

RIDGE

PROPERTY & CONSTRUCTION CONSULTANTS



STOCK CONDITION SURVEYS OF BUILDINGS AT CHICHESTER, BRINSBURY AND CRAWLEY

June 2018

Prepared for

Chichester College

Westgate Fields

Chichester

PO19 1SB

Tel: 01243 786321

Prepared by

Ridge and Partners LLP

Partnership House

Moorside Road

Winchester

SO23 7RX

Tel: 01962 834400

CONTENTS

INTRODUCTION	1
CHICHESTER CAMPUS	3
Chichester Campus Building and M&E Summary Table	3
Chichester Campus Building Regulations Summary Table	4
Chichester A Block	1
Chichester B Block	7
Chichester C Block	12
Chichester Workshop	17
Chichester E Block	21
Chichester F Block	26
Chichester First Steps Nursery	31
Chichester Woodlands Halls of Residence	34
Chichester Westgate Halls of Residence	38
CRAWLEY CAMPUS	42
Crawley Campus Building and M&E Summary Table	42
Crawley Campus Building Regulations Table	43
Crawley Campus M&E Central Plant M&E	44
Crawley Campus D Block	45
Crawley Campus Middle Block	51
Crawley Campus Siklos Block	55
Crawley Campus Construction and Motor Vehicle Workshops	59
Crawley Campus Don Munroe Block	62
Crawley Campus The Tower	65
Crawley Campus Longley I	71
Crawley Campus Longley II	79
CRAWLEY CAMPUS	81
Brinsbury Campus Building and M&E Summary Table	81
Brinsbury Campus Building Regulations Table	82
Brinsbury Campus The Hub	83
Brinsbury Campus Learning Resource Centre	88
Brinsbury Campus Brinsbury House	91
Brinsbury Campus Motor Vehicle Centre	95

Brinsbury Campus Construction Centre	99
Brinsbury Campus Equine Centre Riding School	102
Brinsbury Campus Equine Centre Barn	105
Brinsbury Campus Equine Centre IRS Stable	106
Brinsbury Campus The Farm Classrooms and Hut	109
Brinsbury Campus The Farm The Dairy	111
Brinsbury Campus The Farm Cow Yards	112
Brinsbury Campus The Farm Sheep Shed	113
Brinsbury Campus The Farm Lower Barn & Silos	113
Brinsbury Campus The Farm Cottage	114
APPENDIX 1 – SUMMARY TABLE LEGEND	115
APPENDIX 2 – LIMITATIONS OF SURVEY	117

INTRODUCTION

Ridge and Partners LLP (Ridge) was commissioned by Chichester College, to undertake a stock condition survey including M&E overview, and compliance with aspects of Building Regulations for a sample of 31 buildings including Educational, Agricultural, Nursery and Accommodation Blocks, located upon three sites:

- Chichester;
- Brinsbury; and
- Crawley.

More detailed M&E investigations were undertaken at Longley I and II (Crawley) to help inform planned extension proposals.

The surveys were undertaken during May 2018.

Chichester's brief did not require quantities or costs to be provided, thus we have provided an overview of each defined element and a coded RAG (red/amber/green) assessment in summary table format. We understand that our data will be used to inform an ongoing master plan development project.

Stock Number and Sample Size

The brief did not require an inspection of every block on each site. Ridge carried out 31 surveys over 3 sites.

The surveys comprised:

- 14 Educational Blocks
- 1 Nursery
- 5 Workshops (Construction & Motor)
- 8 Agricultural Buildings (Riding school & Farm)
- 3 Student accommodation blocks

The properties inspected ranged from system-built block (circa 1960s) to relatively new build blocks (circa 2006). The condition of most of the older blocks highlighted their age both internally and externally, with improvement and future repairs and maintenance being required.

Data Collected

No Measurements or Quantities were required.

The brief required the following elements to be considered (where the element did not exist within a structure 'n/a' has been reported).

- Structure
- Roof
- Stairs
- External walls

- Internal walls and partitions
- Compartmentation/ fire stopping
- Internal doors
- Small power/ distribution boards
- Fire alarms
- Hot and cold water services
- Heating installation, including boilers
- Air conditioning
- Ventilation systems
- Lighting installation including emergency lighting
- Intruder alarms
- Lift installations (a specialist lift engineer's inspection has not been undertaken)

The three aspects of the report (building condition, M&E, and Building Regulations) were inspected by different, appropriately qualified staff and reported separately below on a site by site basis:

Common Findings and Recommendations

Across all sites a number of common findings and issues were noted. Many of the sites comprise original mid to late 20th century buildings that are in use and that have been modified, extended and adapted; some of these structures could be considered as approaching the end of their design life and redevelopment would certainly enhance their potential and utility.

Several tall buildings have flat roofs and access was either not possible or not facilitated during our surveys; we are not therefore able to verify their condition. Noting the age of structures, it is highly likely that they will require repair or renewal. We would advise that either access is provided (cherry picker), or that an additional remote camera survey be commissioned to enable a survey judgement to be made.

Several blocks demonstrate fire related issues and we strongly suggest that the type and nature of fire risk assessment be revisited. In particular, some of the Tower and some of the medium rise concrete frame/panel blocks should in our opinion receive a type 3 or 4 FRA to determine compartmentation adequacy. Breaches in compartmentation due to service installations etc. were seen in several locations. Also, many 'fire doors' do not meet the necessary standard through excessive gaps or due to lack of intumescent/smoke seals. In some instances alarm systems were not extensive enough (especially where layout modification have occurred) and a full fire safety review is therefore warranted.

CHICHESTER CAMPUS

Chichester Campus Building and M&E Summary Table

Building Name	Building Condition																
	Building Elements								Services Installations								
	Structural Frame	Roof	Stairs	External Walls	Windows & External Doors	Internal Walls and Partitions	Compartmentation / Fire stopping	Internal Doors	Small Power / Distribution Boards	Fire Alarm	Heating Installation including Boilers	Hot and Cold Water Services	Air Conditioning	Ventilation Systems	Lighting Installation including Emergency lighting	Intruder Alarms	Lift Installations
A Block (excludes Welcome & Admin)	B4	NI	A4	B3	B3	B3	C1	B3	A4	A4	B3 central boiler plant	B3 central HWS	N/A	A3	A4	A3	A4
B Block (excludes ground floor internals)	B4	NI	B3	B3	B3	B3	B2	B3	A4	A4	B3 central boiler plant	B3 central HWS	N/A	A3	A4	A3	A4
C Block	A4	NI	B3	B3	B3	B3	B2	B3	A3	A4	C2	B2	B2	A3	A3	A3	A3
Workshop Block	A4	NI	N/A	B3	C3	A4	C1	B3	A3	A3	B3 central boiler plant	B3 central HWS	N/A	A3	A3	A3	N/A
E Block	A4	B3	B2	B3	B3	B3	C1	C2	A4	A4	C2	A3	A3	A3	A3	A3	A3
F Block	A4	C3	B3	B3	C2	B3	C1	C2	B3	C2	C2	B3	N/A	B3	B3	N/A	N/A
First Steps Nursery	A4	A5	A5	A5	A5	A4	A4	A4	A4	A4	C2	A4	A3	A3	A4	A4	N/A
Residential - Woodlands	A4	A5	A5	A5	B4	B4	A4	B4	A4	A4	C2	B3	N/A	A3	A4	A4	N/A
Residential - Westgate	A4	A5	A5	A5	A5	A4	A4	A4	A4	A4	A3	A3	N/A	A3	A4	A4	N/A

Key
 Green - Good Condition / Compliant
 Amber - Acceptable Condition / Compliant
 Red - Poor Condition / Non Compliant
 N/A = Not applicable
 NI = Not Inspected

Chichester Campus Building Regulations Summary Table

Building Name	Compliance with current Building Regulations						
	Part A (Structure)	Part B (Fire Safety) Volume 2 buildings other than dwelling houses	Part E (Resistance to Sound)	Part F (Ventilation)	Part K (Protection from Falling)	Part L (Conservation of Fuel and Power)	Part M (Access to and use of buildings) Volume 2 buildings other than dwelling houses
A Block (excludes Welcome & Admin)	Green	Red	Amber	Amber	Amber	Amber	Amber
B Block (excludes ground floor internals)	Green	Amber	Amber	Amber	Green	Amber	Amber
C Block	Green	Amber	Amber	Amber	Red	Amber	Amber
Workshop Block	Green	Red	Amber	Green	Green	Amber	Green
E Block	Green	Red	Green	Green	Green	Green	Green
F Block	Amber	Red	Amber	Amber	Amber	Red	Amber
First Steps Nursery	Green	Green	Green	Green	Green	Green	Green
Residential - Woodlands	Green	Green	Green	Green	Green	Green	Green
Residential - Westgate	Green	Green	Green	Green	Green	Green	Green

Key

Green - Good Condition / Compliant

Amber - Acceptable Condition / Compliant

Red - Poor Condition / Non Compliant

N/A = Not applicable

NI = Not Inspected

Chichester A Block

Chichester A Block – Building Condition

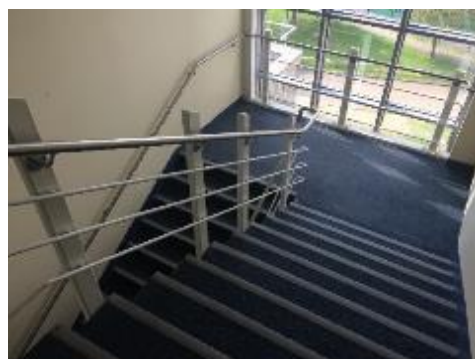
A Block appears to be concrete framed/panel 4 storey classroom block, served by 2 staircases and an elevator. Single glazed anodized aluminium windows and infill panels form the main elevations and consequently offer poor thermal and sound insulation.



No significant structural defects were noted. No access to the flat roof was available (thus its condition cannot be assessed).



The stairs were noted to be in a good state of repair, with a mixture of carpet and vinyl finishes found.



Metal frame external doors are present. Aluminium windows with infill panels are old and in moderate condition (we recommend that the panel material is investigated for limitation of fire spread) and should be considered for renewal on thermal efficiency grounds.



No significant defects were noted in respect of internal walls or the compartmentation that they provide, although it should be noted that we only undertook a visual survey from floor level and cannot comment upon concealed areas (e.g. breaches in compartmentation above ceilings, and where junctions are concealed by finished such as skirtings etc.).



Internal doors are generally, in old but serviceable condition, some require easing and adjustment, especially to ensure correct operation of closer devices.



Chichester A Block – Building Regulations

Single glazed anodized aluminium windows and infill panels form the main elevations and consequently offer poor thermal and sound insulation. Travel distances between the classrooms and stairwells are adequate and, as a result, very few rooms benefit from fire doors. There is smoke detection in the main corridors, but this is too sporadic, for example the first floor corridor has only one smoke detector.

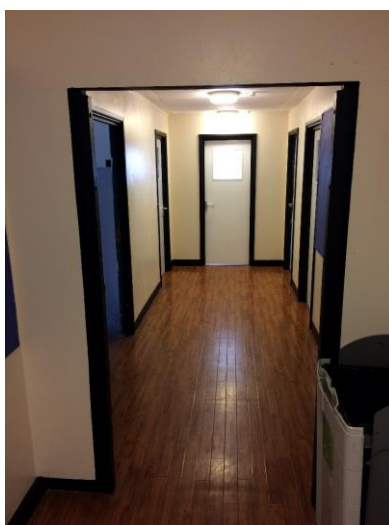
There is an internal room between classrooms A33 and A34, but none of these rooms have fire detection. It would be sensible to have fire detection within these rooms so that users of the internal room (no vision panels) are alerted in the event of a fire, although there are two directions of escape from this room. A334 and A335 are biology lab's equipped with gas supplies to workstations, for Bunsen burner attachments, although do not benefit from fire detection or fire doors to form separate compartments.

The second floor has some significant fire safety issues. There are dead end corridors at either end of the floor and cross corridor fire door sets have been removed in these locations. Furthermore, the rooms located off these dead-end locations do not benefit from fire door sets or fire detection; there is also no fire detection or alarm in the dead end corridors. There are further issues with other cross corridor door sets on this floor (no intumescent strips or smoke seals); currently the only functional fire doors are those separating the corridor from the newer A block extension.

Due to the foregoing, we recommend that a detailed fire risk assessment and fire compartmentation survey is undertaken for the biology labs and entire second floor. Additional precautions are likely to be required.



Laboratory with no fire detection



Dead end corridor with absent fire door set



Cross corridor door set absent

Chichester A Block – M&E

As noted above this building is not thermally efficient. There is smoke detection in the main corridors, but this is sporadic, for example the first floor corridor had only one smoke detector. The internal room between classrooms A33 and A34 does not have fire detection. A334 and A335 are biology lab's equipped with gas supplies to workstations, with no visible signs of a gas shut off valve and do not benefit from fire detection. The building does have a service lift to all floors and this is in a reasonable condition.

The second floor has some significant fire safety issues. The rooms located off the dead-end locations do not benefit from fire detection and there is also no fire detection or alarm in the dead-end corridors.

The main gas fired boiler plant is located at ground floor within block A. These boilers also serve the following blocks:

- Old Block A
- Workshops
- Costers
- Part of the office block
- B Block

The boiler plant is not the original and are approximately 10 to 15 years old and are still within their economic life span.

Block A is heated by LTHW serving a mixture of radiators mainly within stair cores and corridors, and ceiling void mounted fan convectors, providing warm air heating to classrooms. These were not operating at the time, so it is unclear if they function correctly.

Lighting is a mixture of square diffusers, spots and fluorescent tubes. Ventilation to classrooms is via openable window, there is no AC provided. The classrooms may well suffer from overheating on occasions and may require further study.

Generally, the building services are in a fair condition.



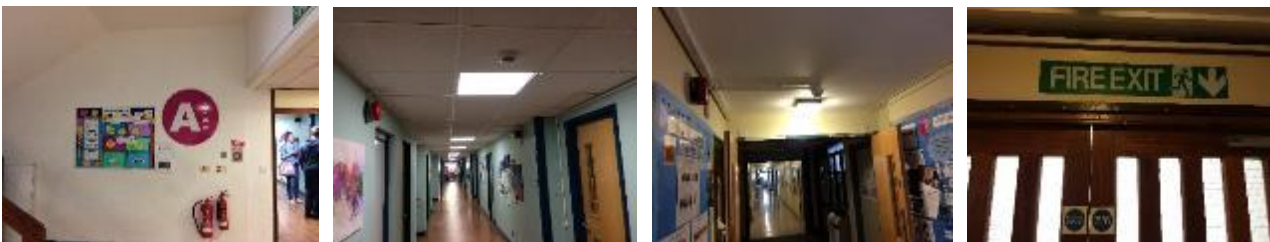
Existing gas fired Modular Boilers, Control panel and zone 3 htg variable speed pumps



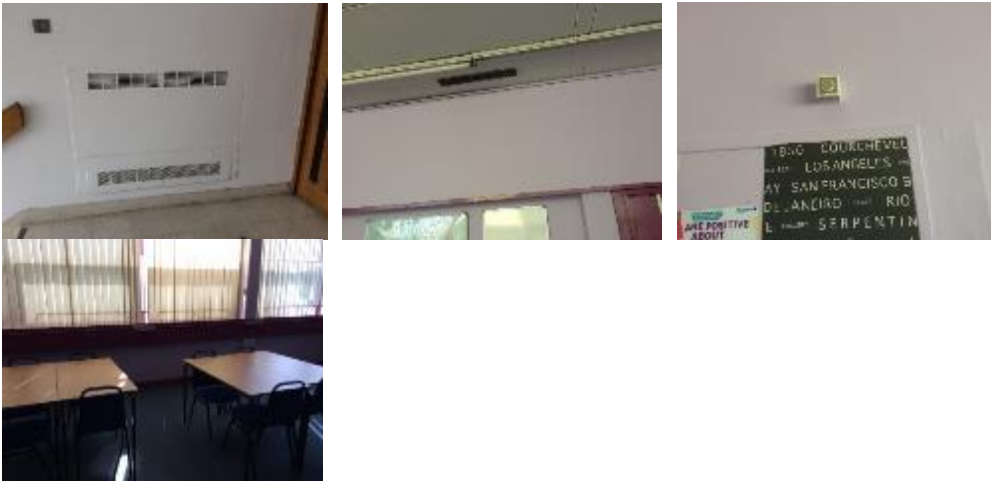
Plant and valve leaking, DB and MCCP.



