENDING (£'000)	CURRENT & IMPENDING BACKLOG RISK ASSESSMENT			
				CONSEQUENCE SCORE	LIKELIHOOD SCORE	OVERALL RISK SCORE	RISK RANK


CATEGORIES:
A. Building complies with all statutory requirements and guidance.
B. Building where action will be required to comply with statutory requirements & guidance.
C. Building with known contravention of one or more standards which falls short of B.
D. Building areas which are dangerously below B standard.
x..Supplementary rating to C or D to indicate that nothing but a total rebuild or relocation will suffice

NOTES:
1. Only assets that are designated below condition B require cost and risk assessment.
2. The list of sub-elements shown is not exhaustive. Add or delete as circumstance dictate.
3. The identification of sub-elements that are assessed to remain in condition B for more than 5 years is optional. Examples have been shown should organisations wish to record such assets.

STATUTORY SAFETY										PHOTOGRAPH
1. ELECTRICAL SERVICES - SUPPLY & DISTRIBUTION										
DISTRIBUTION BOARD STANDARDS	C			5	4	3	12	Sig	<p>No access to main switchgear possible at time of inspection. Distribution boards must be inspected and maintained on a regular basis. Sockets generally provided via trunking. Limited repairs required to trunking including mastic. No portable appliances within areas. Working space access and lighting is sufficient throughout the Theatres.</p>	
IMPENDING CHANGES							0	Low		
ADEQUACY OF PROVISION (SOCKET OUTLETS)	B	2	5		2	2	4	Low		
WORKING SPACE, ACCESS & LIGHTING	B	2	5		2	2	4	Low		
2. ASBESTOS										<p>No asbestos survey, register or plan on site. Sums allowed for testing and reporting.</p>
ASBESTOS SURVEY	D			2	5	3	15	Sig	<p>No photo.</p>	
ASBESTOS REGISTER	D			2	5	3	15	Sig		
ACTION PLAN	D			2	5	3	15	Sig		
3. CONTROL OF LEGIONELLA										

FACET 5 : STATUTORY SAFETY SURVEY REPORT FORM

FORM REFERENCE: 62611	DATE: Dec-17
SURVEYED BY: Howard Sheldon & Danny Lawson	BUILDING AGE: 23 years (1994) (Refurbished extensively since)
OVERALL AREA (m²): Approx. 2770	REMAINING LIFE: 50
	TRUST NAME: Great Ormond Street Hospital
	SITE NAME: Variety Club
	NUMBER OF AREAS: 15
Great Ormond Street Hospital NHS Trust, GOSH Estates and Facilities, Mezzanine Floor, 40 St. Bernard Street, London, WC1N 3JH	

	CONDITION RANK	COST TO MAINTAIN IN CONDITION B (£'000)	ASSESSED PERIOD TO REMAIN IN CONDITION B (YEARS)	BACKLOG COSTS - CURRENT & IMPENDING (£'000)	CURRENT & IMPENDING BACKLOG RISK ASSESSMENT				RISK RANK	
					CONSEQUENCE SCORE	LIKELIHOOD SCORE	OVERALL RISK SCORE			
COLD WATER STORAGE	D			1	5	3	15	Sig	<p>CATEGORIES:</p> <p>A. Building complies with all statutory requirements and guidance. B. Building where action will be required to comply with statutory requirements & guidance. C. Building with known contravention of one or more standards which falls short of B. D. Building areas which are dangerously below B standard. x..Supplementary rating to C or D to indicate that nothing but a total rebuild or relocation will suffice</p> <p>NOTES:</p> <p>1. Only assets that are designated below condition B require cost and risk assessment. 2. The list of sub-elements shown is not exhaustive. Add or delete as circumstance dictate. 3. The identification of sub-elements that are assessed to remain in condition B for more than 5 years is optional. Examples have been shown should organisations wish to record such assets.</p>	
HOT WATER STORAGE	D			1	5	3	15	Sig		
HOT WATER STORAGE MODS	D			1	5	3	15	Sig		
PIPEWORK INSTALLATION	D			15	5	3	15	Sig		
PIPEWORK INSULATION	D			1	5	3	15	Sig		
VENTILATION PLANT	D			1	5	3	15	Sig		

