



Infrastructure
and Projects
Authority

March 2025

Asset Condition Playbook
Associated Document No.4

Example Condition Report

Reporting to
Cabinet Office
and HM Treasury

Example Condition Report

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Site photo



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Example Condition Report

1. Survey description and introduction

Instruction

The purpose of this condition survey is to provide an overall assessment of the building fabric and building services to establish the general condition of the property to inform PFI handover process in the future.

This survey consisted of a detailed room-by-room visual survey of all areas within the building, including plant rooms, risers, and ducts (where access was available).

The external elevations and roof were surveyed. All mechanical and electrical installations were also in scope.

The client issued a briefing document dated 39th December 2052 version 24.

The survey shall be assess the property condition against two measures:

1. Industry Standard which is setout in the NHS Risk Based Methodology for Establishing and managing (2004).
2. Project Specific grading which are based on the contract terms of the individual building and contract.

The survey shall be non intrusive as setout in Asset Condition Handback Survey Tender Scope, section 3.5. No cost data is to be collected.

A survey was conducted with the data being collected using [platform] to provide an output report and information in MS Excel format to the requirements of the brief, succinct and accurate to all locations.

The survey is a building by building survey, identifying defects elementally, at floor/building level and room level.

Site Details	
Contract Name	Town Hall
UPRN	JL 1
Site Name	Town Hall
Address	1301 Western Avenue Yorkchester YC4 9ZZ
Concession Term Dates	
Commencement	21st November 2035
Expiry	30th January 2060

Survey Information	
Fabric Survey Date(s)	02.14.52 to 12.14.52
Mechanical and Electrical Survey Date(s)	02.14.52 to 10.14.52
Surveyor(s)	Scott Summers; Robert Drake; James Howlett; Simon Lasker
Weather	The weather was calm and dry.

Building Summary	
Gross Internal Area	5,800m ²
Site Area	N/A
Approximate year of Construction (if known)	2033/5
Heritage Status	No Heritage Status

Key Stakeholders	
Authority	Yorkchester Council
Operator	Town Hall Services – Yorkchester Council
SPV	Genosha Asset Management
FM Co	Legion Construction

Example Condition Report

Limitations

The report is for the private and confidential use of the *[Appointers]* Authority for which the report is undertaken and should not be reproduced in whole or part or relied upon by third parties without the express written authority of *[Surveyor]*.

A visual non-intrusive inspection of the property including the building services was carried out. We have not been able to inspect any part of the structure that was covered, unexposed or inaccessible. Furniture, floor coverings, or fixtures and fittings have not been moved and therefore we cannot comment on the condition of elements which could not be viewed.

A visual inspection only was undertaken of the electrical and mechanical services. Testing was only carried out in accord with the briefing requirements.

We have not undertaken any explanatory excavations of the foundations to ascertain their nature or stability, nor have we carried out any investigations into the nature of the ground bearing strata or subsoil. Similarly, our report does not cover any contamination investigations or enquiries of an environmental nature.

We have not carried out tests for high alumina cement, calcium silicate bricks, sulphate bearing salts, calcium chloride, additives in the concrete, sea dredged aggregates, asbestos fibres, or other deleterious materials. Whilst attention may be drawn to the suspected presence of asbestos, or other deleterious materials, this report is to be taken specifically to exclude any advice or recommendation in respect of the identification, handling, management or disposal of asbestos.

We have not conducted any inspections for any invasive plant species such as Japanese Knotweed.

We have assumed that drawings provided by the client are accurate and will identify all rooms, floors and building and that the floor areas and scale of the drawings is correct. No allowance has been made to for the production or amendment of the drawing layouts.

The appraisal will cover all parts of the property that are visible whilst standing at ground level within the boundaries of the site, and adjacent public/communal areas and that can be safely accessed or viewed from a 3-metre ladder, set safely with its feet on the ground or from a fixed ladder. We have not allowed for the provision of specialist access equipment.