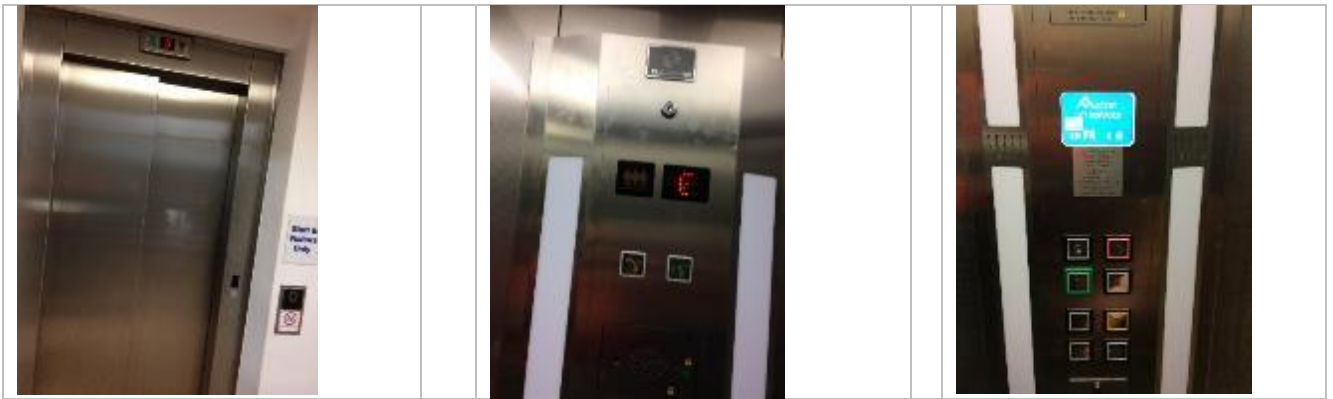
Existing pressurisation unit, flues, automatic gas shut off valve and gas detection over boilers



General corridor, FA, detectors and fire exit indication.



Recessed natural convector, ceiling grille from ceiling fan convector, room controller, small power in classrooms.



Block A lift

Chichester B Block

Chichester B Block – Building Condition

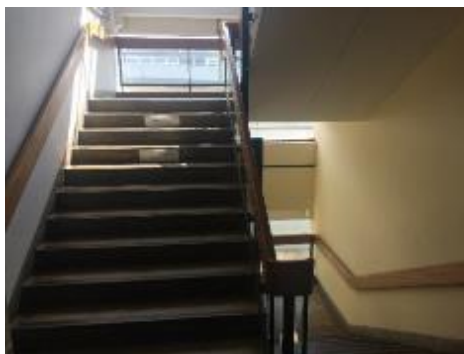
B Block appears to be a concrete frame/panel 4 storey classroom block, served by 2 staircases and an elevator. Single glazed anodized aluminium windows and infill panels form the main elevations and consequently offer poor thermal and sound insulation.



No significant structural defects were noted. No access to the flat roof was available (thus its condition cannot be assessed).



Stairs appear in a good/reasonable state of repair with some normal wear and tear evident.



External Walls, precast concrete panels and window frames with infill cladding panel construction. Fair aging and minor standard defects and repair issues found.



Metal frame external doors are present. Aluminium windows with infill panels are old and in moderate condition (we recommend that the panel material is investigated for limitation of fire spread) and should be considered for renewal on thermal efficiency grounds.



No significant defects were noted in respect of internal walls or the compartmentation that they provide, although it should be noted that we only undertook a visual survey from floor level and cannot comment upon concealed areas (e.g. breaches in compartmentation above ceilings, and where junctions are concealed by finished such as skirtings etc.).



Internal doors are generally, in old but serviceable condition, some require easing and adjustment, especially to ensure correct operation of closer devices.

Chichester B Block – Building Regulations

The ground floor has recently been refurbished and benefits from fire doors throughout, however, the other floors do not benefit from full fire door installation, or are missing intumescent strips and smoke seals in many locations. Smoke detection was present in most of the rooms. Lab B111 benefits from mechanical extraction.

Specific fire safety issues were identified as follows:

- 4th floor escape stairwell fire doors were wedged open
- 2nd floor cross corridor door set (next to 115A) is not fire rated
- B105 has 5 internal offices which are not fire rated but do benefit from vision panels and smoke detection. However, one of the offices is missing its smoke detector and this should be replaced/ repaired.



Overview of five internal offices, one with missing smoke head

Chichester B Block – M&E

The heating for this block is served from boiler plant located in Block A. Heating to the classroom is via wall hung LTHW perimeter convectors which are in fair condition, but some require some attention.

Hot water is provided by 3 number AC smith 75kW 253 litre direct gas fired conventional flue water heaters, which are located on the first-floor plantroom. One of the water heaters was leaking and is due for renewal.

The Hot water system also feed the following buildings:

- Block A
- Block B
- Workshop
- Coster
- Part of main office

The main gas feed to the gas fired water heaters does have automatic gas shut off valve and gas detection.

The main pumps are in another Plant area where there is a Dioxychlor 111 water treatment unit for Legionella control, together with pumps and main headers. This is all in a fair condition.

Ventilation to the classrooms is via openable window (natural vent), toilets are provided with mechanical extract.

There is a lift which serves all floors and is in good condition. Access to the roof was not possible at the time the survey was carried out. The roof does house main extract plant for the newly refurbished Kitchen.

Generally, the services are in a fair condition and are not beyond their economic life.



Block B, Lift.



Hot water Gas fired Water Heaters & HWS secondary return pump



Gas shut off valve, fire detection & ventilation for combustion air.



General Perimeter convectors, Typical small power distribution & lighting to classrooms



MCCP, Legionella treatment plant



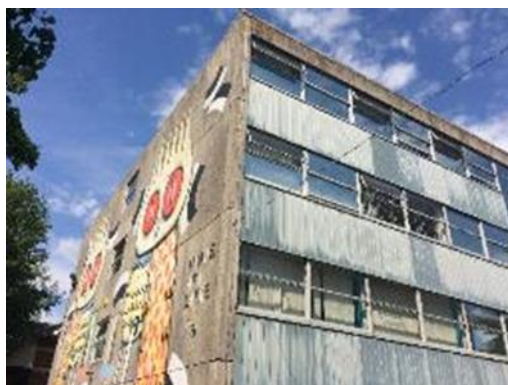
General Piping & Pump layout for the HWS distribution within the plantroom

Chichester C Block

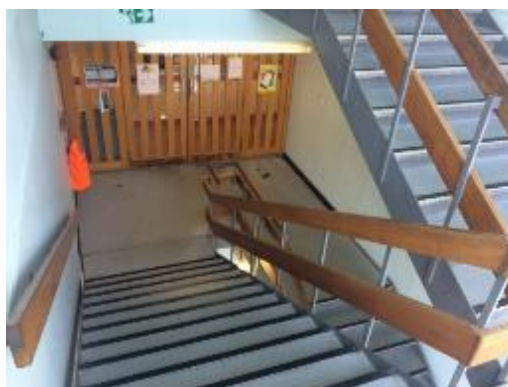
Chichester C Block – Building Condition

C block appears be a concrete frame/panel 4 storey classroom block, served by 2 staircases and an elevator.

No significant structural defects were noted. No access to the flat roof was available (thus its condition cannot be assessed).



Stairs appear in a good/reasonable state of repair with some normal wear and tear evident. Note that the balustrades on this stair are greater than 100mm and consequently do not meet current Building Regulation standards.



Metal frame external doors are present. Aluminium windows with infill panels are old and in moderate condition (we recommend that the panel material is investigated for limitation of fire spread) and should be considered for renewal on thermal efficiency grounds.



No significant defects were noted in respect of internal walls or the compartmentation that they provide, although it should be noted that we only undertook a visual survey from floor level and cannot comment upon concealed areas (e.g. breaches in compartmentation above ceilings, and where junctions are concealed by finished such as skirtings etc.).



Internal doors are generally, in serviceable condition, some require easing and adjustment, especially to ensure correct operation of closer devices.

Chichester C Block – Building Regulations

The building benefits from fire doors, ceiling tiles and ceiling grid heaters. The original anodized aluminium single glazed windows are still in situ and offer poor thermal and sound insulation. We noted that a ground floor corridor fire extinguisher set was missing its foam extinguisher.

Please also note the stair balustrade comments made above.

Chichester C Block – M&E

Heating is provided via the existing 4Nr LTHW Hamworthy Purewell gas fired boilers, providing LTHW to Radiators and natural convectors. The existing boilers and associated pumps, controls etc are due for replacement due to continuing issues. At present they are all shut down and decommissioned. The condition of the plantroom plant and equipment is poor. The system is open vented, and the F&E tank is located at high level within the top floor of the building. The proposed new system will possibly be pressurised.

The existing gas supply and gas safety system within the plantroom also needs renewal and being brought into line with current regulations and standards.

The hot water system is provided by local wall hung Heatrae Sadia electric storage heaters, which are in poor/ fair condition

General cold water down service is provided from a cold-water storage cistern on top floor at high level. In poor condition.

Ventilation to the classrooms is via openable windows (natural vent), there is no AC provision.

AC is provided to the Print Room, via splits. 2Nr external condenser are mounted at HL, one is near its expected life and is in poor condition and should be renewed.

The building could generally do with up-grading/refurbishment.



C Block, Existing Boilers and MCCP



Existing Htg Valves, pipework and pumps within the plantroom. Condition poor



Existing gas incoming main, gas valve and pipework, existing external condensers, one in poor condition.



Existing FA panel and zone plan, existing HWS & CWS cistern

Chichester Workshop

Chichester Workshop – Building Condition

The workshops form part of the original campus and offer poor sound resistance and power conservation due to the age of the structure. Specifically, the building fabric, roof structure, single glazing, and workshop roller shutters contribute to the poor performance.



No major structural defects were noted. The roof appears to be a flat felt decked roof, drip edges were noted to be of good condition, but the main coverings were not accessible and have been estimated. There are no stairs present.



External walls are pointed brickwork construction with a concrete plinth detail.



All windows and external doors were noted to be in a good/reasonable state of repair. No significant issues noted with internal walls and partitions.



Chichester Workshop – Building Regulations

The workshops comprise car mechanics, welding facilities, and a beauty salon. There is fire detection in the corridor but not in the workshops, which is concerning due to the high-risk activities and fuel sources. Furthermore, most of the rooms do not benefit from fire door sets, but do have two means of escape; fire extinguishers are also provided. Specific risks identified per room are as follows:

- W70 – There are no fire call points to activate the alarm within the room. The fire escape exit is blocked with materials and is located next to heavy machinery.
- W71 – No manual call points to activate the fire alarm. The mezzanine store room should only be used as a store room due to the lack of fire detection and only one means of escape.
- W72 – No call points within the car mechanic workshop
- W73 – A mezzanine office is present and due to the lack of fire detection and only one means of escape, should only be utilised as a store room.
- W81 – No call points within the car mechanic workshop and the mezzanine office should only be used as a store room due to lack of fire detection and only one means of escape. In addition, the internal classroom only has one point of entry/ exit, is not a fire compartment, and combustibles are stored directly next to the door.

Due to the foregoing, we would recommend that a full fire risk assessment of the building is carried out, as a matter of urgency, which will produce a list of required corrective actions.



Obstructed escape routes leading to partially blocked final exit doors



No fire detection within motor vehicle workshop

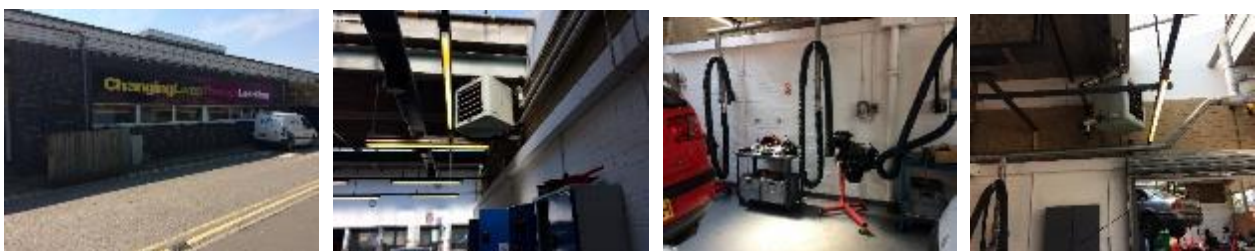
Chichester Workshop – M&E

The workshops appear to form part of the original campus and offer poor sound resistance and power conservation due to the age of the structure. Specifically, the building fabric, roof structure, single glazing, and workshop roller shutters contribute to the poor performance.

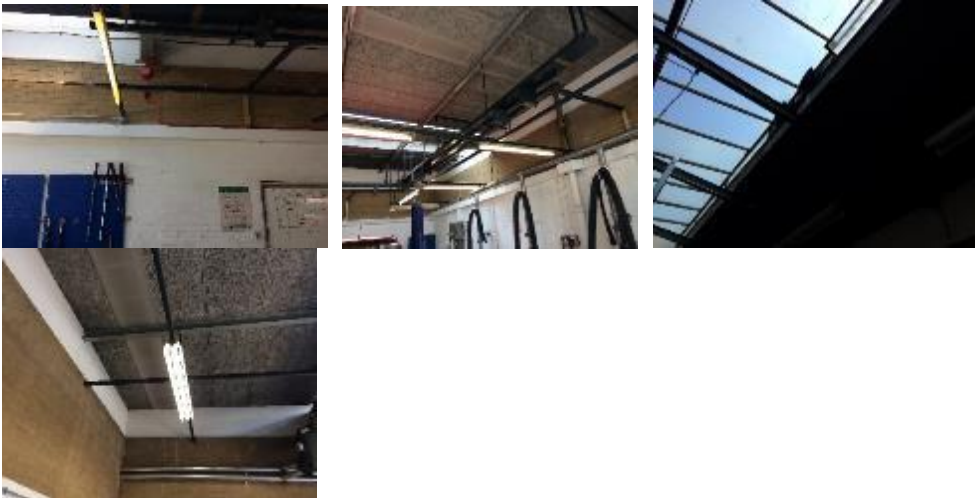
Heating is provided by LTHW unit heaters located at high level, also some areas are heated by LTHW radiators. These are feed from the central boiler plant in Block A

Ventilation is provided for specialist requirements (i.e. vehicle exhaust extract, welding bay extract utilising a recovery unit). General ventilation to the workshops is via openable roof lights.

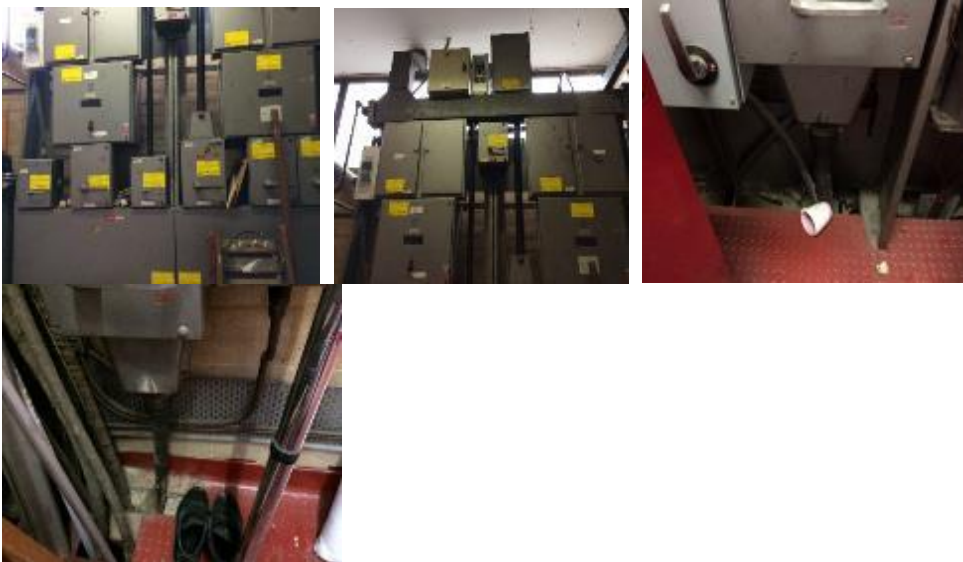
General lighting is provided by ceiling mounted fluorescent batten units mounted at high level on trunking.