FACET 5 : STATUTORY SAFETY SURVEY REPORT FORM

FORM REFERENCE:	62611	DATE:	Dec-17
SURVEYED BY:	Howard Sheldon & Danny Lawson	BUILDING AGE:	23 years (1994) (Refurbished extensively since)
OVERALL AREA (m²):	Approx. 2770	REMAINING LIFE:	50
		TRUST NAME:	Great Ormond Street Hospital
		SITE NAME:	Variety Club
		NUMBER OF AREAS:	15
Great Ormond Street Hospital NHS Trust, GOSH Estates and Facilities, Mezzanine Floor, 40 St. Bernard Street, London, WC1N 3JH			

					CURRENT & IMPENDING BACKLOG RISK ASSESSMENT				
					CONSEQUENCE SCORE	LIKELIHOOD SCORE	OVERALL RISK SCORE	RISK RANK	
CONDITION RANK		COST TO MAINTAIN IN CONDITION B (£'000)	ASSESSED PERIOD TO REMAIN IN CONDITION B (YEARS)	BACKLOG COSTS - CURRENT & IMPENDING (£'000)					<p>CATEGORIES:</p> <p>A. Building complies with all statutory requirements and guidance. B. Building where action will be required to comply with statutory requirements & guidance. C. Building with known contravention of one or more standards which falls short of B. D. Building areas which are dangerously below B standard. x..Supplementary rating to C or D to indicate that nothing but a total rebuild or relocation will suffice</p> <p>NOTES:</p> <p>1. Only assets that are designated below condition B require cost and risk assessment. 2. The list of sub-elements shown is not exhaustive. Add or delete as circumstance dictate. 3. The identification of sub-elements that are assessed to remain in condition B for more than 5 years is optional. Examples have been shown should organisations wish to record such assets.</p>

4. HEALTH & SAFETY AT WORK ACT								
LIGHTING (ADEQUACY OF PROVISION)	B	5	10		0	0	0	Low
FALLS & FALLING OBJECTS	B	1	10		0	0	0	Low
LADDERS							0	Low
SAFETY GLAZING	B	3	10		3	2	6	Low
GAS SAFETY							0	Low
BOILERS SAFETY							0	Low
VENTILATION STANDARDS (AIR QUALITY) CLEANING	B	8	10		0	0	0	Low
FLOORS & TRAFFIC ROUTES	B	1	5		3	2	6	Low
							0	Low

No access to boiler plant possible at time of inspection.
 The provision of lighting is adequate.
 Ventilation inspections to be carried out and possibly cleaned. Sum indicative for inspection and minor cleaning only.
 Floor and traffic routes generally clear of obstructions.
 Safety glazing present. Noted with intumescent seals.




FACET 5 : STATUTORY SAFETY SURVEY REPORT FORM

FORM REFERENCE: 62611		DATE: Dec-17	
SURVEYED BY: Howard Sheldon & Danny Lawson		BUILDING AGE: 23 years (1994) (Refurbished extensively since)	
OVERALL AREA (m²): Approx. 2770		REMAINING LIFE: 50	
		TRUST NAME: Great Ormond Street Hospital	
		SITE NAME: Variety Club	
		NUMBER OF AREAS: 15	
Great Ormond Street Hospital NHS Trust, GOSH Estates and Facilities, Mezzanine Floor, 40 St. Bernard Street, London, WC1N 3JH			

	CONDITION RANK	COST TO MAINTAIN IN CONDITION B (£'000)	ASSESSED PERIOD TO REMAIN IN CONDITION B (YEARS)	BACKLOG COSTS - CURRENT & IMPENDING (£'000)	CURRENT & IMPENDING BACKLOG RISK ASSESSMENT					
					CONSEQUENCE SCORE	LIKELIHOOD SCORE	OVERALL RISK SCORE	RISK RANK		
5. FOOD HYGIENE										
KITCHEN	B	3	5		2	2	4	Low	Kitchens in fair condition with only maintenance required over the next 5 years.	No photo.
								Low		
6. CONTROL OF SUBSTANCES HAZARDOUS TO HEALTH (COSHH) REGULATIONS										
STORAGE	D			1	5	3	15	Sig	No COSHH file presented on site.	No photo.
VENTILATION	D			1	5	3	15	Sig		
SAFE HANDLING	D			1	5	3	15	Sig		
SIGNS & SIGNALS	D			1	5	3	15	Sig		
RISK ASSESSMENTS	D			1	5	3	15	Sig		
7. DISABILITY DISCRIMINATION ACT										
EXTERNAL APPROACH PATHWAYS							0	Low	Theatre entrance doors automatic. Main reception counter top at low level. Horizontal circulation to an adequate width.	
EXTERNAL APPROACH LEVEL							0	Low		

