



MINISTRY OF DEFENCE

## Defence Infrastructure Organisation

See Distribution

Ref. UKJSU/SSO/4244

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6 September 2012

### 4-TIER GRADING – Rue De La Briquiterie, 7020, Mons (Casteau)

#### Reference:

- A. JSP 315 - Service Accommodation Code.
- B. JSP 464 - Tri-Service Accommodation Regulations (TSARs) Part 4.
- C. SSO TI 17 – SSO UKJSU BOO – SFA Hirings

1. In accordance with the Convening Order dated 4 September 2012 the Board of Officers (BOO) met at Rue De La Briquiterie, 7020, Mons (Casteau) to assess the suitability of this property and award a grading for the property in accordance with Ref B.

2. The survey was carried by a team consisting of the following personnel:

- DIO SHAPE Accommodation Manager
- DIO Estate Manager
- DIO SHAPE Estate Surveyor

3. The results of the survey carried out at Rue De La Briquiterie, 7020, Mons (Casteau) is as follows:

a. **Type III.** The total number of points awarded to the Type III SFA is 10 deficiency points, broken down as follows:

(1) **Ser 15 Reasonable Access to Essential Amenities.** The points awarded under Chapter 1, Annex A, Table 1, ref B is 5, the maximum allowable. Due to the very restricted access to SHAPE via the Luxembourg gate the properties do not have reasonable access to Shop, Cash Machine, Post Office, Doctor and Dentist, each attracting 1 deficiency point.

(2) **Ser 16 Environmental Factors.** The points awarded under Chapter 1, Annex A, Table 1, ref B is 5 deficiency points as there are continuing building works adjacent to the SFA which have a significant effect on living conditions due to noise, dust and machinery/vehicle movements.

(3) **Positive Points.** The positive points under Chapter 1, Annex A, Table 2, ref B properties are awarded as the properties have an en-suite to the master bedroom and a utility room each attracting 2 positive points. Therefore a total of 4 positive points are awarded.

3. Based on the findings and points allocated, the recommended grade for this SFA type is:

a. **Type III                      Grade 2                      6 deficiency points.**

**This grading should be reviewed on completion of the building works when the maximum environmental factor deficiency points awarded are checked for their continuing relevance.**

4. Summary and Data Sheets for this SFA are enclosed with this letter.

Distribution:

All Members  
House File  
Housing Assistant  
DIO Finance Section.

**4 TIER GRADING FOR ACCOMMODATION CHARGES  
DEFICIENCY POINTS SUMMARY SHEET FOR SFA**

LOCATION(S):

Address: 14 to 18 Rue De La Briquiterie, 7020, Mons (Casteau)

TYPE:

III

SURVEY DATE:

05-Sep-12

TOTAL POINTS SCORE:

6

GRADE AWARDED:

2

Ser Table 1 (a)	Factor (b)	Deficiency (c)	Applies (d)	Points Allowed (e)	Points Awarded (f)
1	Reduced Floor Area	Applicable where floor area (sqm) is: between 10% and 24.9% below scale, or, 25% or more below scale. <i>Does not apply if Serial 2 or 3 applied</i>		5 or 10	
2	Rooms below scale	Applicable for non provision of a study in Type 1, 2 and 3 and cloakroom (WC and basin) in all SFA. <i>Does not apply in Serial 1 and 3 applied</i>		2 per room	
3	Space to accommodate scaled furniture	Applicable where rooms are not enough to accommodate scaled furniture. <i>Does not apply if Serial 1 or 2 applied</i>		Max 9	
4	Access to main bathroom or only WC	Applicable where access to a main bathroom or only toilet is via a bedroom or other dwelling room. <i>Less en suites</i>		5	
5	Lifts	Applicable where no lifts provided in multi-storey building. Floors: Ground, 1 and 2, Nil points; Floor 3, 3 points; Floor 4, 4 points; Floor 5 & above 5 points.		Max 5	
6	Scaling of fixtures and fittings	Applicable where fixtures and fittings are below scale. Max 5 points		Max 5 points or Sers 6, 7 and 8 combined	
7	Condition of exterior structure	Applicable where the condition of the exterior structure of the SFA is below standard. Max 3 points			
8	Condition of interior decoration, carpets, fixtures and fittings	Applicable where the condition of decoration (2 points), carpets, fixtures and fittings (2 points) within the SFA is below standard. Max 4 points			
9	Damp/ Condensation	Applicable where damp is experienced in a living or occupied bedroom as a result of inadequate damp proof coursing or when condensation results from poor standard of ventilation		Max 5	
10	Loft insulation	Where the SFA has less than 150mm of loft insulation or equivalent		1	
11	Double Glazing	Where double/secondary glazing is not provided		Max 5	
12	Heating system	Heating system fails to achieve temperatures set down in Table 1 when operated normally. <i>Does not apply if Ser 14 applied.</i>		Max 5	
13	Utility usage above the normal assumed consumption	Gas/electricity usage exceeds the Normal Assumed Consumption (NAC) rate for the type of SFA. <i>Does not score if already scored in Ser 12, or if financial assistance given by the Fuel Subsidy Scheme</i>		5	
14	Air conditioning (Tropical areas only)	Where air conditioning consistently fails to cool or reduce humidity to prescribed levels. <i>not apply is Sers 12 and 13 applied.</i>		5	
15	Reasonable access to essential amenities	SFA is 1.5 miles or more from essential amenities. Public transport service or public transport does not enable reasonable access. <i>See definition at Table 1</i>		5	
16	Environment	Adverse environment factors <i>See Guide at Annex C</i>			

Ser Table 2 (a)	Factor (b)	Total deficiency points			10
		Positive Points (c)	Applies (d)	Points Allowed (e)	Points Awarded (f)
P1	En-suite Facilities	En-suite Facilities to the master bedroom are	X	2 positive	2
P2	Additional WC	WC additional to scale		1 positive	
P3	Utility Room	Utility room is provided	X	2 positive	2
<b>Sub Total</b>			<b>Total positive points</b>		<b>4</b>
<b>Total</b>		<b>Deficiency points MINUS Positive points</b>			<b>6</b>

#### SERVICEMEN'S FAMILIES' QUARTERS

Type	Person	Bedrooms		Net Space	Storage Space	Total Space
		Double	Single			
III	6	2	2			142.5 <sup>(1)</sup>

Accommodation	Area (sq. m)		Remarks
	Scaled	Existing <sup>(2)</sup>	
Porch or lobby	To design		
Hall and pram space	NS	9.65	
Coat cupboard	GS	1.49	
Lavatory, WC and WHB	NS	1.42	Downstairs
Sitting room with adj. dining room	35.00	42.69	
Sitting room			
Dining room			
Study	9.00	16.27	
Kitchen	12.50	17.33	
Utility	5.00	5.26	
Landing	NS	10.28	
Bedroom 1	16.50	16.77	
Ensuite	3.75	4.48	
Bedroom 2	15.00	17.42	
Bedroom 3	8.50	9.86	
Bedroom 4	7.50	11.13	
WC	NS		
Bathroom	NS	6.68	
Linen/airing cupboard	N/A		
<b>Total</b>	<b>142.5</b>	<b>163.98</b>	<b>-15.1</b>

#### Storage

In or adjacent to kitchen (m <sup>3</sup> )			
Lockable with external access			

#### Garage

Clear internal dims 5.3m x 3m		22.9	
Garden Shed		4.0	

#### Garden

#### NOTES:

1. Scaling from JSP 464
2. Floor area including Storage

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