Unit heaters, exhaust extract



Typical lighting and roof light



Electrical intakes and main panel



Welding booth extract, forge extract and recirculation ventilation unit.

Chichester E Block

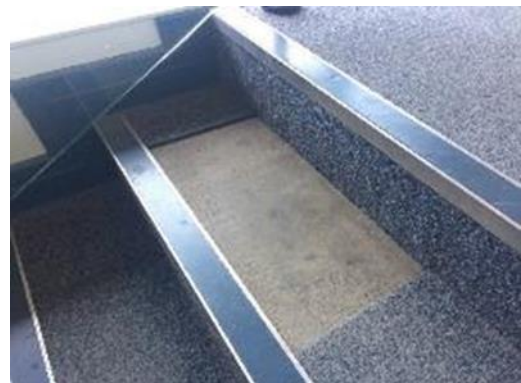
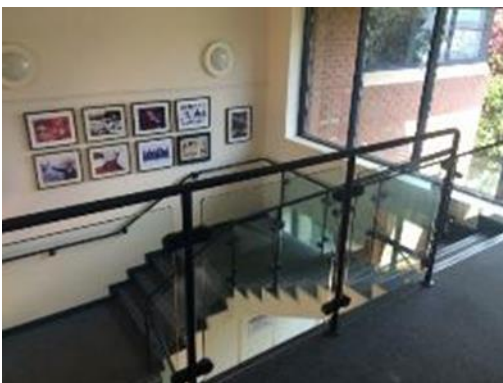
Chichester E Block – Building Condition

E block is relatively modern and benefits from automatic entrance doors, a smoke detection and alarm system, two elevators and 5 staircases.

No major structural defects were observed. Roof is pitched timber construction, artificial slate roof covering on felt and batten with Velux style windows to front elevation, with minor repair issues.



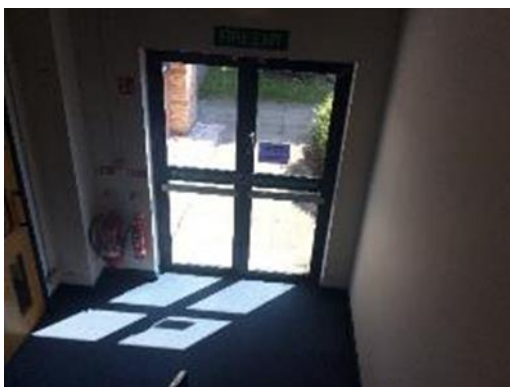
Stairs are generally in good condition but missing carpet tile to nosing area of tread of one stair causing trip hazard.



External walls are modern pointed brickwork in good condition to all elevations.



Windows, external doors, internal walls and partitions are noted to be modern and appear satisfactory.



Chichester E Block – Building Regulations

The library is complete with multiple exits, fire doors, a disabled stair lift, air conditioning and mechanical extraction in the WCs. The first floor cross corridor fire door set near room 118 was noted to have too big a gap between the double doors, rendering the smoke seals and intumescent strips ineffective in the event of a fire. In addition, the older original doors on the first floor did not benefit from intumescent strips or smoke seals.

The central section of E Block does not benefit from fire door sets and the glazing panels between the rooms and corridor are unlikely to be fire rated. The other wing benefits from fire doors throughout but there is no smoke detection in office E30.



Visible gap between cross corridor door set

Chichester E Block – M&E

E block is relatively modern and benefits from automatic entrance doors, a smoke detection and alarm system, two elevators and 5 staircases. The library is complete with a disabled stair lift, air conditioning and mechanical extraction to the WCs. The central section of E Block does (and other wing) benefit from fire detection but there is no smoke detection in office E30.

The existing heating to the building is served via 6 Nr Hamworthy Purewell gas fired boilers, 4 of which are atmospheric gas fired and 2 are forced draft gas fired. All connect to the same flue dilution system. They are in a fair condition.

The existing boilers serve all of E Block, providing LTHW to a mixture of radiators, convectors (entrance) and air handling plant.

The existing gas supply to the boilers only has a manual shut off valve, there is no gas detection or automatic shut off valve. The college is not consistent with its gas safety around the campus. This needs to be addressed.

Block E also benefits from comfort cooling to various area, this is provided via an air-cooled chiller providing chilled water and DX splits. The chilled water distribution serves the central air handling unit, part of the IT classrooms and staff offices. The DX split units serve the Library and associated rooms. The second floor is only provided with heating and natural ventilation. The air-conditioning plant is in a reasonable condition and has not passed its economic life.

The existing lighting is a mixture of recessed fluorescent units, which are not the most efficient consideration should be given to the widespread use of LED fittings as a spend to save initiative.

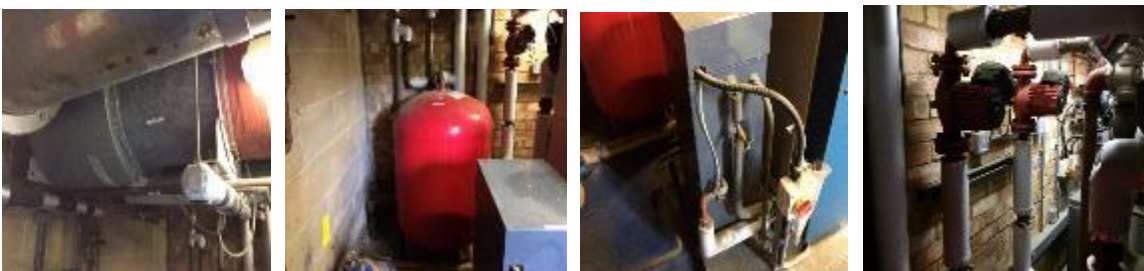
The building in general is in a good to fair condition, with only minor modifications and repair required.



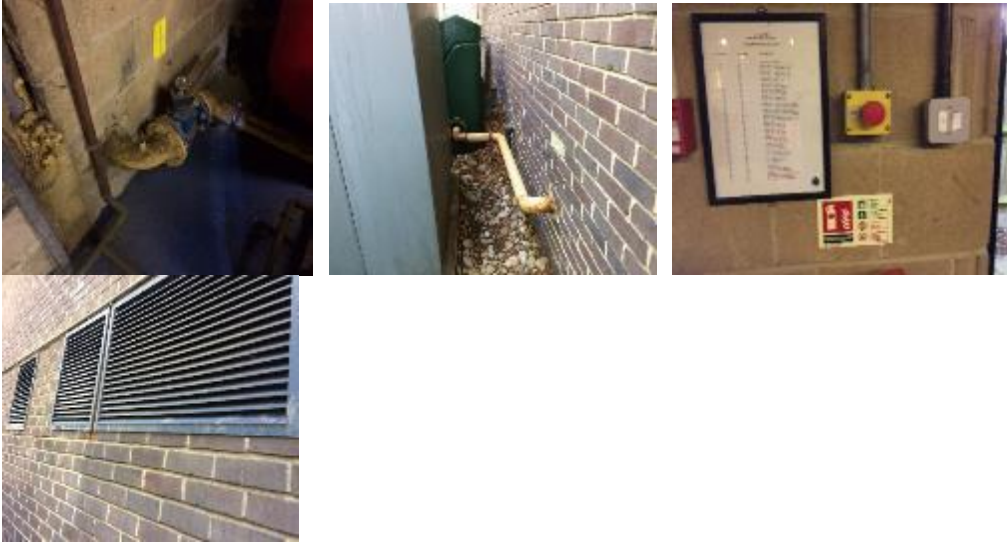
E Block main entrance and Chiller plant louvres



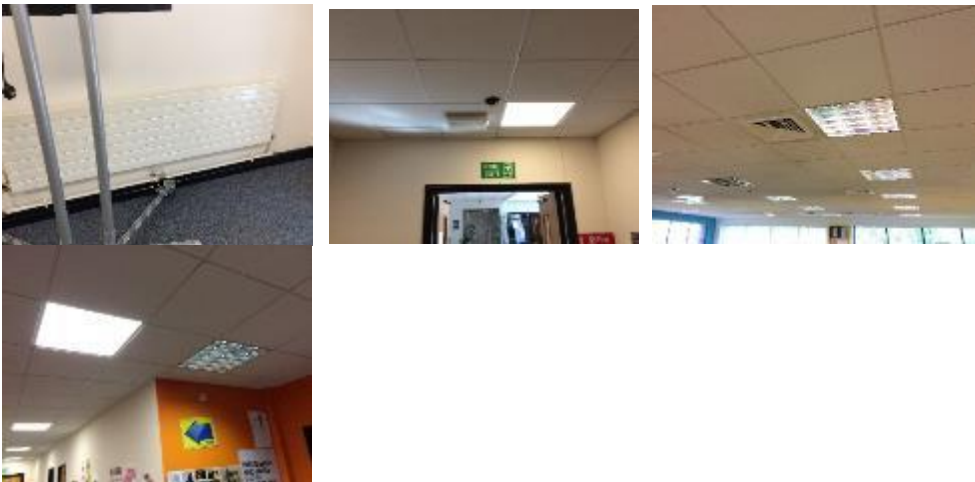
Existing Gas fired boilers & Flues



Flue dilution fan, Expansion vessel, Pressurisation unit and boiler shunt pumps



Manual gas valve and meter housing, emergency stop button, flue dilution louvres.



Typical LTHW radiator, typical lighting fittings and air diffuser



FA panel and zone plane, external air cooled condensers.



External heat recovery air handling unit

Chichester F Block

Chichester F Block – Building Condition

F Block is a dated 2 storey structure.

No major structural defects were noted, although some minor cracking was noted and should be monitored. Pitched fibre cement sheet roof noted to be in poor condition with evidence of some water ingress issues. Mansard/north light type window detail to side elevation, also noted to be in poor condition.



The stairs are a timber construction to serve the office spaces above.



External walls are pointed brickwork, ageing but generally in satisfactory condition.



Windows noted to be in poor condition, renewal required. Internal walls, doors and partitions are all noted to be in reasonable condition, although with some breeches in compartmentation.



Chichester F Block – Building Regulations

The first floor is served by two stairwells but no lift, the corridors are narrow; however, as there is no disabled access to the first floor they are deemed adequate to provide escape for the limited number of occupants. The first floor area above the Union room has adequate fire detection, and fire bells, however, the other side (above the café) has no fire detection and only two manual call points and one fire bell for a relatively large area. In addition, the roof in this section is not watertight and has poor thermal and sound insulation properties. Windows throughout are single glazed and are thus thermally inefficient.

The ground floor union room has several service penetrations through solid walls, which are not fire stopped. Mechanical ventilation is not provided and the structure is heated by old fashioned gas fired hot air blowers.



Service penetrations through common room solid walls



Example of first floor general condition

Chichester F Block – M&E

Mechanical ventilation is not provided to the ground floor and is heated by LTHW fan assisted unit heaters mounted at high level. These are more in line for industrial use within workshops etc. The heating system has a mixture of radiators and the unit heater. These are supplied from a wall hung gas fired boiler located within its own small externally accessed boiler room. The system is pressurised, and a small pressure/ expansion vessel is located on the plant-room floor. There is no gas detection within the boiler room and no automatic shut off valve, only a manual valve.

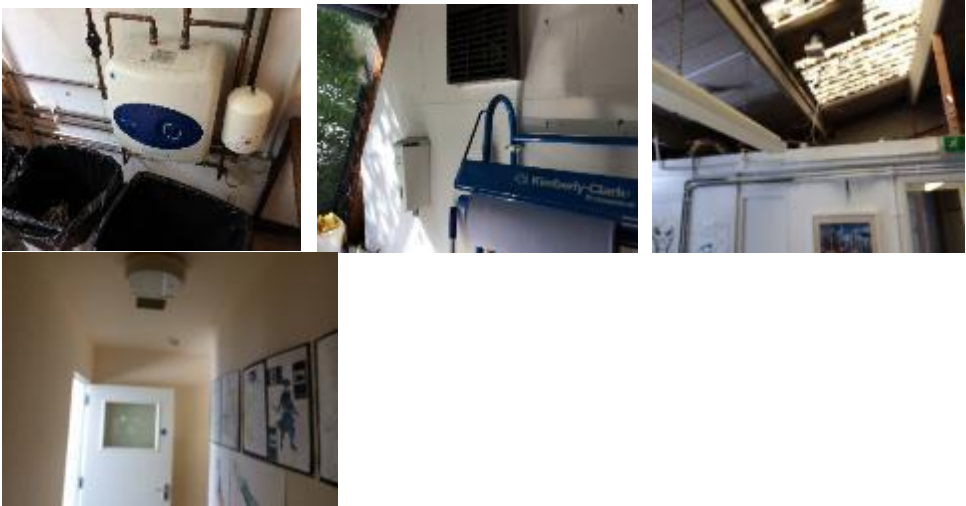
Ventilation to the building is via openable windows (natural ventilation), there is an external AHU that is redundant, but at some point mechanical ventilation must have been provided.



Existing electrical intake, LTHW unit heater and radiator



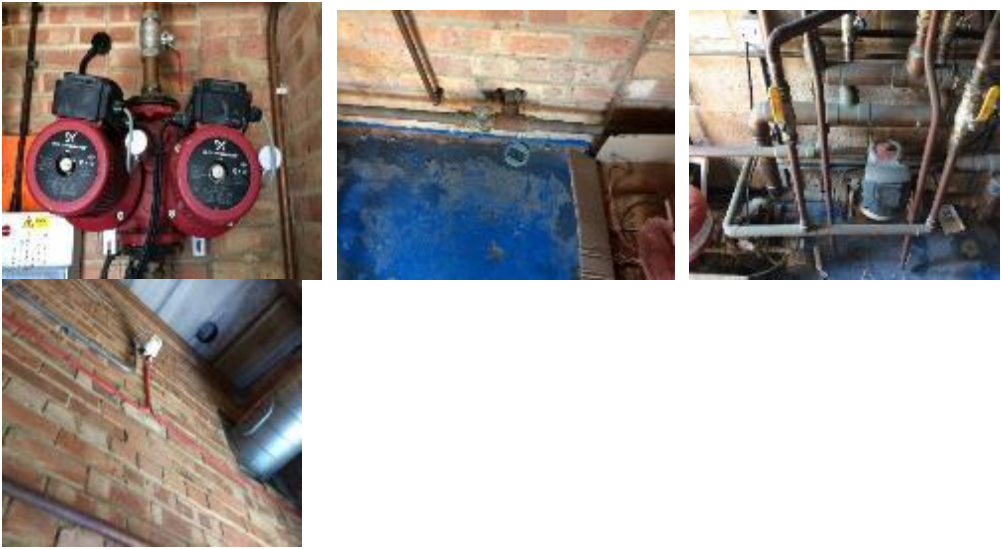
Typical lighting, small power and FA detection



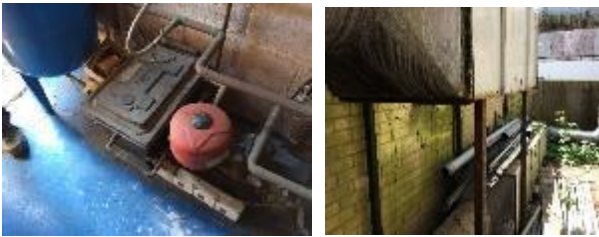
Local electric water heater, typical local extract wall fan and roof unit.