FACET 5 : STATUTORY SAFETY SURVEY REPORT FORM

FORM REFERENCE:	62611	DATE:	Dec-17
SURVEYED BY:	Howard Sheldon & Danny Lawson	BUILDING AGE:	23 years (1994) (Refurbished extensively since)
OVERALL AREA (m²):	Approx. 2770	REMAINING LIFE:	50
		TRUST NAME:	Great Ormond Street Hospital
		SITE NAME:	Variety Club
		NUMBER OF AREAS:	15
Great Ormond Street Hospital NHS Trust, GOSH Estates and Facilities, Mezzanine Floor, 40 St. Bernard Street, London, WC1N 3JH			

	CONDITION RANK	COST TO MAINTAIN IN CONDITION B (£'000)	ASSESSED PERIOD TO REMAIN IN CONDITION B (YEARS)	BACKLOG COSTS - CURRENT & IMPENDING (£'000)	CURRENT & IMPENDING BACKLOG RISK ASSESSMENT				RISK RANK	
					CONSEQUENCE SCORE	LIKELIHOOD SCORE	OVERALL RISK SCORE			
EXTERNAL APPROACH RAMP							0	Low		
MAIN ENTRANCE DOOR	B	2	5		2	2	4	Low	Internal spaces of an adequate size, some areas are restricted width especially in regards to changing room. Sanitary facilities in fair condition generally, Allowance for general maintenance and improvements to DDA throughout the term.	
RECEPTION COUNTERS	B	5	5		2	2	4	Low		
HORIZONTAL & VERTICAL CIRCULATION	B	5	5		2	2	4	Low		
INTERNAL SPACES	B	5	5		1	1	1	Low		
SANITARY FACILITIES	B	15	5		3	3	9	Mod		
8. PRESSURE SYSTEMS										
WRITTEN SCHEME OF EXAMINATION							0	Low	Not applicable.	No photo.
9. EQUIPMENT IN CONFINED SPACES										
ACCESS - (IN & OUT)	B	1	5		2	2	4	Low	All areas noted with adequate access. Note, no access to plant room. No risk assessments present on site.	No photo.
ENVIRONMENT TEMPERATURE	B	5	5		2	2	4	Low		

FACET 5 : STATUTORY SAFETY SURVEY REPORT FORM

FORM REFERENCE:	62611	DATE:	Dec-17
SURVEYED BY:	Howard Sheldon & Danny Lawson	BUILDING AGE:	23 years (1994) (Refurbished extensively since)
OVERALL AREA (m²):	Approx. 2770	REMAINING LIFE:	50
		TRUST NAME:	Great Ormond Street Hospital
		SITE NAME:	Variety Club
		NUMBER OF AREAS:	15
Great Ormond Street Hospital NHS Trust, GOSH Estates and Facilities, Mezzanine Floor, 40 St. Bernard Street, London, WC1N 3JH			



	CONDITION RANK	COST TO MAINTAIN IN CONDITION B (£'000)	ASSESSED PERIOD TO REMAIN IN CONDITION B (YEARS)	BACKLOG COSTS - CURRENT & IMPENDING (£'000)	CURRENT & IMPENDING BACKLOG RISK ASSESSMENT				
					CONSEQUENCE SCORE	LIKELIHOOD SCORE	OVERALL RISK SCORE	RISK RANK	
VENTILATION	B	2	5		2	1	2	Low	
SAFE SYSTEMS OF WORK PROVISION	B	1	5		2	2	4	Low	
10. SAFE TEMPERATURES									
HOT WATER OUTLETS	C			4	3	3	9	Mod	<p>It is unclear whether all hot water outlets are fitted with thermostatic mixing valves. Allowance to replace/confirm has been allowed.</p>
SURFACE TEMPERATURES OF HEATING DEVICES	B	2	5		2	2	4	Low	
HEALTH & SAFETY : TOTAL		68		40					
FIRE SAFETY									
1. COMPARTMENTATION									
INTERNAL SPACES	B	5	5		3	2	6	Low	No observations above ceiling tiles at time of inspection.