Drainage will not be assessed, and our inspection will be limited to external inspection gullies and utility access holes where these can be lifted without difficulty.

The sampling number for the survey is setout in in the sampling matrix included in the Asset Condition Handback Survey Tender Scope, scope of requirements, section 3.6.

The report is for the private and confidential use of the *[Appointers]* for which the report is undertaken and should not be reproduced in whole or part or relied upon by third parties without the express written authority of *[Surveyor]*.

We have assumed that all relevant building information i.e., maintenance logbooks, statutory information etc. will be readily accessible during the site inspection and will be up to date.

Example Condition Report

2. Condition summary – Fabric

	RAG rating
2.1 Fabric Summary	
2.1.1 Property Profile	
<i>[Surveyor to input a description of the building here]</i>	
2.1.2 External	
The property is in a good condition considering its age. Comments by exception are listed below:	1
– <i>[There is evidence of moss growth on the roof glazing with staining noted to finishes This is present in an isolated area]</i>	2
– <i>[Widescale damage and weathering to window frames generally]</i>	3
2.1.3 Internal	
The property is in a good condition considering its age. Comments by exception are listed below:	1
– <i>[Minor wear and tear is noted throughout All floor finishes will be in condition C within the next 10 years]</i>	2
– <i>[Full redecoration works to the reception is recommended]</i>	3
2.2 Fire Matters	
Surveyor to input a general note regarding condition of fire stopping and details of non-compliances witnessed	2
If needed the surveyor to highlight areas of concern.	3

Example Condition Report

2. Condition summary - Mechanical & Electrical

	RAG rating
2.3 Electrical System Summary	
<i>[A free-standing switchboard is installed within the ground floor LV Switch room feeding out to sub main distribution boards installed throughout the Town Hall. The switchboard benefits from a mobile generation connection.]</i>	
General internal lighting <i>[The original lighting system comprised of linear and compact fluorescent luminaires, and metal halide lamps and ELV dichroic lamps in places although 85% of lightning has now been upgraded to LED equivalents.]</i>	
Emergency lighting <i>[Emergency lighting power is provided from a central battery/static inverter unit located at high level in the garage.]</i> <i>[In the event of a fault within any of these luminaires the particular associated LCM will initiate a power supply from the central battery/static/inverter unit to maintain the lighting output.]</i> <i>[The emergency lighting can be tested from the switches provided in each riser, which isolates the circuit supply thereby initiating a power supply from the central power unit.]</i>	
External lighting <i>[External lighting to the East, North and West sides of the roof area are controlled by photo electric cells.]</i> <i>[On the south wall floodlights have been fitted to the Brise Soleil. This system is wholly owned and maintained by Yorkchester City External Lighting Department. External lighting fitted around the accessible perimeter of the building is controlled by PEC and timeswitch.]</i>	
Small power supplies <i>[A system of flush mounting floor power supply boxes has been installed throughout all open floor levels. Each box has the capacity to accept up to 3 twin 13 amp socket outlets although 1 twin socket point may be replaced by a plate, which will accept up to 4 data ports. The box lids are provided with carpet infills. This system is supplemented in the areas mainly the east and west outer walls at each level by 3 compartment skirting trunking in which recessed socket outlets and data ports are fitted.]</i>	
Fire detection and alarm system <i>[The fire alarm system has been designed and installed to BS5839:1988 part 1 and all following amendments to give L1 protection. The system comprises of a fire alarm control panel, break glass contracts, automatic detectors and sounders.]</i> <i>[The raising of an alarm, by operation of a break glass contact or automatic detector will indicate the initiation zone on the zone fire alarm panel located as indicated.]</i>	
Data transmission <i>[An 80kVA uninterruptible power supply (UPS) unit has been installed in a dedicated room accessible from the roof plant room at the North end of the building. The unit is complete with control cabinet.]</i>	