Existing wall hung gas fired LTHW boiler, electrical consumer unit



Heating secondary pump set, gas isolation valve, primary pump and FA heat detection



Htg pressurisation unit, Redundant AHU

Chichester First Steps Nursery

Chichester First Steps Nursery – Building Condition

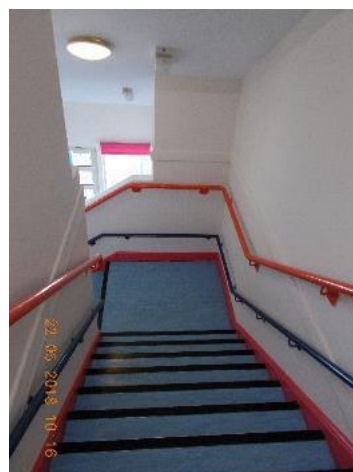
The nursery is a modern structure providing childcare facilities over 2 storeys; the first floor is contained with the roof space and accessed via a single staircase.



No significant structural defects were observed. External walls are of pointed brickwork and in good condition. Roof is of pitched construction with artificial slate covering in satisfactory condition.



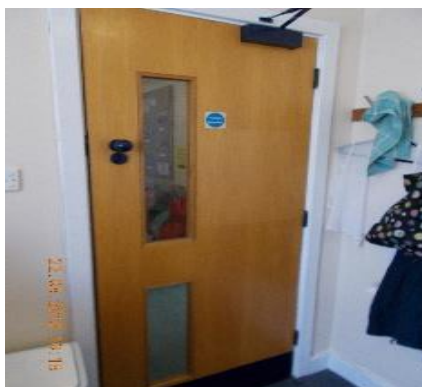
Stairs are in good condition, with vinyl covering nosing trims.



Windows and external doors are noted to be in satisfactory condition.



No significant defects were noted in respect of internal walls or the compartmentation that they provide, although it should be noted that we only undertook a visual survey from floor level and cannot comment upon concealed areas (e.g. breaches in compartmentation above ceilings, and where junctions are concealed by finished such as skirtings etc.).



Chichester First Steps Nursery – Building Regulations

Double glazing and ceiling tiles are provided throughout and there are several final exit fire doors on the ground floor. Air conditioning units are provided throughout and the kitchen benefits from mechanical extraction. Fire detection and an alarm system are in place.

Chichester First Steps Nursery – M&E

The nursery is a modern structure providing childcare facilities over 2 storeys; the first floor is contained with the roof space and accessed via single staircase. Double glazing and ceiling tiles are provided throughout and there are several final exit fire doors on the ground floor. Air conditioning units are provided throughout and the kitchen benefits from mechanical extraction. Fire detection and an alarm system are in place.

Heating is provided by LTHW condensing boilers, located in a separate plantroom at the side of the building. These provide LTHW heating to the underfloor system. There are some radiators which are located at stair wells etc. There was no gas detection or automatic gas shut valve, this needs to be added to the system.

The HWS was provided by a separate LTHW wall hung gas fired boiler within the plant room serving a Megaflo hot water cylinder. The plantroom did have FA heat/smoke detectors and sounder.

The classrooms are provided with split wall hung air conditioning units and a small air handing unit provided air to the kitchen where there is also local hood extraction. General lighting is via recessed ceiling mounted LED unit and surface mounted circular fittings.



Existing external condenser units, gas fired wall hung Hamworthy boiler providing underfloor heating and Potterton wall hung boiler providing the LTHW to the Megaflo hot water heater.



Existing FA heat/smoke and sounder, security system and classroom fire heat/smoke detector.



Existing kitchen extract hood and lighting, FA, AHU and controls



Comfort cooling wall hung split unit

Chichester Woodlands Halls of Residence

Chichester Woodlands Halls of Residence – Building Condition

Woodlands provides student accommodation in the form of 86 dormitories spread over 3 floors.



No major structural defects were noted. The roof has some slipped tiles and is in need of ad-hoc spot repairs, but overall fair condition.



Stairs are in good condition, vinyl covering, and all nosing trims in satisfactory condition.



External walls are pointed brickwork, good to fair condition.



Windows and external doors are in good condition. No significant defects were noted in respect of internal walls or the compartmentation that they provide, although it should be noted that we only undertook a visual survey from floor level and cannot comment upon concealed areas (e.g. breaches in compartmentation above ceilings, and where junctions are concealed by finished such as skirtings etc.).



Chichester Woodlands Halls of Residence – Building Regulations

The upper floors are served by two stairwells but no lifts; disabled rooms are therefore provided on the ground floor only. The block is relatively modern and benefits from double glazing, fire doors, fire detection, a fire alarm and cross corridor fire door sets (due to travel distances from rooms in dead end corridors to stairwells). There is only one fire extinguisher set located on the first and second floors which is contained within locked housings, the keys for which are stored in the ground floor reception office.

We are advised that one of the two middle cross corridor door sets is always locked to separate the male and female dormitories, however, the other set is always open and that there is an escape staircase either side. Consideration could be given to a break glass system here to improve means of escape options. There is no air conditioning within the building, but the laundry room does benefit from mechanical extraction.

Chichester Woodlands Halls of Residence – M&E

There is no air conditioning within the building, but the laundry room does benefit from mechanical extraction, as are local toilets.

LTHW heating is provided by 3 Nr modular gas fired Wessex moduMax 110 boilers approx. age 10/15 years and are in a fair condition.

Hot water is provided from 2 Nr Hot Water cylinders, water softening treatment plant is also provided.

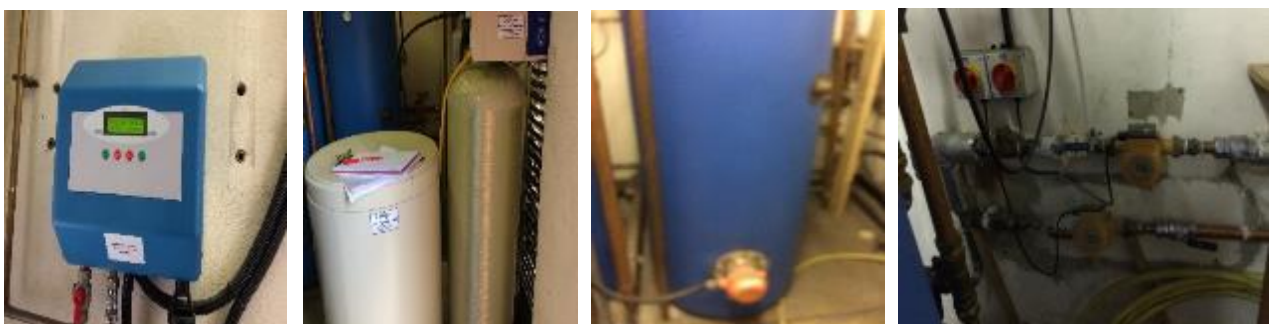
Existing gas supply enters the plantroom and the gas meter, from which it supplies the boilers and laundry gas dryers. There is no gas safety shut off valve provided either in the plantroom or the laundry room, just manual valves and this should be addressed.

Extract Ventilation has been provided to the laundry room.

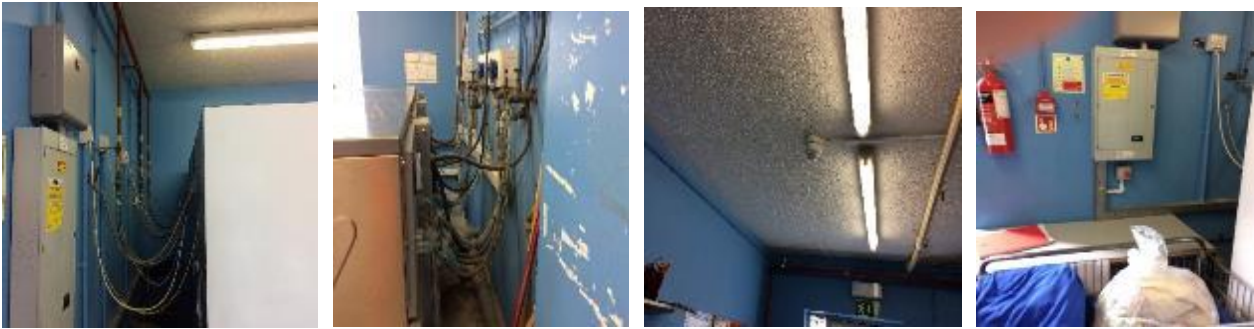
Lighting to corridors is by ceiling mounted recessed 600x600 led fittings which appear to be PIR controlled.



Existing modular boilers, heating pumps and gas meter.



Existing water treatment, hot water cylinder and HW return pumps



Existing laundry gas fired dryers, washing machines, FA detection and DB



Typical corridor Lighting, FA and Fire detection

Chichester Westgate Halls of Residence

Chichester Westgate Halls of Residence – Building Condition

Westgate provides student accommodation in the form of 160 dormitories spread over 3 floors and 2 separate blocks. The blocks are sub divided into 10 (combined) self-contained units, each floor of each unit contains 6 flats served by one communal kitchenette.



No major structural defects were noted. The roof is pitched with tiled finish and noted to be in a fair condition.



Stairs noted to be in fair condition.



External walls are a mixture of different wall finishes noted, cladding, render and pointed brickwork all noted to be in good order, with the occasional defect such as the slipped board seen in the picture below.



Windows and external doors are in good to fair condition.

No significant defects were noted in respect of doors, internal walls or the compartmentation that they provide, although it should be noted that we only undertook a visual survey from floor level and cannot comment upon concealed areas (e.g. breaches in compartmentation above ceilings, and where junctions are concealed by finished such as skirtings etc.).



Chichester Westgate halls of Residence – Building Regulations

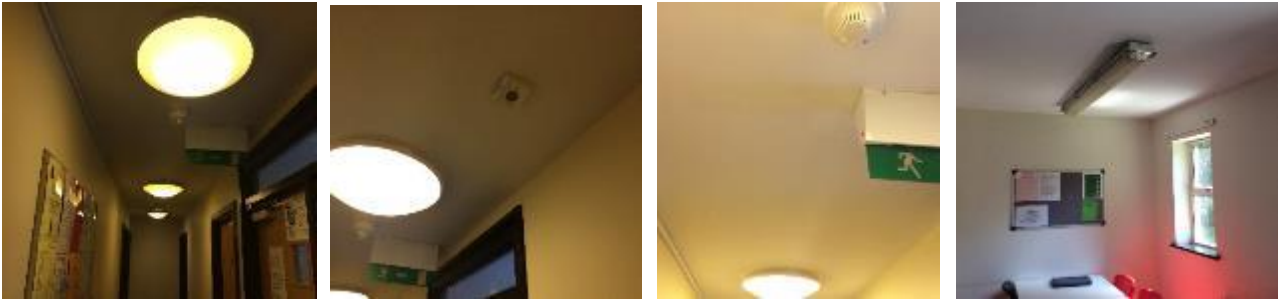
The blocks are modern and therefore stand up well to modern regulations. There is mechanical extraction in the kitchen and fire doors are provided throughout. Like Woodlands, fire extinguishers are contained within locked housings and a fire detection and alarm system is in place.

Chichester Westgate halls of Residence – M&E

There is mechanical extraction in the kitchen, heating is provided by Combi LTHW gas fired wall hung balance flue condensing boilers mostly manufactured by Worcester Bosch and some Glowworm Ultrapower. These provide both heating and hot water to the blocks. The Worcester Bosch boilers are all relatively new installed between 2013 to 2017, the Glowworm boilers having been installed 2013, these are now giving problems and it is likely they will be changed for the Worcester boiler. There are approximately 28 boilers in total serving all blocks and located on ground and first floors. Each block has its own dedicated DB which is located on the ground floor. The buildings are relatively new and appear to be compliant. They are in a good to fair condition.



Typical security entry key pad, Fire escape sign, DB and ways



General corridor lighting, emergency exist and kitchen lighting.



LTHW radiator in kitchenette, FA detection and gas fired boiler, and kitchen extract hood



Student flat, FA detection, toilet extract (central system) LTHW radiator with TRV and electric heated towel rail.



FA panel common to blocks, LSTR and access control with automatic door for disabled.

CRAWLEY CAMPUS

Crawley Campus Building and M&E Summary Table

Building Name	Building Condition																
	Building Elements								Services Installations								
	Structural Frame	Roof	Stairs	External Walls	Windows & External Doors	Internal Walls and Partitions	Compartmentation / Fire stopping	Internal Doors	Small Power / Distribution Boards	Fire Alarm	Heating Installation including Boilers	Hot and Cold Water Services	Air Conditioning	Ventilation Systems	Lighting Installation Including Emergency lighting	Intruder Alarms	Lift Installations
D Block	A4	NI	B5	B3	B3	B4	C2	B3	A4	A4	A3 (central plant)	C3 (central plant)	B3	A3	A4	A4	A4
Middle Block	A4	NI	A5	B3	B3	B4	C1	B3	A3	A4	B2 (central plant)	B3 (central plant)	B3	A3	A3	A3	N/A
Siklos Block (excludes ATC)	A4	B3	B4	B3	B3	C1	C1	B3	A3	A4	A3 (central plant)	C3 (central plant)	N/A	A3	A3	A4	N/A
Construction and Motor Vehicle Workshops	A4	C2	N/A	B3	B2	B4	C1	B3	A3	B2	B2 (central plant)	B3 (central plant)	N/A	B3	A3	A3	N/A
Don Munroe Block	A5	NI	B4	B4	B3	B4	C1	B3	A3	C1	B2 (central plant)	B3 (central plant)	N/A	N/A	A3	A3	N/A
The Tower	A3	B3	B3	B3	C2	B4	C1	B3	A3	A4	B2 (central plant)	B3 (central plant)	B3	B3	A3	A3	A4
Longley I	A5	A5	A5	B5	A4	A4	C2	N/A	A4	A4	A3	A3	A3	C1	A4	A4	A4
Longley II	A5	A5	A5	B5	A4	A4	A3	N/A	A4	A4	A3	A3	A3	C1	A4	A4	A4

Key
 Green - Good Condition / Compliant
 Amber - Acceptable Condition / Compliant
 Red - Poor Condition / Non Compliant
 N/A = Not applicable
 NI = Not Inspected

Crawley Campus Building Regulations Table

Building Name	Compliance with current Building Regulations						
	Part A (Structure)	Part B (Fire Safety) Volume 2 buildings other than dwelling houses	Part E (Resistance to Sound)	Part F (Ventilation)	Part K (Protection from Falling)	Part L (Conservation of Fuel and Power)	Part M (Access to and use of buildings) Volume 2 buildings other than dwelling houses
D Block	Green	Red	Amber	Green	Red	Amber	Green
Middle Block	Green	Amber	Amber	Green	Green	Amber	Red
Siklos Block (excludes ATC)	Green	Red	Amber	Green	Green	Amber	Amber
Construction and Motor Vehicle Workshops	Green	Red	Amber	Green	Green	Amber	Amber
Don Munroe Block	Green	Amber	Green	Green	Green	Green	Green
The Tower	Amber	Red	Amber	Amber	Red	Amber	Amber
Longley I	Green	Amber	Green	Green	Green	Green	Green
Longley II	Green	Green	Green	Green	Green	Green	Green

Key

Green - Good Condition / Compliant

Amber - Acceptable Condition / Compliant

Red - Poor Condition / Non Compliant

N/A = Not applicable

NI = Not Inspected

Crawley Campus M&E Central Plant M&E

Crawley Campus Central Plant (MTHW boilers)

A central gas fired MTHW plant is housed within a basement under the workshops. It houses 3 Nr gas fired pressure jet boilers, 2 Nr are Seagold boilers rated at 879kW each, they were installed in 1988 and are approximately 30 years old and hence are well past their useful economic life, these should be renewed as they are showing signs of leaking. There is 1 Nr Remeha Boiler which is newer and has replaced one of the originals. The boiler plant and associated equipment is at the end of its economic life and plans should be put in place to renew in a phased order. The existing ventilation to the plantroom is inadequate and it is reported that can only run two boilers at any one time due to insufficient air make up, this is not compliant with current standards.