PHOTOGRAPH


FACET 5 : STATUTORY SAFETY SURVEY REPORT FORM

FORM REFERENCE:	62611	DATE:	Dec-17
SURVEYED BY:	Howard Sheldon & Danny Lawson	BUILDING AGE:	23 years (1994) (Refurbished extensively since)
OVERALL AREA (m²):	Approx. 2770	REMAINING LIFE:	50
		TRUST NAME:	Great Ormond Street Hospital
		SITE NAME:	Variety Club
		NUMBER OF AREAS:	15
			Great Ormond Street Hospital NHS Trust, GOSH Estates and Facilities, Mezzanine Floor, 40 St. Bernard Street, London, WC1N 3JH

	CONDITION RANK	COST TO MAINTAIN IN CONDITION B (£'000)	ASSESSED PERIOD TO REMAIN IN CONDITION B (YEARS)	BACKLOG COSTS - CURRENT & IMPENDING (£'000)	CURRENT & IMPENDING BACKLOG RISK ASSESSMENT				RISK RANK	
					CONSEQUENCE SCORE	LIKELIHOOD SCORE	OVERALL RISK SCORE			
ROOF SPACES/VOIDS							0	Low	A fire stopping audit is recommended to confirm walls are suitably built to structural soffit. The recommendations of a fire risk assessment should be carried out.	
ELECTRICAL POSITIONS	B	2	5		3	2	6	Low		
PLANT RISERS							0	Low		
2. FIRE DOORS										
FIRE DOOR SETS TO CIRCULATION SPACES	B	10	5		4	3	12	Sig	Fire door sets generally present, with self closers, intumescent seals and correct construction. Sum allocated for maintenance. No access to roof spaces/voids possible at time of inspection. Fire stopping audit is recommended to confirm walls are suitably built to structural soffit. recommendations for a fire risk assessment should be carried out.	
FIRE HAZARD ROOMS	B	5	5		3	2	6	Low		
ROOF SPACES/VOIDS							0	Low		
3. MEANS OF ESCAPE										
SIGNS AND SIGNALS	B	5	5		3	2	6	Low	Fire escape signage is adequate. Fire risk assessment not presented on site. Surface finishes to acceptable standard.	No photo.
SURFACE FINISHES	B	1	5		2	2	4	Low		
EMERGENCY LIGHTING	C			5	3	2	6	Low		

FACET 5 : STATUTORY SAFETY SURVEY REPORT FORM

FORM REFERENCE:	62611	DATE:	Dec-17
SURVEYED BY:	Howard Sheldon & Danny Lawson	BUILDING AGE:	23 years (1994) (Refurbished extensively since)
OVERALL AREA (m²):	Approx. 2770	REMAINING LIFE:	50
		TRUST NAME:	Great Ormond Street Hospital
		SITE NAME:	Variety Club
		NUMBER OF AREAS:	15
Great Ormond Street Hospital NHS Trust, GOSH Estates and Facilities, Mezzanine Floor, 40 St. Bernard Street, London, WC1N 3JH			

					CURRENT & IMPENDING BACKLOG RISK ASSESSMENT					
					CONSEQUENCE SCORE	LIKELIHOOD SCORE	OVERALL RISK SCORE	RISK RANK		
EMERGENCY EXIT	B	5	5		3	2	6	Low	Emergency lighting present, however, no record of emergency lighting tests kept on site.	
FIRE EXTINGUISHERS	B	5	5		2	3	6	Low	Fire extinguishers present to public areas, however, in secure housing.	
4. ALARMS & DETECTION SYSTEMS										
SYSTEM - Fire Alarms	C			1	3	2	6	Low	Fire alarm testing to be carried out and recorded on a weekly basis. Service records for fire alarm panel not presented on site. Fire risk assessment recommendations to be fully implemented.	No photo.
PANELS	C			1	3	2	6	Low		
DETECTORS	C			1	3	2	6	Low		