Example Condition Report

	RAG rating
2.3.1 Electrical Condition Summary	
<i>[The main electrical infrastructure across the Town Hall including the incoming mains, main LV panel and associated switchgear, submains and distribution and final outlets are all original and considered to be in a "Good Condition" consistent with age.]</i>	1
<i>[Some of the installation, such as the Air Circuit Breakers, Power Factor Correction etc. may now be subject to obsolescence and should be considered for replacement/reviewed against critical spares. No records of testing/maintenance were observed for the ACBs or PFC, this should be further investigated and actioned as required.]</i>	2
<i>[The lighting control modules are now at the end of their economic life and understood to be obsolete. These should be scheduled for replacement.]</i>	3
Please review the asset/condition report for further details of the individual assets installed across the property.	
2.4 Mechanical System Summary	
<i>[The design of heating and cooling to the building predominately utilises the Termodeck principle of passing air through the hollow cores of modified structural pre-cast concrete planks. Ducted ventilation systems, served by two air handling units (AHUs) recently fitted with new Gas fired heating coils located in the roof top plantroom connect to each of the modified structural planks. In summer, the planks are pre-cooled using low nighttime ambient air temperatures. During occupied hours this cooling effect is further supplemented by the use of a chilled water chiller serving a cooling coil in each of the two AHUs. A number of cooling units are also provided in the North elevation rooms. The chiller is located in roof mounted external compound at the South end of the building. Condensers are located within the roof above the East wing of the building. In winter, the planks act as a heat store with the incoming air heated via high efficiency heat recovery with supplementary heat input from gas heater batteries within each AHU.]</i>	
2.4.1 Mechanical Condition Summary	
<i>[Additional comfort cooling is provided in perimeter locations, these units vary in age but are generally all in a "Good" condition consistent with age.]</i>	2
Please review the asset/condition report for further details of the individual assets installed across the property.	

Example Condition Report

3. Condition assessment grading

3.1 Industry Condition Grading

Condition Grade	Condition Description
A	As new and can be expected to perform adequately to its full normal life
B	Sound, operationally safe and exhibits only minor deterioration
B/C	Currently as B, but will fall below B within 5 years
C	Operational but major repair or replacement is currently needed to bring up to condition B
D	Operationally unsound and in imminent danger of breakdown

3.2 Project Specific Condition Grading

Condition Grade	Condition Description
A	As new and fully compliant with the relevant Project Requirements
B	Fully compliant with the relevant Project Requirements, sound, operationally safe, exhibits only minor deterioration and in the case of internal and external fabric is of good appearance
B/C	Currently as B, but will fall below B within 5 years.
C	Shows more than minor signs of wear and tear but still operates in all aspects and complies with current Health & Safety.
D	Failing to meet its function and the Authority requires item to be replaced

*Note to reader: Project Specific Condition Grading should always refer back to individual project-specific condition indicators.

Example Condition Report

4. Project specific condition ranking indicators

Grading Description	Fully compliant with the relevant Project Requirements, sound, operationally safe, exhibits only minor deterioration and in the case of internal and external fabric is of good appearance	Currently as B, but will fall below B within 5 years.	Operational, but major repair or replacement is currently needed to bring it up to condition B	Operationally unsound and in imminent danger of breakdown
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Building assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
1. Structure	Foundations	<ul style="list-style-type: none"> - No defect 	<ul style="list-style-type: none"> - No defect 	<ul style="list-style-type: none"> - Partial subsidence noted 	<ul style="list-style-type: none"> - Significant subsidence noted - Replacement is the only option
	Walls	<ul style="list-style-type: none"> - No structural cracks and/or deflection - Sound secure and weatherproof where appropriate - Free from damp - Free from debris 	<ul style="list-style-type: none"> - No structural cracks and/or deflection - Sound secure and weatherproof where appropriate - Free from damp - Free from debris 	<ul style="list-style-type: none"> - Flaking/crumbling brickwork and showing significant signs of deterioration - Extended areas of cracking either to brickwork directly or following mortar joints - Walls pulling away, internal evidence showing, extensive cracking noted and/or floors dropping 	<ul style="list-style-type: none"> - Brickwork failed - Walls bulging/leaning and/or unstable - Extended areas of cracking either to brickwork directly or following mortar joints - Significant evidence of walls pulling away, internal evidence showing, significant cracking noted and/or floors dropping
	Frames	<ul style="list-style-type: none"> - No structural cracks and/or deflection - Sound secure and weatherproof where appropriate - Free from damp - Free from debris 	<ul style="list-style-type: none"> - No structural cracks and/or deflection - Sound secure and weatherproof where appropriate - Free from damp - Free from debris 	<ul style="list-style-type: none"> - Major Frame distortion noted - Timber rot/corrosion evident in many areas 	<ul style="list-style-type: none"> - Significant failure/frame distortion/major rot/corrosion - Inadequate frame design - Significant safety concerns