The domestic hot water system is served via 2 Nr Boss Direct gas fired water heaters, rated at 48.1kW at 298 litres a second flow. This is a centralized HWS system serving the following buildings as listed below.

The central plant system serves the following buildings:

- The Tower
- Eat Central and the Zone
- Middle Block
- Construction Workshop and Motor Vehicle Workshop
- Don Munroe Block

Crawley Campus D Block

Crawley Campus D Block – Building Condition

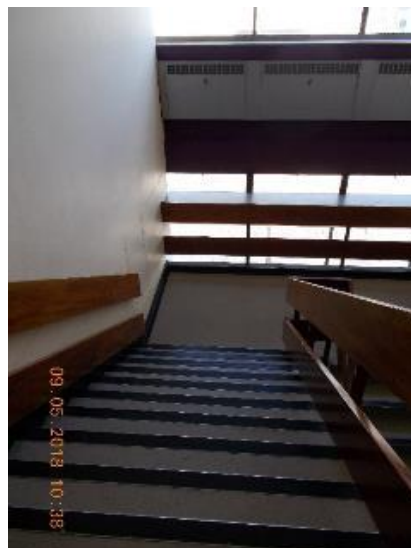
The original part of the premises dates back to the 1960s and was extended in the late 80s or early 90s. The newer addition benefits from aluminium double glazed windows, as opposed to single glazed sliding windows found in the original section.



No significant structural defects were noted. No access to the flat roof was available (thus its condition cannot be assessed).



The stairs appear in a good/reasonable state of repair with some normal wear and tear evident. Note that the balustrades on this stair are greater than 100mm and consequently do not meet current Building Regulation standards.



External walls are formed from precast concrete panels, these are in reasonable condition with some minor repair issues observed.



Windows and external doors in moderate condition with a few ad-hoc repairs required. The older windows should be considered for renewal to double glazed.



Some compartmentation breeches were noted. It should be noted that we only undertook a visual survey from floor level and cannot comment upon concealed areas (e.g. breeches in compartmentation above ceilings, and where junctions are concealed by finished such as skirtings etc.).



Internal doors are generally, in old but serviceable condition, some require easing and adjustment, especially to ensure correct operation of closer devices.



Crawley Campus D Block – Building Regulations

There is no ventilation to the main classroom and corridors, the disabled WCs benefit from extractor fans, and the ground floor kitchen comprises a mechanical extraction system.

Room D309 is located on an escape stairwell but is not fire rated due to the lack of intumescent strips and smoke seals. The beauty salon does not have fire rated doors; given the increased fire risk in this room it should ideally benefit from its own fire compartment including fire doors. There were also fire compartmentation issues identified in the corridor near room D307, where there are penetrations above the corridor intermediate fire door set.



No intumescent strip or smoke seal to door marked as fire door



Fire compartmentation breach due to service penetrations



Fire compartmentation breach due to service penetrations

Crawley Campus D Block – M&E

There is no mechanical ventilation to the main classroom and corridors. Ventilation is achieved via openable windows (i.e. natural). The toilets have mechanical extractor fans, whilst the ground floor kitchen comprises mechanical extraction via the cooking hoods. The main heating is provided by a central boiler plant utilising LTHW distribution to radiators

D block houses the central boiler and hot water plant, which also servers the following blocks:

- D block
- Student Services and Student Reception
- Siklos Block, Engineering and Welding
- Advanced Technology Centre (ATC), Engineering

The main HWS plant is located on the ground Floor of D block, this consists of direct gas fired Boss units rated at 115kW and 253 litre capacities, the installation is in a fair condition though there are several leaking valve/fittings on the distribution system. These need to be rectified as soon as possible before causing any major damage. Remaining life between 5 to 10 years.

The main boiler plant and AHU's are located top floor of D block. The main plantroom houses the following:

- Boilers, 2Nr Seagold gas fired rated at 604kW approx, both in fair condition
- AHU D107 Kitchen extract (not in use) duty 1.35m³/s @ 325Pa. Condition fair/good
- EF5 Production kitchen extract, duty 5.5m³/s @ 350Pa. Make VES. Fair/good condition
- AHU Nr 6 Supply fan, duty 1.044m³/s @ 200Pa. Make VES. Fair/good condition
- AHU Nr 3 Supply fan, duty 4.4m³/s @ 350pa. Make VES. Fair/good condition
- AHU Nr 4, duty 1.75m³/s @ 225Pa. Make VES. Fair/good condition.
- AHU Nr 5, duty 2.27m³/s @ 225Pa. Make VES. Fair/good condition.
- AHU Nr 7, duty 2.106m³/s @ 200Pa. Make VES. Fair/good condition.
- D111 Kitchen extract EF4, duty 2.82m³/s @ 325Pa. Fair condition.
- EF1 changing room extract. Fair condition.

The general condition of the Plant is of fair condition and has an expected remaining life of 5 to 10 years. Below are various photos of D block.



Typical stair well, disabled toilet extract ventilation and corridor



Typical classrooms and Beauty Salon



Production kitchen and exposed electrical services requiring attention/making good of compartmentation

Crawley Campus Middle Block

Crawley Campus Middle Block – Building Condition

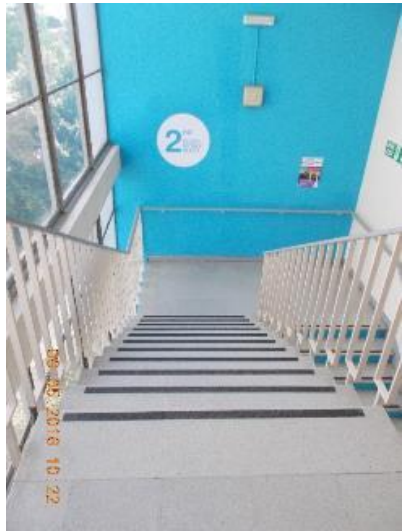
Middle Block is the oldest building on the campus, circa 1950s, and was extended in the 1980s. The concrete framed structure comprises many original Crittall windows, although some have been replaced with aluminium double glazed units, which also feature throughout the 1980s addition.



No significant structural defects were noted. No access to the flat roof was available (thus its condition cannot be fully assessed), the roof image has been taken from The Tower and from a distance indicates an older and worn finish.



Stairs in good condition, self-finished with non-slip nosing.



External walls, precast concrete and alternative cladding panel construction. Fair aging and minor repair issues found.



External doors and windows are in good to fair condition (consideration could be given to replacing the older units). Internal doors are generally, in old but serviceable condition, some require easing and adjustment, especially to ensure correct operation of closer devices.



Crawley Campus Middle Block – Building Regulations

The building does not benefit from elevators and, as such, there is no disabled access to the first or second floors. The fire safety within the block requires some attention; the majority of marked fire doors do not benefit from intumescent strips or smoke seals, however, many of these doors (excluding escape stairwell compartment corridor doors) are not required to be fire doors due to the floor area being less than 800m².

Specific items to be addressed:

- Store cupboard M201 on the escape stairwell is not fire rated and lots of paper and other combustibles are stored within. This effectively means the materials are currently considered to be stored on the escape stairwell.
- One corridor/ stairwell door set on the first floor landing does not have any signage to indicate that it is a fire door.
- Ground floor marked fire door set to The Tower does not comprise intumescent strips or smoke seals and are therefore not adequately fire rated.

Crawley Campus Middle Block – M&E

There is no air conditioning in the building and the only ventilation is in the form of extractor fans in the WCs. Openable windows for natural ventilation in classrooms. There are some wall/window mounted extract units in some classrooms.

The building does not benefit from elevators.



Typical classroom, corridor and stairwell, lighting, htg and FA call points



Typical stairwell and with ventilation to toilets



Typical classroom, corridor and toilet extract.

Crawley Campus Siklos Block

Crawley Campus Siklos Block– Building Condition

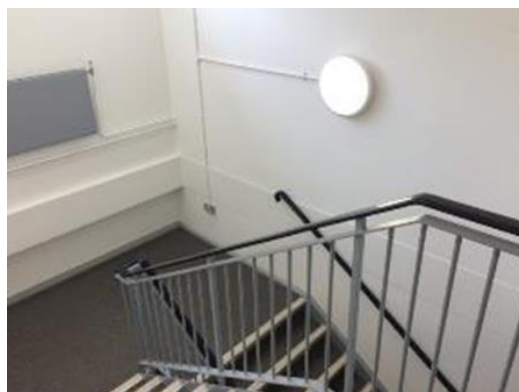
Siklos combines old workshops with a modern addition. Many of the windows are single glazed and the polycarbonate roof coverings and roller shutters result in a substantial amount of heat being able to escape; most areas are heated by old gas fired blowers.



No significant structural defects were noted. Flat roof with felt and skylight details, in moderate to poor condition.



Stairs noted to be in fair condition.



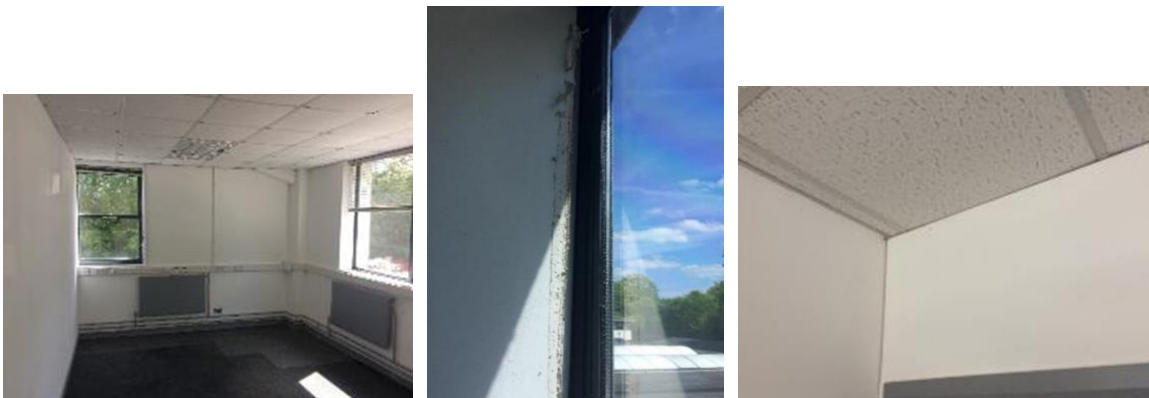
External walls, pointed brickwork to Siklos old building in fair condition and abuts the new ATC building's rendered external wall.



Windows and external doors are a mixture of new and old, consideration should be given to renewal of the older units.



Internal partitions to new IT suite crudely installed over electrical sockets and creates a room within room, needs urgent attention.



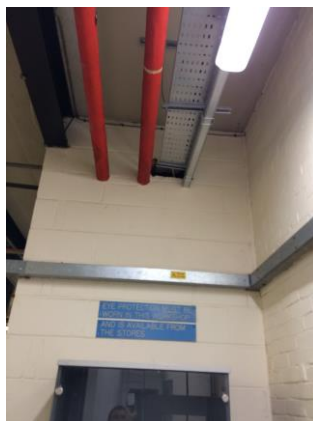
Internal doors are generally, in serviceable condition, some require easing and adjustment, especially to ensure correct operation of closer devices.



Crawley Campus Siklos Block– Building Regulations

Many of the windows are single glazed and the polycarbonate roof coverings and roller shutters result in a substantial amount of heat being able to escape; most areas are heated by old gas fired blowers. Similarly, the building has poor sound resistance, which may be a cause for concern to the College given some of the noisy activities that take place in the workshops. Siklos is a single storey structure and corridor widths are generally adequate for disabled users, however, the layout of workshops and position of machinery, cars etc. may not suit disabled users.

Although Siklos is less than 800m², additional fire compartmentation is likely required due to the high-risk activities associated with the facilities (hot works etc.). As such, we would suggest all rooms should include full fire door sets – most doors are currently not fire rated due to their age and lack of smoke seals and intumescent strips. There are also internal rooms with no fire detection and compartmentation breaches, where services passing through blockwork walls were identified. Due to the foregoing, we would recommend a full fire risk assessment to identify required actions.



Blockwork removed to accommodate cable tray

Crawley Campus Siklos Block– M&E

Siklos combines old workshops with a modern addition. Many of the windows are single glazed and the polycarbonate roof coverings and roller shutters result in a substantial amount of heat loss. Most areas are heated by LTHW unit fan heater, and LTHW radiators, which are feed from the main boiler plant in block D.

Ventilation is achieved via Natural means (i.e. openable windows/roof lights). Mechanical extract ventilation is provided to various items of equipment (such as welding, wood working duct collection etc.).

There are internal rooms with no fire detection and compartmentation breaches, where services passing through blockwork walls (breaching compartmentation) were identified.



Fire location plan, Engineering classrooms



General engineering classrooms, typical unit heater within workshops, local extract unit through roof



General workshops, aircraft and welding

Crawley Campus Construction and Motor Vehicle Workshops

Crawley Campus Construction and Motor Vehicle Workshops – Building Condition

The nature of activities in this area are similar to that of Siklos and include welding and car mechanics. The premises are believed to date from circa 1950s.



No significant structural defects were noted. The flat roof noted to be in poor condition and very dated.



External walls are pointed brickwork in satisfactory condition noting age.



Windows and external doors are in poor condition.

Internal doors are generally, in old but serviceable condition, some require easing and adjustment, especially to ensure correct operation of closer devices.



No significant defects were noted in respect of internal walls or the compartmentation that they provide, although it should be noted that we only undertook a visual survey from floor level and cannot comment upon concealed areas (e.g. breaches in compartmentation above ceilings, and where junctions are concealed by finished such as skirtings etc.).

Crawley Campus Construction and Motor Vehicle Workshops – Building Regulations

The premises are believed to date from circa 1950s and have poor sound resistance and power conservation due to the roof structure, single glazing and workshop roller shutters. There are internal dead end offices with some rooms (W017 & W018) that have no fire detection within. Furthermore, most of the rooms do not benefit from fire door sets or detection and there are plenty of fuel sources in the form of timber in the joinery workshops and consumables in the car workshops. Due to the foregoing, we would recommend a full fire risk assessment to identify required actions.



No fire detection

Crawley Campus Construction & Motor Vehicle Workshops – M&E

Most areas are heated by LTHW unit fan heater, and LTHW radiators which are feed from the main boiler plant below the construction workshops. The general distribution system is in a fair with the exception of minor maintenance required. Expected remaining life 5 to 10 years

Ventilation is achieved via natural means (openable windows/roof lights). Mechanical extract ventilation is provided to various items of equipment (such as welding, wood working duct collection etc.).



General woodworking and construction workshops



Woodworking, construction and local extract to construction area



Car maintenance workshop, local extract for exhaust extraction and unit heater



Existing roof mounted extract fans from workshops

Crawley Campus Don Munroe Block

Crawley Campus Don Munroe Block – Building Condition

Don Munroe is a 2 storey structure, believed to have been constructed in the 1990s and is connected to other buildings.



No significant structural defects were noted. No access was available to the shallow pitched roof (thus its condition cannot be fully assessed), the age of the building would infer that the roof is within its design life.

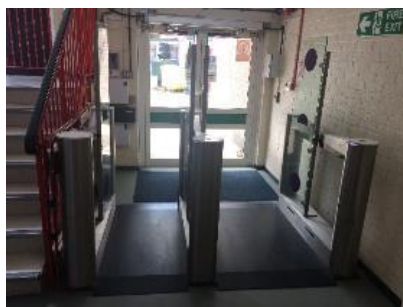
External walls are a mixture of pointed brickwork and cladding panels. Moderate condition to all present.



Stairs found to be in fair condition.



External doors are modern twin leaf sets in good condition. Windows found to also be in good order.



Internal doors are generally, in serviceable condition, some require easing and adjustment, especially to ensure correct operation of closer devices.