FACET 5 : STATUTORY SAFETY SURVEY REPORT FORM

FORM REFERENCE:	62611	DATE:	Dec-17
SURVEYED BY:	Howard Sheldon & Danny Lawson	BUILDING AGE:	23 years (1994) (Refurbished extensively since)
OVERALL AREA (m²):	Approx. 2770	REMAINING LIFE:	50
		TRUST NAME:	Great Ormond Street Hospital
		SITE NAME:	Variety Club
		NUMBER OF AREAS:	15
Great Ormond Street Hospital NHS Trust, GOSH Estates and Facilities, Mezzanine Floor, 40 St. Bernard Street, London, WC1N 3JH			

					CURRENT & IMPENDING BACKLOG RISK ASSESSMENT				
					CONSEQUENCE SCORE	LIKELIHOOD SCORE	OVERALL RISK SCORE	RISK RANK	

CATEGORIES:

- A. Building complies with all statutory requirements and guidance.
- B. Building where action will be required to comply with statutory requirements & guidance.
- C. Building with known contravention of one or more standards which falls short of B.
- D. Building areas which are dangerously below B standard.
- x..Supplementary rating to C or D to indicate that nothing but a total rebuild or relocation will suffice

NOTES:

- 1. Only assets that are designated below condition B require cost and risk assessment.
- 2. The list of sub-elements shown is not exhaustive. Add or delete as circumstance dictate.
- 3. The identification of sub-elements that are assessed to remain in condition B for more than 5 years is optional. Examples have been shown should organisations wish to record such assets.

5. TEXTILES & FURNITURE								
	CONDITION RANK	COST TO MAINTAIN IN CONDITION B (£'000)	ASSESSED PERIOD TO REMAIN IN CONDITION B (YEARS)	BACKLOG COSTS - CURRENT & IMPENDING (£'000)	CONSEQUENCE SCORE	LIKELIHOOD SCORE	OVERALL RISK SCORE	RISK RANK
TEXTILES - CURTAINS/BEDDING ETC	B	10	5		3	3	9	Mod
FURNISHINGS	B	10	5		3	3	9	Mod

Textiles and furniture to a modern standard, however, fire labels not all present.



6. STORAGE OF FLAMMABLE SUBSTANCES								
	CONDITION RANK	COST TO MAINTAIN IN CONDITION B (£'000)	ASSESSED PERIOD TO REMAIN IN CONDITION B (YEARS)	BACKLOG COSTS - CURRENT & IMPENDING (£'000)	CONSEQUENCE SCORE	LIKELIHOOD SCORE	OVERALL RISK SCORE	RISK RANK
LIQUIDS							0	Low
GASES							0	Low

Not applicable.

No photo.

FACET 5 : STATUTORY SAFETY SURVEY REPORT FORM

FORM REFERENCE: 62611		DATE: Dec-17	
SURVEYED BY: Howard Sheldon & Danny Lawson		BUILDING AGE: 23 years (1994) (Refurbished extensively since)	
OVERALL AREA (m²): Approx. 2770		REMAINING LIFE: 50	
		TRUST NAME: Great Ormond Street Hospital	
		SITE NAME: Variety Club	
		NUMBER OF AREAS: 15	
Great Ormond Street Hospital NHS Trust, GOSH Estates and Facilities, Mezzanine Floor, 40 St. Bernard Street, London, WC1N 3JH			

	CONDITION RANK	COST TO MAINTAIN IN CONDITION B (£'000)	ASSESSED PERIOD TO REMAIN IN CONDITION B (YEARS)	BACKLOG COSTS - CURRENT & IMPENDING (£'000)	CURRENT & IMPENDING BACKLOG RISK ASSESSMENT				
					CONSEQUENCE SCORE	LIKELIHOOD SCORE	OVERALL RISK SCORE	RISK RANK	
OTHER							0	Low	
7. COMPLIANCE WITH FIRECODE									
SURVEY COMPLETE /UP-TO-DATE	C			6	4	3	12	Sig	
ACTION PLAN IN PLACE	C			2	4	3	12	Sig	
FIRE : TOTAL		58		16					
FACET 5 : FIRE AND H&S : TOTAL		126		56					

CATEGORIES:

- A. Building complies with all statutory requirements and guidance.
- B. Building where action will be required to comply with statutory requirements & guidance.
- C. Building with known contravention of one or more standards which falls short of B.
- D. Building areas which are dangerously below B standard.
- x..Supplementary rating to C or D to indicate that nothing but a total rebuild or relocation will suffice

NOTES:

- 1. Only assets that are designated below condition B require cost and risk assessment.
- 2. The list of sub-elements shown is not exhaustive. Add or delete as circumstance dictate.
- 3. The identification of sub-elements that are assessed to remain in condition B for more than 5 years is optional. Examples have been shown should organisations wish to record such assets.