Example Condition Report

Building assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
1. Structure <i>continued</i>	Floors	<ul style="list-style-type: none"> - No distortion defect - No structural cracks and/or deflection - Sound secure and weatherproof where appropriate - Free from damp - Free from debris 	<ul style="list-style-type: none"> - No distortion defect - No structural cracks and/or deflection - Sound secure and weatherproof where appropriate - Free from damp - Free from debris 	<ul style="list-style-type: none"> - Floor distortion noted/bowing - Floor plates corroded/distorted - Insect infestation severe - Timber rot/corrosion evident in many areas 	<ul style="list-style-type: none"> - Significant failure/distortion/major rot/corrosion - Inadequate frame design - Significant safety concerns
	Roofs	<ul style="list-style-type: none"> - No structural cracks and/or deflection - Sound secure and weatherproof where appropriate - Free from damp - Free from debris - All chimney stacks/flues are structurally sound and secure and flue is free from blockages - All cladding , copings and parapets are structurally sound and secure 	<ul style="list-style-type: none"> - No structural cracks and/or deflection - Sound secure and weatherproof where appropriate - Free from damp - Free from debris - All chimney stacks/flues are structurally sound and secure and flue is free from blockages - All cladding , copings and parapets are structurally sound and secure 	<ul style="list-style-type: none"> - Frame distortion noted - Bowing of roof timbers - Insect infestation severe - Timber rot/corrosion evident in many areas 	<ul style="list-style-type: none"> - Significant failure/frame distortion/major rot/corrosion - Inadequate frame design - Significant safety concerns

Example Condition Report

Building assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
2. External fabric	Walls and finishes	<ul style="list-style-type: none"> – No structural cracks and/or deflection – Sound secure and weatherproof where appropriate – Free from damp – Free from debris 	<ul style="list-style-type: none"> – No structural cracks and/or deflection – Sound secure and weatherproof where appropriate – Free from damp – Free from debris 	<ul style="list-style-type: none"> – Rendering loose and cracked – Extended areas of pointing required 	<ul style="list-style-type: none"> – Brickwork finishes failed – Significant areas of rendering detached/missing
	Windows	<ul style="list-style-type: none"> – No structural cracks and/or deflection – Sound secure and weatherproof where appropriate – Free from damp – Free from corrosion – Free from debris and all but minor surface blemishes and wear and tear – Operate as intended, in a safe manner, without making undue noise and without including observable stains on hinges, locks, catches and handles and without binding, rubbing or catching in any way 	<ul style="list-style-type: none"> – No structural cracks and/or deflection – Sound secure and weatherproof where appropriate – Free from damp – Free from corrosion – Free from debris and all but minor surface blemishes and wear and tear – Operate as intended, in a safe manner, without making undue noise and without including observable stains on hinges, locks, catches and handles and without binding, rubbing or catching in any way 	<ul style="list-style-type: none"> – Frame and mechanisms showing obvious signs of fatigue – Rot/corrosion evident in many areas – Timber cracking and breaking up – Patch repairs becoming untenable 	<ul style="list-style-type: none"> – Significant failure/major rot/corrosion – Significant safety concerns