No significant defects were noted in respect of internal walls or the compartmentation that they provide, although it should be noted that we only undertook a visual survey from floor level and cannot comment upon concealed areas (e.g. breaches in compartmentation above ceilings, and where junctions are concealed by finished such as skirtings etc.).



Crawley Campus Don Munroe Block – Building Regulations

The first floor is served by two protected stairwells and a lift, whilst the corridors on each floor benefit from a cross corridor intermediate fire door set. The travel distances appear acceptable for means of escape. Timber framed double glazing is provided throughout and blockwork walls provide fair sound insulation.

Some fire safety issues were identified during our sample survey:

- DM010 is an internal room with no fire door seals or additional fire detection
- DM005 is not fitted with smoke detection despite being a workshop with increased fire risk
- DM008 is a food technology classroom with several ovens and hobs, however, there is no additional fire detection (i.e. heat detectors)

Crawley Campus Don Munroe Block – M&E

Don Munroe is a 2-storey block that was constructed in the 1990s and is connected to the Construction/Motor Vehicle Workshop buildings.

Extractor fans are provided in the WCs but the only means of ventilation as the classrooms are naturally ventilated via openable windows.

LST radiators feed this area. These are fed from the main boiler plant below the construction workshops. The general distribution system is in a fair condition, with the exception of minor maintenance required. Expected remaining life 5 to 10 years.

As noted in the section above some fire safety issues were identified during our survey with additional detectors required.

Crawley Campus The Tower

Crawley Campus The Tower – Building Condition

The top two floors of The Tower have undergone a refurbishment whereas the remaining floors are dated. The concrete framed high-rise structure is showing no immediate signs of significant defect, although the windows are original single glazed units, which will require renewal in the next few years. The Tower is a high-rise structure and therefore subject to more stringent controls.



No significant structural defects were noted, although a specialist structural engineer's report on this construction form is recommended (including concrete testing). The felt roof (possible overlay system) found to be generally in good condition. Lightning protection has oxidized somewhat and is weathered (specialist cyclical checking is required to determine its performance), large amount of M&E noted. Issue with nesting seagulls.



Stairs appear in a good/reasonable state of repair with some normal wear and tear evident. Note that the balustrades on this stair are greater than 100mm in places and consequently do not meet current Building Regulation standards.



External Walls are precast concrete panel construction with some pointed brickwork. All in moderate condition we advise that the cladding is closely monitored for future repairs, including abseil checks that look for loose areas.



The windows are original single glazed units that require renewal, note water ingress to window reveals and window heads in both stairwells. These areas require urgent attention and a structural appraisal of the frame to check for deterioration as a consequence of the water ingress (corroded reinforcement, carbonation etc.).



There are a mix of modern and dated internal doors, they are generally in serviceable condition, some require easing and adjustment, especially to ensure correct operation of closer devices.



Crawley Campus The Tower – Building Regulations

The top two storeys benefit from fire doors with intumescent strips and smoke seals, however, there are numerous issues with the other floors, as follows:

- A significant number of doors are not fire rated despite displaying 'fire door keep shut' signage, as they do not benefit from intumescent strips or smoke seals. Many of the doors have gaps between the frame, outside of an acceptable tolerance, whilst other doors do not fit in their frames (T75, T34, T18, Floor 3 stairwell doors, ground floor double doors opposite the Corporate Suite). Given the height of the building the fire compartmentation requirements are more stringent.
- The original locks have large key hole openings, which will allow the passage of smoke.
- The student toilets are located on the stairwell half landings. However, they do not benefit from fire door sets and, therefore, pose a significant risk given the increased arson risk in these locations and their positioning on the escape stairwells.
- There are some general housekeeping items in the form of fire doors being wedged open (floor 5. room 56).
- IT store rooms on floor 3 are full of a significant amount of redundant equipment, which would burn readily in the event of a fire.
- One escape stairwell opens up into the reception lobby and does not, therefore, benefit from fire compartmentation. There is also a non-fire rated double door set in this location leading to the canteen.
- T95 damage to fire door vision panel

NB: Please note that floor 4 was locked for maintenance works and was not accessed. Where specific defects have been identified above, they should be treated as a sample and not an exhaustive list.

As a result of the foregoing, we recommend that a full fire door survey is undertaken to identify all issues so that the College can undertake an overhaul/ corrective actions. A more thorough compartmentation survey is also to be recommended in any high-rise structure (type 3 or 4). Travel distances and means of escape appear to be adequate.

Resistance to sound between rooms is adequate, although the single glazed windows provide poor sound insulation. The majority of the rooms benefit from air conditioning, however, the student toilets have no mechanical ventilation. The disabled WCs and kitchens benefit from extractor fans. We did not gain access to the roof space but did observe some edge protection from ground level and the windows we tested were fitted with restrictors.

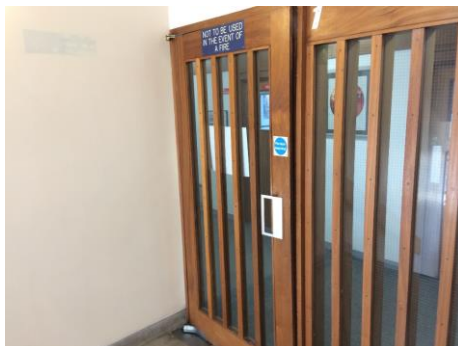
Elevators serve all floors and we would advise that the corridor widths are suitable for disabled users. In addition, we noted disabled toilet facilities and DDA compliant door openings to the refurbished eighth and ninth floors. However, we would advise that many of the classroom door openings on other floors are narrow.



Fourth floor IT store rooms used to store equipment



Fourth floor IT store rooms used to store equipment



Stairwell door set not sitting correctly in frame



Visible gap between double door set

Crawley Campus The Tower – M&E

The top two floors of The Tower have undergone a refurbishment whereas the remaining floors are dated. The existing windows are single glazed units and are thermally inefficient. Also, as these are teaching spaces noise from external sources may also be an issue. Most of the spaces are provided with a combination of LTHW heating (feed from central plant) and split AC units surface mounted on the ceiling. The existing toilets have some extract, unfortunately we did not gain access to the roof to view these and any plant (i.e. AHU's). There is external condenser within the inner quadrangle, mounted on a purpose made gantry at high level. Access was not possible at the time, but from a visual inspection, they appeared to be in a poor/fair condition.

Elevators serve all floors and are in a reasonable condition.



Typical tower classroom dado trunking for small power, split AC unit and perimeter Htg



Typical tower classroom dado trunking for small power, split AC unit and perimeter Htg



Lift lobby and external areas.

The Tower block is dated and in need of some general refurbishment works, in general the building services are in a fair condition and compliant.

Crawley Campus Longley I

Crawley Campus Longley I – Building Condition

Longley I is a 2 storey block and we are advised that it was constructed in 2006.



No significant structural defects were noted. The roof coverings are standing seam sheet metal, modern and in good condition.



Stairs in fair condition.



External walls are a mixture of pointed brickwork and rendered finishes, all in satisfactory condition.



Windows and external doors found to be in satisfactory condition.



No significant defects were noted in respect of internal walls, although it should be noted that we only undertook a visual survey from floor level and cannot comment upon concealed areas (e.g. breaches in compartmentation above ceilings, and where junctions are concealed by finished such as skirtings etc.).

Internal doors are generally, in serviceable condition, some require easing and adjustment, especially to ensure correct operation of closer devices.

Crawley Campus Longley I – Building Regulations

Longley I is a 2 storey 2006 construction and therefore will have been designed to comply with modern regulations. We did, however, identify some breaches to the fire compartmentation between the two buildings above the dividing corridor fire door set, as well as throughout the second floor corridor walls. As the rooms off the corridor appear to have been designed as separate compartments, we would advise that they require fire stopping to maintain compartmentation. There were further penetrations identified on the first floor through the workshop compartment.



Compartmentation breaches

Crawley Campus Longley I & II – M&E

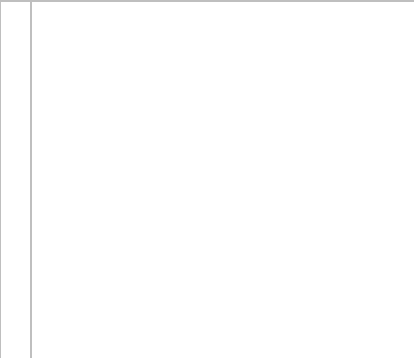
Existing Plant Room Longley I, is located within the ground floor. We noted that there was no ventilation to the plantroom, the existing louvred door have been sealed. There is no combustion air required, but ventilation should be provided. Generally, the building services are in a fair condition, and there is evidence of maintenance. Some aspects of the installation are not compliant with current standards and should be rectified as soon as possible.



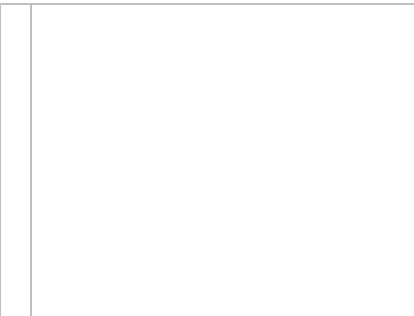
Existing CWST



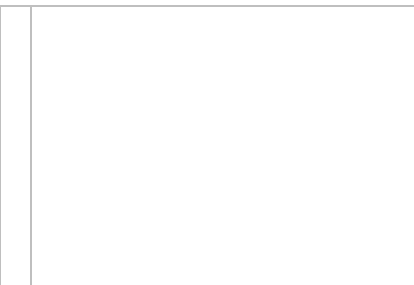
Existing CW Boosters and Expansion Vessels



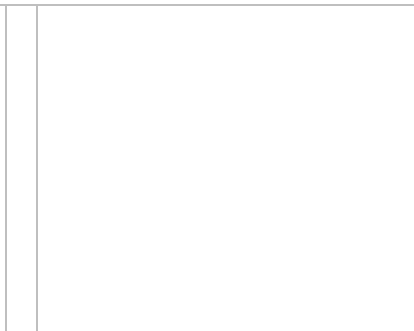
Existing water treatment plant



Existing LTHW header & 3 port valve



Existing VSD Htg Pumps & Gas manual shut off valve



Existing MCCP and Meter



Existing Multi-splits condenser units serving Longley II



Existing lift in central atrium serving both blocks



Existing gas fired boiler serving Longley I, Note these are contained within a cupboard. Access is difficult for maintenance and there appears to be no ventilation.



Existing gas feeding boilers, existing joint appears to be a compression fitting used, this is non-compliant under current regulations. This should be rectified as soon as possible.



General services distribution at high level within corridor



Existing Condenser at mezzanine roof level



Existing Remeha gas fired boilers, serving Longley II, but located in Longley I & VSD pumps



Gas solenoid valve, gas detection and heat/smoke detection



Typical classroom, with ceiling mounted split cooling unit, LTHW heating radiator. No mechanical ventilation is provided, this is achieved via openable window.



Typical electrical room housing DB serving floor.



Fire safety system and atrium smoke fan control.

Generally, the existing services are in a fair condition and mostly compliant with some minor elements that require works, or rectification to current standards.

The existing two blocks are served by two separate LTHW heating systems, consideration should be given to combine the systems and feed from common plantroom, this would also be practical if consideration to another wing is to be built forming a U shape complex. A central plant would be more efficient and economical.

M&E Capacity/Longley Extension

As part of the commission, we were asked to consider the capacity of the existing M&E plant and equipment in the context of a possible extension to the Longley buildings.

The existing services are in a fair condition and mostly compliant, with only some minor elements that require work.

The existing two blocks are served by two separate LTHW heating systems, Longley I has 5 Nr Ariston Type C 41-116-04 gas fired boilers rated at approximately 30kW each giving a total of 150kW; Longley II, has 4 Nr Remeha gas fired boilers rated at 84kW each giving a total load if 336kW. Combining the two gives a total capacity of 486kW.

There appears to be a discrepancy between to two loads, as at face value, both buildings would appear to be similar in size. However Longley 2 has ground +3 floors + the atrium, whereas Longley I has ground +2, as one space is double height. Carrying out preliminary heat loss calculations based on the age of the building, Longley I losses are 159kW, Longley 2 are 289kW including the atrium areas. This give a total load of around 448kW. From these preliminary calculations there is a small amount of spare capacity (circa 38kW). This is unlikely to be fully adequate for a large extension; the existing boiler capacity is likely to need an increase based on new build thermal performance. This would need to be calculated once the design proposals are known.

We would advise that consideration should be given to combining the systems into one plantroom, as there appears to be available space within the main plantroom housing the existing Remeha boilers with some minor modification. This would also be practical if consideration to another wing was to be built forming a U shape complex. A central plant would be more efficient and economical.

The existing cooling would not have sufficient capacity for any additional building and separate DX units would be required.

Electrically each floor has a separated 400V DB with several spare ways, this serves all lighting and small power to each floor and local AC units. Access was not available at the time of survey to view the mains incoming supply to the blocks and ascertain the available capacity (locked with no key found by on site staff). Load monitoring over a short (occupied) period is required and would indicate the exact electrical load being used and could determine if the supply is close to capacity, or there is sufficient spare to cater for any additional building requirements in the future.

Crawley Campus Longley II

Crawley Campus Longley II – Building Condition

Longley II is a 2 storey 2006 construction similar to Longley I.



No significant structural defects noted. The roof is standing seam sheet metal construction, modern and in good condition. The flat roof areas believed to be single-ply membrane all noted to be in good order.



The stairs are in satisfactory condition

External walls are a mixture of pointed brickwork and rendered finishes, all in satisfactory condition.



Windows and external doors in satisfactory condition.



No significant defects were noted in respect of internal walls or the compartmentation that they provide, although it should be noted that we only undertook a visual survey from floor level and cannot comment upon concealed areas (e.g. breaches in compartmentation above ceilings, and where junctions are concealed by finished such as skirtings etc.).

Internal doors are generally, in serviceable condition, some require easing and adjustment, especially to ensure correct operation of closer devices. Alarm linked hold-back devices help to minimise wear and tear.



Crawley Campus Longley II – Building Regulations

Longley II is a 2 storey 2006 construction and therefore was designed to comply with modern regulations. Fire compartmentation breaches were not immediately noticeable, as in Longley I, but we would recommend that compartmentation inspections are incorporated as part of the college's maintenance plan going forward.