Action plan not presented at time of inspection.
All recommendations from a Fire Risk Assessment should be carried out immediately.

No photo.

FACET SIX

6.0 FACET 6: ENVIRONMENTAL MANAGEMENT REVIEW METHODOLOGY

6.1 Survey Methodology

For all elements the Auditor has formed an opinion and ranked each item of the element in accordance with EstateCODE comparing the element to latest codes of practice. It should be noted that a BREEAM Assessment has not been carried out at these premises. The average overall condition of each element is estimated to be in one of four categories as below:

- A - Very satisfactory, no change needed.
- B – Satisfactory, minor change needed.
- C – Not satisfactory, change needed.
- D – Unacceptable.
- DX – Unacceptable.

A: Energy Efficiency

Energy bills will be provided by the Client or a DEC rating for each building will be noted whilst on site, and the annual consumption will be calculated. These will then be converted to GJ and the building volume will be calculated and ranked on the following usage per unit volume:

GJ per 100 cubic metres	
Condition A	26-46
Condition B	47-56
Condition C	57-66
Condition D	67-86
Condition DX	87+

Energy bills would be required to calculate an accurate energy rating as above. Rating given is based only against DEC rating (where available and provided) and not as above. Full calculation would only be undertaken if KW/h energy use available for the building.

B: Water Consumption

Using the available strategic information the Auditor will give a score ranking the element in accordance with EstateCODE.

C: Waste Management

Using the available strategic information and policy documents, waste contracts and bills, the Auditor will give a score ranking the element in accordance with EstateCODE.

D: Transport Management


Using the available strategic information and policy documents, vehicle contracts and bills, the Auditor will complete the proforma; this gives a score ranking the element in accordance with EstateCODE.

FACET 6 : ENVIRONMENTAL MANAGEMENT SURVEY REPORT FORM

FORM REFERENCE:	62611	DATE:	Dec-17
SURVEYED BY:	Howard Sheldon & Danny Lawson	BUILDING AGE:	(Refurbished extensively since)
OVERALL AREA (m²):		TRUST NAME:	Great Ormond Street Hospital
		SITE NAME:	Variety Club
		REMAINING LIFE:	50
		NUMBER OF AREAS:	15

	CONDITION RANK	COST TO MAINTAIN IN CONDITION B (£'000)	ASSESSED PERIOD TO REMAIN IN CONDITION B (YEARS)	BACKLOG COSTS - CURRENT & IMPENDING (£'000)	CURRENT & IMPENDING BACKLOG RISK ASSESSMENT			
					CONSEQUENCE SCORE	LIKELIHOOD SCORE	OVERALL RISK SCORE	RISK RANK
<p>CATEGORIES:</p> <p>A. Building complies with all statutory requirements and guidance. B. Building where action will be required to comply with statutory requirements & guidance. C. Building with known contravention of one or more standards which falls short of B. D. Building areas which are dangerously below B standard. x..Supplementary rating to C or D to indicate that nothing but a total rebuild or relocation will suffice</p> <p>NOTES:</p> <p>1. Only assets that are designated below condition B require cost and risk assessment. 2. The list of sub-elements shown is not exhaustive. Add or delete as circumstances dictate. 3. The identification of sub-elements that are assessed to remain in condition B for more than 5 years is optional. Examples have been shown should organisations wish to record such assets.</p>								

ENVIRONMENTAL MANAGEMENT

1. ENVIRONMENTAL MANAGEMENT									PHOTOGRAPH
PROCUREMENT	B		5		2	2	4	Low	 <p>Limited information provided. Energy performance could be improved through replacement of florescent tube lighting with LED. No reported waste management issues.</p>
ENERGY PERFORMANCE	C			35	3	4	12	Sig	
WATER CONSUMPTION	B	8	5		3	3	9	Mod	
WASTE MANAGEMENT	B	10	5		3	3	9	Mod	
TRANSPORT MANAGEMENT	B		5		2	2	4	Low	
FACET 6 : ENVIRONMENTAL MANAGEMENT : TOTAL									