Example Condition Report

Building assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
2. External fabric <i>continued</i>	Doors	<ul style="list-style-type: none"> – No structural cracks and/or deflection – Sound secure and weatherproof where appropriate – Free from damp – Free from corrosion – Free from debris and all but minor surface blemishes and wear and tear – Operate as intended, in a safe manner, without making undue noise and without including observable stains on hinges, locks, catches and handles and without binding, rubbing or catching in any way 	<ul style="list-style-type: none"> – No structural cracks and/or deflection – Sound secure and weatherproof where appropriate – Free from damp – Free from corrosion – Free from debris and all but minor surface blemishes and wear and tear – Operate as intended, in a safe manner, without making undue noise and without including observable stains on hinges, locks, catches and handles and without binding, rubbing or catching in any way 	<ul style="list-style-type: none"> – Door and mechanisms showing obvious signs of fatigue – Physical impact/damage obvious – Rot evident or door stiles weak 	<ul style="list-style-type: none"> – Significant failure/major rot – Significant safety concerns
	External timber/PVCu detail	<ul style="list-style-type: none"> – No structural cracks and/or deflection – Sound secure and weatherproof where appropriate – Free from damp – Free from debris 	<ul style="list-style-type: none"> – No structural cracks and/or deflection – Sound secure and weatherproof where appropriate – Free from damp – Free from debris 	<ul style="list-style-type: none"> – Showing obvious signs of fatigue/damage – Rot/cracking evident – Missing sections 	<ul style="list-style-type: none"> – Significant failure/major rot/damage – Significant safety concerns
	Decoration	<ul style="list-style-type: none"> – Complete according to their specification – Free from all but minor blemishes or undue wear and tear – Free from cracks, or any other surface degradation inconsistent with a building maintained in accordance with Good Industry Practice 	<ul style="list-style-type: none"> – Complete according to their specification – Free from all but minor blemishes or undue wear and tear – Free from cracks, or any other surface degradation inconsistent with a building maintained in accordance with Good Industry Practice 	<ul style="list-style-type: none"> – Wear and tear obvious – Grubby wall finishes 	<ul style="list-style-type: none"> – Significant peeling of paint/coatings or missing finish

Example Condition Report

Building assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
3. Roofs	Coverings - pitch	<ul style="list-style-type: none"> - No structural cracks and/or deflection - Sound secure and weatherproof where appropriate - Free from damp - Free from debris 	<ul style="list-style-type: none"> - No structural cracks and/or deflection - Sound secure and weatherproof where appropriate - Free from damp - Free from debris 	<ul style="list-style-type: none"> - Roof leaks apparent - Cracked/loose/slipped slates/tiles - Tile fatigue beginning - Ridge tiles loose/missing - Gable edge cement finishes loose/cracked/missing - Torching mortar behind the slates crumbling - Sarking felt torn and deteriorating 	<ul style="list-style-type: none"> - Serious level of roof leaks apparent - Significant cracked/loose/slipped/missing slates/tiles - Tile fatigue evident Serious safety concerns - Ridge tiles loose/missing - Gable edge cement finishes loose/cracked/missing - Torching mortar behind the slates mostly missing - Sarking felt rotten
	Coverings - flat	<ul style="list-style-type: none"> - No structural cracks and/or deflection - Sound secure and weatherproof where appropriate - Free from damp - Free from debris - All chimney stacks/flues are structurally sound and secure and flue is free from blockages - All cladding , copings and parapets are structurally sound and secure 	<ul style="list-style-type: none"> - No structural cracks and/or deflection - Sound secure and weatherproof where appropriate - Free from damp - Free from debris - All chimney stacks/flues are structurally sound and secure and flue is free from blockages - All cladding , copings and parapets are structurally sound and secure 	<ul style="list-style-type: none"> - Roof leaks apparent - Cracking evident to roofing - Increased level of bubbling to roofing material - Significant level of bubbling to roofing material - Significant pooling of surface water - Bitumastic showing signs of breaking down - Recoating of reflective finish required - Provision of chippings to built-up felt roofs sparse - Built-up felt edging lifting 	<ul style="list-style-type: none"> - Serious level of roof leaks apparent - Significant level of cracking evident to roofing material - Significant level of bubbling to roofing material - Badly distorted surface - Bitumastic broken down - Reflective finish worn completely away - No provision of chippings to built-up felt roofs - Built-up felt edging lifting