Crawley Campus Longley II – M&E

See Longley I

CRAWLEY CAMPUS

Brinsbury Campus Building and M&E Summary Table

Building Name	Building Condition																		
	Building Elements									Services Installations									
	Structural Frame	Roof	Stairs	External Walls	Windows & External Doors	Internal Walls and Partitions	Compartmentation / Fire stopping	Internal Doors	Small Power / Distribution Boards	Fire Alarm	Heating Installation including Boilers	Hot and Cold Water Services	Air Conditioning	Ventilation Systems	Lighting Installation Including Emergency lighting	Intruder Alarms	Lift Installations		
The Hub	A4	A5	A5	A5	B4	B4	B2	B3	A4	A4	A4 (Air Source)	A4	A4	A4	A4	A4	A4		
Learning Resource Centre	A4	A4	B4	A4	A4	A4	C2	B4	B3	B3	B3	A3	N/A	N/A	B3	A4	N/A		
Brinsbury House	A4	B4	B4	A4	B3	B4	C2	B4	A3	B3	C1 (LPG)	C1	N/A	N/A	B3	A3	N/A		
Motor Vehicle Centre	A4	B4	N/A	C3	B3	B4	C1	N/A	B2	C1	C2 Oil fired	B3	N/A	C1	C1	N/A	N/A		
Construction Centre	A5	A5	N/A	A5	A5	A4	A4	B4	A4	A4	C1	A4	N/A	A3	A3	N/A	N/A		
Equine Centre - Indoor Riding School	A4	B3	N/A	B3	B3	A4	A4	B3	A4	A4	A4 (Air source)	A4	N/A	A4	A4	A4	N/A		
Equine Centre - Barn	A4	B3	N/A	B3	B3	N/A	N/A	N/A	B3	N/A	N/A	B3	N/A	N/A	B3	N/A	N/A		
Equine Centre - IRS Stable	C2	C2	N/A	B3	B3	N/A	N/A	N/A	B3	N/A	N/A	B3	N/A	N/A	B3	N/A	N/A		
The Farm - Classroom & Hut	B4	B3	N/A	B3	B3	A4	A4	B3	A3	B3	NI	N/A	N/A	A4	B3	N/A	N/A		
The Farm - The Dairy	B4	B3	N/A	B3	B3	N/A	N/A	N/A	B3	B3	B3	B3	N/A	N/A	B3	N/A	N/A		
The Farm - Stables	B3	B3	N/A	B3	B3	N/A	N/A	N/A	A3	B3	NI	N/A	N/A	A3	B3	N/A	N/A		
The Farm - Cow Yards	B3	B3	N/A	B3	B3	N/A	N/A	N/A	N/A	N/A	N/A	B3	N/A	N/A	N/A	N/A	N/A		
The Farm - Sheep Sheds	B3	B3	N/A	B3	B3	N/A	N/A	N/A	N/A	N/A	N/A	B3	N/A	N/A	N/A	N/A	N/A		
The Farm - Lower Barn and Silos	B3	B3	N/A	B3	B3	N/A	N/A	N/A	N/A	N/A	N/A	B3	N/A	N/A	N/A	N/A	N/A		
The Farm - The Cottage	B3	B3	NI	B3	B3	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI		

Key
 Green - Good Condition / Compliant
 Amber - Acceptable Condition / Compliant
 Red - Poor Condition / Non Compliant
 N/A = Not applicable
 NI = Not Inspected

Brinsbury Campus Building Regulations Table

Building Name	Compliance with current Building Regulations						
	Part A (Structure)	Part B (Fire Safety) Volume 2 buildings other than dwelling houses	Part E (Resistance to Sound)	Part F (Ventilation)	Part K (Protection from Falling)	Part L (Conservation of Fuel and Power)	Part M (Access to and use of buildings) Volume 2 buildings other than dwelling houses
The Hub	Green	Amber	Green	Green	Red	Green	Green
Learning Resource Centre	Green	Red	Green	Amber	Green	Amber	Amber
Brinsbury House	Amber	Red	Amber	Amber	Green	Amber	Amber
Motor Vehicle Centre	Green	Red	Amber	Red	Green	Amber	Red
Construction Centre	Green	Green	Green	Green	Green	Green	Green
Equine Centre - Indoor Riding School	Green	Green	Green	Green	Green	Green	Green
Equine Centre - Barn	Green	Green	Green	Green	Green	Green	Green
Equine Centre - IRS Stable	Green	Green	Green	Green	Green	Green	Green
The Farm - Classroom & Hut	Green	Green	Green	Green	Green	Green	Green
The Farm - The Dairy	Green	Amber	Green	Green	Green	Green	Green
The Farm - Stables	Green	Green	Green	Green	Green	Green	Green
The Farm - Cow Yards	Green	Green	Green	Green	Green	Green	Green
The Farm - Sheep Sheds	Green	Green	Green	Green	Green	Green	Green
The Farm - Lower Barn and Silos	Green	Green	Green	Green	Green	Green	Green
The Farm - The Cottage	Amber	N/A	NI	NI	Green	Amber	N/A

Key
 Green - Good Condition / Compliant
 Amber - Acceptable Condition / Compliant
 Red - Poor Condition / Non Compliant
 N/A = Not applicable
 NI = Not Inspected

Brinsbury Campus The Hub

Brinsbury Campus The Hub - Building Condition

We are advised that TheHub was constructed in 1995 and provides student accommodation, a canteen and classrooms over 2 storeys.



No significant structural defects were noted. Pitched hipped roofs with tiled covering noted to be in satisfactory condition, with some ad-hoc repairs and ongoing maintenance required.



Stairs appear in a good/reasonable state of repair with some normal wear and tear evident. Note that the balustrades on this stair are greater than 100mm and consequently do not meet current Building Regulation standards.



External walls are pointed brickwork with no significant structural defects noted.



Windows and doors mostly in satisfactory condition.



No significant defects were noted in respect of internal walls or the compartmentation that they provide, although it should be noted that we only undertook a visual survey from floor level and cannot comment upon concealed areas (e.g. breaches in compartmentation above ceilings, and where junctions are concealed by finished such as skirtings etc.).

Internal doors are generally in serviceable condition, some require easing and adjustment, especially to ensure correct operation of closer devices.



Brinsbury Campus The Hub - Building Regulations

Fire doors are present throughout and the building is served by several staircases and elevators. Air conditioning is provided in classrooms and mechanical extraction is present in the kitchen & WCs, however, the canteen seating area is vented naturally.

Some general fire safety housekeeping issues were identified, for example there were two fire doors wedged open or not shut on the first floor and the door between Costa and the kitchen was left on the latch – this door also did not have an intumescent strip, the original white doors do not have intumescent strips.



No intumescent strips or smoke seals to the marked fire door between the kitchen and café



View of the door from the kitchen area



General housekeeping - Escape routes and extinguishers not kept clear, 'keep shut' cupboard left open.

Brinsbury Campus The Hub – M&E

The building is heated via a mixture of systems. Main circulation and canteen have electric heating, classrooms are serviced via split AC/heating units. Hot water generation is provided via air source heat pumps.

The services generally are in a good to fair condition and compliant. There are some minor issues that needs to be addressed (including general ventilation to plantroom and fire suppression system to cooking hood).



Main switch panel



Metering, main electrical incomer and main incoming water main



Hot water cylinder, ASHP control and fire detection within plant room



External condensers, kitchen extract and supply unit

Brinsbury Campus Learning Resource Centre

Brinsbury Campus Learning Resource Centre - Building Condition

We are advised that the LRC was constructed in 1994 and provides a large library on the ground floor and a small IT suite and WC facilities on the first floor.



No significant structural defects were noted. The roof covering is formed from steel sheeting, found to be in fair condition.



Stairs noted to be of metal construction and in satisfactory condition.



External walls have a pointed brickwork finish in satisfactory condition.



External doors and PVCu windows in satisfactory condition.



No significant defects were noted in respect of internal walls or the compartmentation that they provide, although it should be noted that we only undertook a visual survey from floor level and cannot comment upon concealed areas (e.g. breeches in compartmentation above ceilings, and where junctions are concealed by finished such as skirtings etc.).

Brinsbury Campus Learning Resource Centre - Building Regulations

A disabled access lift has been installed to provide access to the first floor, whilst other users can access via two staircases. There is no fire detection within the premises, only a manually operated alarm (call points). The first floor would benefit from smoke detection in particular.



No fire detection within the premises, overview of first floor IT suite

Brinsbury Campus Learning Resource Centre – M&E

The LRC was constructed in 1994 and provides a large library on the ground floor and a small IT suite and WC facilities on the first floor. A disabled access lift has been installed to provide access to the first floor, whilst other users can access via two staircases. There is no fire detection within the premises, only a manually operated alarm (call points). The first floor would benefit from smoke detection.

There is no mechanical ventilation to the main space and limited natural ventilation by only the main doors. Heating is provided by a combination of wall electric panel radiators and floor standing warm air blowers, which are not very efficient. There is no AC to the space. The lighting would benefit from being upgrading to bring it in line with current standards.



General FA panel and bell



Electric heating units and panel radiator



General DB and typical lighting

Brinsbury Campus Brinsbury House

Brinsbury Campus Brinsbury House - Building Condition

Brinsbury House is traditional solid wall structure with single glazed timber sash windows and period features; as such there is no mechanical ventilation or disabled access to the first floor.



No significant structural defects were noted. Tiled roof covering, found to be in moderate to fair condition.



Stairs in satisfactory condition.



External walls have a pointed brickwork finish that was found in good state of repair.



External doors in good order with some minor repair issues, single glazed timber framed windows are old but serviceable and will require regular cyclical maintenance if they are to be retained.



No significant defects were noted in respect of internal walls or the compartmentation that they provide, although it should be noted that we only undertook a visual survey from floor level and cannot comment upon concealed areas (e.g. breaches in compartmentation above ceilings, and where junctions are concealed by finished such as skirtings etc.).

Internal doors are generally in serviceable condition, some require easing and adjustment, especially to ensure correct operation of closer devices.



Brinsbury Campus Brinsbury House - Building Regulations

The internal solid doors have been upgraded to fire doors by retrofitting intumescent strips and smoke seals. We have identified that the secondary staircase is steep with shallow treads and a timber safety bar across the top of the stairs, which would require removal prior to escape. The stairs might not, therefore, be suitable as a means of escape and the fire plan should be reviewed to assess.

The first floor does not benefit from smoke detection, instead there are two fire alarm bells with only one manual call point. Given the size of the first floor it would be beneficial to install additional call points, perhaps at the stop of escape stairwells/ dead end corridors.



Secondary staircase which may not be suitable as a means of escape (if designated)

Brinsbury Campus Brinsbury House – M&E

There is no mechanical ventilation to either floor only natural via openable window. The first floor does not benefit from smoke detection, instead there are two fire alarm bells and only one manual call point.

The existing boiler plant is in poor condition (existing age could not be determined), it is an LPG fired boiler, there is no gas detection, fusible links or heat detection. The boiler ventilation is via air bricks at high and low level. These should be checked to ensure that they are compliant. The existing controller is a Honeywell Aquatrol 2000 compensator with night set back.

The existing pipework within the plantroom is mainly uninsulated. There is a mixture of pipework materials used within the same system and no water dosing-pot to maintain water quality.

The domestic HWS needs modernising, it also contains a mixture of galvanised and copper pipework. There appears to be a secondary return, although we could not locate a pump on the return.

The heating is LTHW serving a mixture of cast iron and steel radiators, via a single pipe distribution system.



Existing Htg boilers



Existing HW cylinder and Htg controls



Existing port valve arrangement & radiators



FA panel and zone plan



Typical lighting types

Brinsbury Campus Motor Vehicle Centre

Brinsbury Campus Motor Vehicle Centre - Building Condition

Workshops 2-6 form the motor vehicle training area of the campus.



No significant structural defects were noted. Steel frame and sheet metal construction in satisfactory condition.



External walls are metal sheet construction, also fit for purpose.



Brinsbury Campus Motor Vehicle Centre - Building Regulations

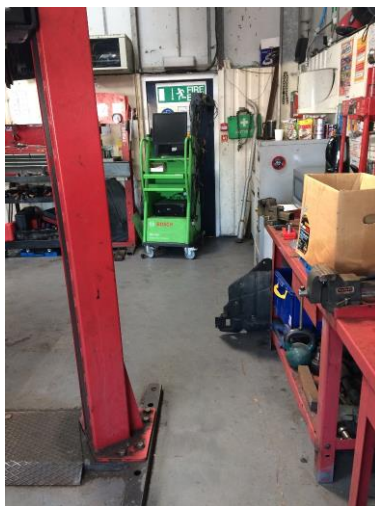
Given the nature of the workshops and the purpose they serve, they perform poorly against the scoring criteria. A specialist assessment that is specifically suited to this type of structure/ usage may be more beneficial. Extract equipment and gas heaters are installed due to the activities within.

Workshops 2,3 & 5 are of similar layout and have a roller shutter and pedestrian entrance to the front elevation and an emergency escape to the rear. The workshops are linked with internal doors although the door between workshops 2 & 3 has been fastened shut. Workshop 4 has a slightly different set-up as there is a rear corridor with WC facilities and the fire exit is located along the corridor to the side of these facilities. In addition, the workshop area here is utilised as a welding bay, as opposed to a car mechanic workshop.

The workshops do not benefit from a fire detection system, but instead haven manual call points, to sound the alarm, located by the front pedestrian entrance doors to each workshop (W4 has an additional call point to the rear). It was noted that the fire escape in workshop 2 was blocked by a service trolley; this should be removed, and staff reminded to keep exits clear. More concerningly, the roller shutter door/ escape to workshop 4 was padlocked shut from the outside resulting in only one means of escape from the workshop through the corridor, which would pose a life risk if a fire blocked this exit.

The workshops are not separated by compartments due to the nature of construction and given the usage, materials and consumables present, the fire risk is considered to be high. Due to the foregoing, we would recommend a full fire risk assessment to identify required actions.

NB workshop 6 was locked and we did not gain access to this area.



Blocked fire escape



No compartmentation between workshops



Welding workshop with locked fire exit

Brinsbury Campus Motor Vehicle Centre – M&E

Workshops 2-6 form the motor vehicle training area of the campus. Given the nature of the workshops and the purpose they serve, they are not good.

The heating systems vary for various workshops. Workshop 2&3 are heated via warm air oil fired unit. Workshop 4&5 are heated by gas fired boiler with LTHW radiator system. Both of which are in need of attention.

Both vehicle workshops are provided with exhaust extract system, no other ventilation is provided. Lighting is provided by a mixture of lamps, again these need to be evaluated to ensure the correct lux levels are being achieved for the working environment concerned. The workshops do have high level roof light.

Workshops 2,3 & 5 are of similar layout and have a roller shutter and pedestrian entrance to the front elevation and an emergency escape to the rear. The workshops are linked with internal doors although the door between workshops 2 & 3 has been fastened shut. Workshop 4 has a slightly different set-up as there is a rear corridor with WC facilities with local electric HW heater and the fire exit is located along the corridor to the side of these facilities. In addition, the workshop area is utilised as a welding bay, which is provided with dedicated extract system with individual extract hood to each welding bay.

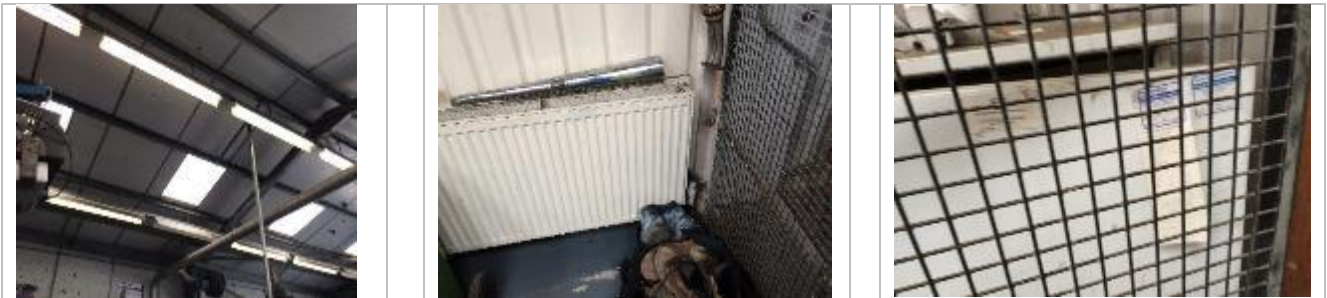
The workshops do not benefit from a fire detection system but instead have manual call points, to sound the alarm, located by the front pedestrian entrance doors to each workshop. It was also noticeable that there was no fire compartmentation between the workshops due to the nature of construction. Given the usage, materials and consumables present, the fire risk is considered to be high.



Existing exhaust extract system and DB.



Warm air duct providing heating to workshop, oil-fired warm air heater.



Typical lighting, LTHW radiator and LPG gas fired boiler



Welding booth extract system & electrical DB



FA Panel and Zone Plan

Brinsbury Campus Construction Centre

Brinsbury Campus Construction Centre - Building Condition

The furniture centre is a large purpose built industrial unit.



No significant structural defects were noted. Steel frame and sheet metal construction with roof noted to be in satisfactory condition.



External walls are metal sheet construction, again fit for purpose and in good condition. Windows and doors are in good condition.



No significant defects were noted in respect of internal walls or the compartmentation that they provide, although it should be noted that we only undertook a visual survey from floor level and cannot comment upon concealed areas (e.g. breeches in compartmentation above ceilings, and where junctions are concealed by finished such as skirtings etc.).