Example Condition Report

Building assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
3. Roofs <i>continued</i>	Roof lights	<ul style="list-style-type: none"> - No structural cracks and/or deflection - Sound secure and weatherproof where appropriate - Free from corrosion - Free from debris and all but minor surface blemishes and wear and tear - Operate as intended, in a safe manner, without making undue noise and without including observable stains on hinges, locks, catches and handles and without binding, rubbing or catching in any way 	<ul style="list-style-type: none"> - No structural cracks and/or deflection - Sound secure and weatherproof where appropriate - Free from corrosion - Free from debris and all but minor surface blemishes and wear and tear - Operate as intended, in a safe manner, without making undue noise and without including observable stains on hinges, locks, catches and handles and without binding, rubbing or catching in any way 	<ul style="list-style-type: none"> - Cracked or broken glazing - Partly discoloured/warped polycarbonate - Leaks at joints apparent - Cracked or broken mechanism 	<ul style="list-style-type: none"> - Smashed glazing - Blackened/discoloured/warped polycarbonate - Leaks at joints apparent - Replacement is the only option
	Rain water goods	<ul style="list-style-type: none"> - No structural cracks and/or deflection - Sound secure and weatherproof where appropriate - Free from damp - Free from debris 	<ul style="list-style-type: none"> - No structural cracks and/or deflection - Sound secure and weatherproof where appropriate - Free from damp - Free from debris 	<ul style="list-style-type: none"> - Showing obvious signs of Fatigue - Joints leaking - Mountings starting to fail - Broken/missing sections 	<ul style="list-style-type: none"> - Significant failure/missing sections - Joints failed - Mountings failed

Example Condition Report

Building assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
4. Internal fabric and fixtures <i>continued</i>	Walls and finishes	<ul style="list-style-type: none"> Free from structural cracks and/or deflection Free from damp Free from undue damage Free from Asbestos 	<ul style="list-style-type: none"> Free from structural cracks and/or deflection Free from damp Free from undue damage Free from Asbestos 	<ul style="list-style-type: none"> Plaster and other finishes starting to fail Bonding of finish loose Some areas of bulging plasterwork cracks significant Dampness evident 	<ul style="list-style-type: none"> Large areas of sub-standard finish Bulging plasterwork Cracks severe Significant damp
	Ceilings	<ul style="list-style-type: none"> Free from structural cracks and/or deflection Free from damp Free from undue damage Free from Asbestos 	<ul style="list-style-type: none"> Free from structural cracks and/or deflection Free from damp Free from undue damage Free from Asbestos 	<ul style="list-style-type: none"> Plaster and other finishes starting to fail Bonding of finish loose Some areas of bulging plasterwork cracks significant Dampness evident 	<ul style="list-style-type: none"> Large areas of sub-standard finish Bulging plasterwork Cracks severe Significant damp
	Suspended ceilings	<ul style="list-style-type: none"> Free from structural cracks and/or deflection Free from damp Free from undue damage Free from Asbestos 	<ul style="list-style-type: none"> Free from structural cracks and/or deflection Free from damp Free from undue damage Free from Asbestos 	<ul style="list-style-type: none"> Suspended tiles starting to fail Deformed tiles, broken edges Over painted ceiling tiles 	<ul style="list-style-type: none"> Large areas failing Deformed tiles, broken edges Replacement is the only option
	Floor coverings	<ul style="list-style-type: none"> Complete, according to their specification Fully fixed to the floor so as not to cause a health and safety hazard Free from tears, scoring, cracks or any other damage that is unsightly and/or could cause a health and safety hazard Provide a suitable uniform surface Allow adequate drainage where necessary 	<ul style="list-style-type: none"> Complete, according to their specification Fully fixed to the floor so as not to cause a health and safety hazard Free from tears, scoring, cracks or any other damage that is unsightly and/or could cause a health and safety hazard Provide a suitable uniform surface Allow adequate drainage where necessary 	<ul style="list-style-type: none"> Extensive wear either in patches or overall Non-slip function very worn Taped over cracks/loose finishes 	<ul style="list-style-type: none"> Significant failure - holes in floor coverings Significant safety concerns Non-slip function not evident Replacement is the only option

Example Condition Report

Building assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
4. Internal fabric and fixtures <i>continued</i>	Doors	<ul style="list-style-type: none"> – No structural cracks and/or deflection – Sound secure where appropriate – Free from damp – Free from debris and all but minor surface blemishes and wear and tear – Operate as intended, in a safe manner, without making undue noise and without including observable stains on hinges, locks, catches and handles and without binding, rubbing or catching in any way 	<ul style="list-style-type: none"> – No structural cracks and/or deflection – Sound secure where appropriate – Free from damp – Free from debris and all but minor surface blemishes and wear and tear – Operate as intended, in a safe manner, without making undue noise and without including observable stains on hinges, locks, catches and handles and without binding, rubbing or catching in any way 	<ul style="list-style-type: none"> – Frame and/or door showing obvious signs of fatigue 	<ul style="list-style-type: none"> – Significant failure – Replacement is the only option
	Door furniture	<ul style="list-style-type: none"> – Sound secure where appropriate – Free from debris and all but minor surface blemishes and wear and tear – Operate as intended, in a safe manner, without making undue noise and without including observable stains on hinges, locks, catches and handles and without binding, rubbing or catching in any way 	<ul style="list-style-type: none"> – Sound secure where appropriate – Free from debris and all but minor surface blemishes and wear and tear – Operate as intended, in a safe manner, without making undue noise and without including observable stains on hinges, locks, catches and handles and without binding, rubbing or catching in any way 	<ul style="list-style-type: none"> – Door furniture failing or failed 	<ul style="list-style-type: none"> – Significant failure/missing

Example Condition Report

Building assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
4. Internal fabric and fixtures <i>continued</i>	Unit furniture	<ul style="list-style-type: none"> – Operate as intended, in a safe way – Be free from undue damage – be cleaned following any maintenance – Maintained in accordance with manufacturers instructions and Good Industry Practice 	<ul style="list-style-type: none"> – Operate as intended, in a safe way – Be free from undue damage – be cleaned following any maintenance – Maintained in accordance with manufacturers instructions and Good Industry Practice 	<ul style="list-style-type: none"> – Doors and fitted cupboards etc in poor condition damaged and/ or hinges worn and loose – Worktops worn and damaged 	<ul style="list-style-type: none"> – Significant damage to doors and fitted cupboards etc – Door hinges falling apart – Worktops worn and damaged – Units tired
	Decoration	<ul style="list-style-type: none"> – Complete according to their specification – Free from all but minor blemishes or undue wear and tear – Free from cracks, or any other surface degradation inconsistent with a building maintained in accordance with Good Industry Practice 	<ul style="list-style-type: none"> – Complete according to their specification – Free from all but minor blemishes or undue wear and tear – Free from cracks, or any other surface degradation inconsistent with a building maintained in accordance with Good Industry Practice 	<ul style="list-style-type: none"> – Wear and tear obvious – Grubby wall finishes 	<ul style="list-style-type: none"> – Significant peeling of paint/ coatings or missing finish