Brinsbury Campus Construction Centre - Building Regulations

The furniture centre is a large purpose built industrial unit. The modern structure is fitted with double glazing, fire detection, fire exits and mechanical extraction.

Brinsbury Campus Construction Centre – M&E

The unit is heated via direct gas fired warm air heaters located at high level. There is one at each end of the building and high level electric radiant panel in the centre of the building. There appears to be no gas detection or emergency shut off valve provided.

Lighting is provided by high bay pendent fittings.

Extraction is provided to each item of equipment, it is then extracted to an external recycling filter and fan combination unit.



Cleaned air and additional Fresh air is the re-supplied to the workshop.



High level lighting, fire detection and electrical containment



Direct gas fired unit heater, DB and emergency escape route



Extract system to equipment & ducting at high level with supply grille at high level



External recycling filter and fan combination unit.

Brinsbury Campus Equine Centre Riding School

Brinsbury Campus Equine Centre Riding School - Building Condition

The riding school consists of three classrooms and a site office housed in a purpose built modern single storey structure.



No significant structural defects were noted. Frame and sheet metal construction in satisfactory condition.



Windows and external doors in satisfactory condition.



No significant defects were noted in respect of internal walls or the compartmentation that they provide, although it should be noted that we only undertook a visual survey from floor level and cannot comment

upon concealed areas (e.g. breeches in compartmentation above ceilings, and where junctions are concealed by finished such as skirtings etc.).

Internal doors are generally in serviceable condition, some require easing and adjustment, especially to ensure correct operation of closer devices.

Brinsbury Campus Equine Centre Riding School - Building Regulations

The building benefits from double glazing, fire exits, fire detection and alarm.

Brinsbury Campus Equine Centre Riding School – M&E

The building benefits from double glazing, fire exits, fire detection & alarm. The building is provided with underfloor heating via an air sourced heat pump located externally next to the building. There is general extract provided and fresh air is via openable windows.

Small Power is provided via surface mounted dado trunking. Lighting is generally recessed ceiling mounted luminaires with PIR control.

The building is provided with power from a central DB located next to the stables which then feed a local DB within the Centre office.



Office and air source heat pump unit



Air sourced heat pump manifold, underfloor heating manifold



Typical lighting and detector, DB and dado trunking



Underfloor heating room sensor, DB and classroom emergency light fitting



Typical PIR and FA detector, FA panel and zone plan

Brinsbury Campus Equine Centre Barn

Brinsbury Campus Equine Centre Barn - Building Condition

The open barn is divided into a training area and stable accommodation.



No significant structural defects were noted. Fibre cement sheet roof in fair condition. Blockwork pointed and externally painted.



Steel frame, galvanized plate gates and shutters to barn.

Brinsbury Campus Equine Centre Barn - Building Regulations

It should be noted that the barn provides stable accommodation for livestock only and therefore the regulations are less stringent. There are three fire exits, escape signage, and a hand bell fire alarm.

Brinsbury Campus Equine Centre Barn – M&E

There is some high bay lighting provided which appears to be controlled via time clock. Water is provided to a wash down point and does require additional non-return valve to be fitted to comply with current water regulations.

Brinsbury Campus Equine Centre IRS Stable

Brinsbury Campus Equine Centre IRS Stable - Building Condition

The IRS stables comprise the original barn, a historic addition, and a relatively modern addition.



We noted spalling to brickwork and rot to traditional cut rafters and purlins of the roof structure. To be monitored and repaired.



Tiled finish in reasonable condition for its age.



Pointed masonry finishes. Moderate condition.



Single glazed windows in poor condition.



Brinsbury Campus Equine Centre IRS Stable - Building Regulations

It should be noted that the barn provides stable accommodation for livestock only and therefore the regulations are less stringent. There are fire exits, escape signage, and a hand bell fire alarm.

Brinsbury Campus Equine Centre IRS Stable – M&E

The IRS stables comprise the original barn and provides stable accommodation for livestock only and therefore the regulations are less stringent. There are fire exits, escape signage, and a hand bell fire alarm. Water is provided but a non-return valve should be installed to comply with current water regulations.

Lighting is provided via florescent tubes and small power is provided via a central DB with socket at some locations although these are not IP rated. Light switch appear to be shower proof.



Stables



Existing light switches, sockets, and main DB

Brinsbury Campus The Farm Classrooms and Hut

Brinsbury Campus The Farm Classrooms and Hut - Building Condition

No significant structural defects noted. Fibre cement sheet roof in fair condition.



Metal sheet construction, in satisfactory condition.



Aluminium framed doubled glazed windows and doors installed c2005 in good condition.



No significant defects were noted in respect of internal walls or the compartmentation that they provide, although it should be noted that we only undertook a visual survey from floor level and cannot comment upon concealed areas (e.g. breeches in compartmentation above ceilings, and where junctions are concealed by finished such as skirtings etc.).

Internal doors are generally in serviceable condition.



Brinsbury Campus The Farm Classrooms and Hut - Building Regulations

‘Pargeter Rural centre for Business’ houses offices, classrooms and changing facilities, as well as a tractor store/ workshop to the west elevation. The tractor store appears to be adequately compartmentalised from the rest of the building and a manual fire alarm with 4 call points serves the building. The internals within the main building are modern and in good condition and there is mechanical ventilation within the changing rooms and WCs.

Brinsbury Campus The Farm Classrooms and Hut – M&E

There is mechanical extract ventilation within the changing/drying room.

Heating is provided by LTHW heating distribution serving radiators via a wall mounted Boiler (which we could not access at the time), local TRV’s are fitted to each radiator for additional internal space temperature control.



Typical office Htg and lighting.



Typical corridor, changing/drying room, classroom lighting and Htg controller

Brinsbury Campus The Farm The Dairy

Brinsbury Campus The Farm The Dairy - Building Condition

Fit for purpose as dairy / creamery only.



Brinsbury Campus The Farm The Dairy - Building Regulations

The cattle sheds simply provide shelter for livestock and there is no human accommodation within these buildings. The open nature, and non-human usage, of these barns mean that the regulations are less stringent. There is no fire detection or alarm system within these buildings.

The dairy differs to the cattle sheds as there is more frequent human usage of the building, however, the facility still has large open sections and this needs to be taken into account. There is no fire detection or alarm within the dairy building and consideration should be given to retrofitting a system to alert any occupants working within the small internal office, which only has one means of escape (back through the dairy).

Brinsbury Campus The Farm The Dairy – M&E

The cattle sheds simply provide shelter for livestock, they have minimal lighting and water provision. They are non-habitable spaces. They do not contain any fire detection or alarm system.

The dairy differs to the cattle sheds as there is more frequent human usage of the building, however, the facility has no fire detection or alarm within the dairy building and consideration should be given to installing

a suitable system that is also linked to the main FA panel. There is no mechanical ventilation and heating is local electric blower and radiant lamps.



Dairy pasteurisation vessel and storage



General electrical DB, office and milking parlour

Brinsbury Campus The Farm Cow Yards

Brinsbury Campus The Farm Cow Yards - Building Condition

Structural Frame, fit for purpose as livestock store only.



Fibre cement sheet roof in fair condition.

Brinsbury Campus The Farm Sheep Shed

Brinsbury Campus The Farm Sheep Shed - Building Condition

Fit for purpose as livestock store only.



Brinsbury Campus The Farm Lower Barn & Silos

Brinsbury Campus The Farm Lower Barn & Silos - Building Condition

Fit for purpose as livestock store/silo only.



Brinsbury Campus The Farm Cottage

Brinsbury Campus The Farm Cottage - Building Condition

The Farm Cottage appeared structurally sound, although of some age. Only external access provided.



Roof of traditional pitched construction with tiled finish. Satisfactory condition, although would benefit from moss and debris removal to extend life.



PVCu windows all in satisfactory condition.





APPENDIX 1 – SUMMARY TABLE LEGEND

Overall Rating

Green - Good Condition / Compliant
Amber - Acceptable Condition / Compliant
Red - Poor Condition / Non Compliant

Condition Rating

A	No repair is currently needed. The building must be maintained in the normal way.
B	Defects that need repairing or replacing but are not considered to be either serious or urgent. The buildi
C	Defects which are serious and / or need to be repaired, replaced or investigated urgently.
N/A	Not applicable.
NI	Not inspected/no access possible.

Priority Rating

1	Health & Safety issue. Immediate action required.
2	Works required within year 1.
3	Works required within 1 to 5 years.
4	Works required within 6 to 15 years.
5	Works required 16 years +

Combined Rating

A1	Not used
A2	Not used
A3	Amber
A4	Green
A5	Green
B1	Not used
B2	Red
B3	Amber
B4	Green
B5	Green
C1	Red
C2	Red
C3	Amber
C4	Green
C5	Not used
NI	No colour allocated

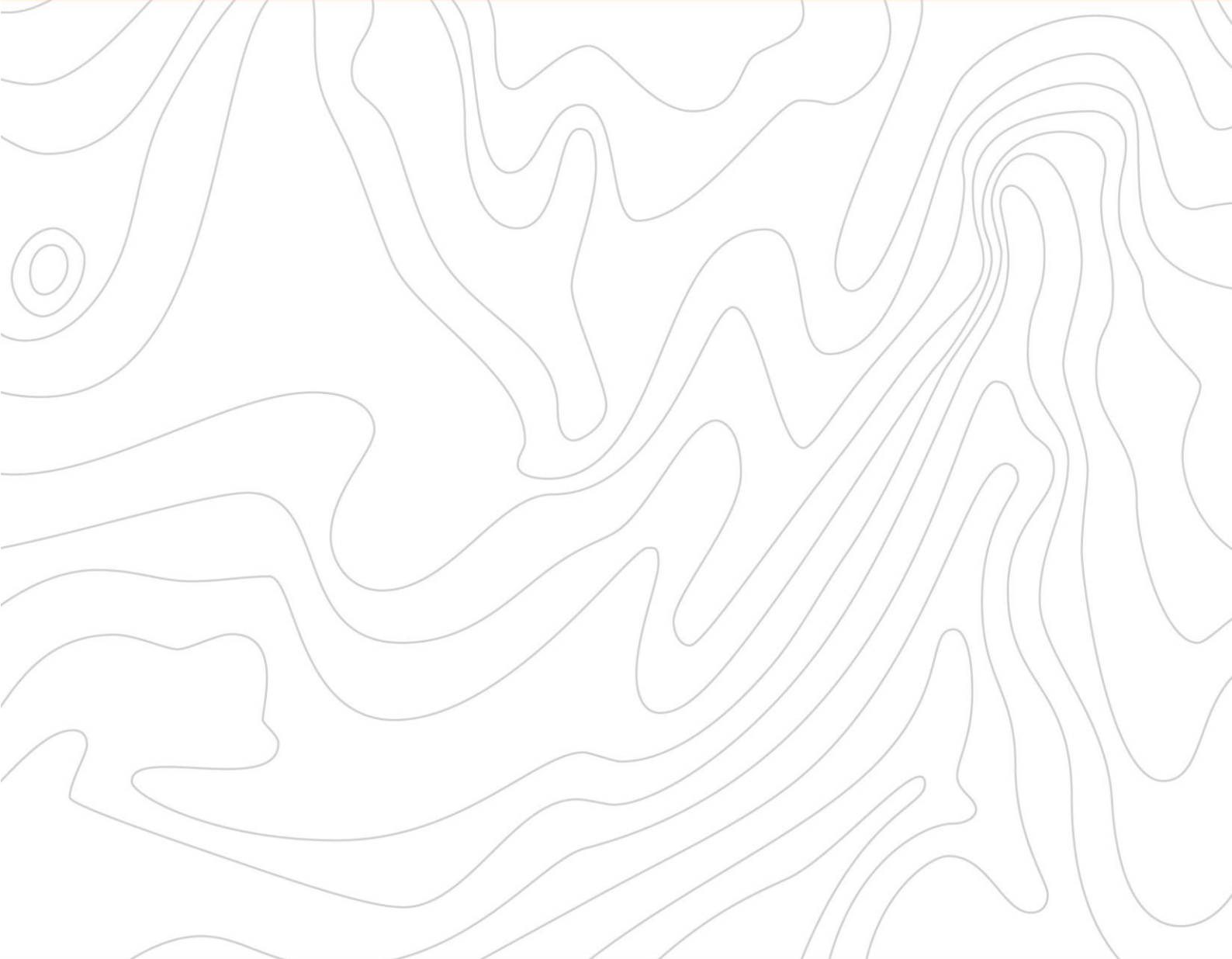
APPENDIX 2 – LIMITATIONS OF SURVEY

Reference 'the client' below, means Chichester College.

The sample stock condition survey is subject to the following limitations (including by implication that no allowances have been made where investigations are confirmed as not having taken place):

- a) This survey has specifically been undertaken to determine the condition of renewable or repairable building components. The report should not be relied upon for any purpose other than for an assessment of current condition and anticipated future costs as determined at the date of the report (the survey base date).
- b) Costs and quantities were not required by the brief.
- c) The survey comprised a visual inspection of all exposed and accessible elements of the properties included in the sample frame. Inspection of the exterior of dwellings was undertaken from ground level and other accessible points where possible. Inspection of roof spaces was limited to 'head and shoulders' inspection through the loft access only. No guarantee can therefore be given that components above ground level, or out of sight, are free from defect; this includes walls (including cladding) and roof finishes and fixings and other concealed items. If there is concern over any of these items we would advise the client to make separate specialist arrangements for survey, opening up, and/or testing.
- d) We have not undertaken structural surveys, or surveys other than to note condition for the purposes of business plan production; although any visible defects indicating structural movement are noted (where applicable), with recommendations made for further investigations where necessary.
- e) The survey has focussed upon the renewal of components that have reached (or are predicted to reach) the end of their useful life. Not all minor wants of repair have been recorded, as these are deemed covered from contingent, cyclical, responsive repairs or void works budgets; items that are typically a resident's responsibility (such as internal redecoration) have also been excluded from our report.
- f) There was no inspection made of flues, ducts, voids, drains/sewers, or any similar enclosed areas. We are therefore unable to report that such areas are free from defect, or do not require future expenditure. Any work of this nature that becomes manifest should be undertaken either from contingent or responsive repairs budgets.
- g) The survey of mechanical and electrical installations was limited to a visual inspection by an engineer and did not include testing or inspection. No testing was undertaken of electrical, mechanical, water, drainage, air conditioning, lifts or other services.
- h) No specific inspection or specialist testing was undertaken to establish whether high alumina cement, calcium chloride additives, woodwool slab permanent framework construction, asbestos or other deleterious materials are present within the construction. Furthermore, we did not carry out any opening-up, or boroscopic investigations, or chemical testing of elements to establish the presence of defects (e.g. carbonation or pH value) within concrete. No samples were taken, nor any analysis made of the sulphate content or stability of the load bearing subsoil adjacent to foundations.

- i) This survey did not identify or record the presence of asbestos containing materials (ACMs) or lead based products. The surveys undertaken do not constitute an appraisal of asbestos containing materials under the HSE guidance HSG 264.
- j) We did not make any formal enquiries in respect of existing user rights, town planning and road widening, legal interests, fire certificates, effluent agreements, party wall agreements, prescriptive rights, easements, wayleaves, statutory consents or contaminated land etc.
- k) Ridge does not accept liability for any errors or inaccuracies contained within any documents, communications, budget estimates or data received from the client, as may be reproduced or relied upon by this report. This includes the failure of the client to identify to us past, present or suspected defects that we have not been made aware of and for which no allowance has been made within the survey.
- l) In the event of remedial works requiring vacation of the property, no allowance has been made in the costings for decanting, relocation, loss and disturbance or associated costs.
- m) The surveys undertaken do not constitute Fire Risk Assessments.
- n) The surveys do not comprise full structural survey, nor a specialist engineering appraisal of frames, panels and cladding etc.
- o) This report is for the private and confidential use of the client, for whom it has been prepared. It should not be reproduced in whole or in part or relied upon by any third party for any purpose without the express written agreement of Ridge and Partners LLP.



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