Example Condition Report

Building assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
5. External building works	Drainage	<ul style="list-style-type: none"> - Secure - Swept clean and free of litter, leaves, weeds and debris - clear and intact drain and covers - Maintained for safe removal/ inspection - Free from problems 	<ul style="list-style-type: none"> - Secure - Swept clean and free of litter, leaves, weeds and debris - clear and intact drain and covers - Maintained for safe removal/ inspection - Free from problems 	<ul style="list-style-type: none"> - Manholes/culverts – flaking/ crumbling brickwork and showing signs of major deterioration - Corroded manhole frames - Collapsed sections giving rise to system problems – repeated jetting/unblocking required - Tree root invasion - Internal drainage systems leaking and failing 	<ul style="list-style-type: none"> - Failure of large sections of the drainage system - Significant tree root invasion - Substantial/significant cost implications
	Roads/car parks	<ul style="list-style-type: none"> - Free from ice or snow - Free from obstruction - Free from standing water - Safe and sound with no holes or loose paving - Sound kerbs and edgings and not loose - Clear and complete road markings - Free from litter including gum and cigarette ends - Free from leaves - Free from graffiti and vandalism - Provide good disabled access 	<ul style="list-style-type: none"> - Free from ice or snow - Free from obstruction - Free from standing water - Safe and sound with no holes or loose paving - Sound kerbs and edgings and not loose - Clear and complete road markings - Free from litter including gum and cigarette ends - Free from leaves - Free from graffiti and vandalism - Provide good disabled access 	<ul style="list-style-type: none"> - Crumbling surface finish with potholes and severe damage to surface - Compressed stone finish badly distorted with heavy surface water pooling - Significant damage to kerbs and edgings – twisted/broken off or sunk 	<ul style="list-style-type: none"> - Surface totally disintegrated - Severe and significant damage to kerbs and edgings – missing/ twisted/broken off or sunk

Example Condition Report

Building assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
5. External building works <i>continued</i>	Paths/block/paved areas	<ul style="list-style-type: none"> – Free from ice or snow – Free from obstruction – Free from standing water – Safe and sound with no holes or loose paving – Sound kerbs and edgings and not loose – Clear and complete road markings – Free from litter including gum and cigarette ends – Free from leaves – Free from graffiti and vandalism – Provide good disabled access 	<ul style="list-style-type: none"> – Free from ice or snow – Free from obstruction – Free from standing water – Safe and sound with no holes or loose paving – Sound kerbs and edgings and not loose – Clear and complete road markings – Free from litter including gum and cigarette ends – Free from leaves – Free from graffiti and vandalism – Provide good disabled access 	<ul style="list-style-type: none"> – Significant number of cracked/broken paving slabs – Surface level distorted with raised/sunk edges 	<ul style="list-style-type: none"> – Severe and significant damage – cracked/broken paving slabs
	Tarmac areas	<ul style="list-style-type: none"> – Free from ice or snow – Free from obstruction – Free from standing water – Safe and sound with no holes or loose paving – Sound kerbs and edgings and not loose – Clear and complete road markings – Free from litter including gum and cigarette ends – Free from leaves – Free from graffiti and vandalism – Provide good disabled access 	<ul style="list-style-type: none"> – Free from ice or snow – Free from obstruction – Free from standing water – Safe and sound with no holes or loose paving – Sound kerbs and edgings and not loose – Clear and complete road markings – Free from litter including gum and cigarette ends – Free from leaves – Free from graffiti and vandalism – Provide good disabled access 	<ul style="list-style-type: none"> – Severe damage to surface – crumbling surface finish with potholes – Compressed stone finish badly distorted with heavy surface water pooling – Significant damage to kerbs and edgings – twisted/broken off or sunk 	<ul style="list-style-type: none"> – Surface totally disintegrated – Severe and significant damage to kerbs and edgings – missing/twisted/broken off or sunk

Example Condition Report

Building assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
5. External building works <i>continued</i>	Concrete areas	<ul style="list-style-type: none"> – Free from ice or snow – Free from obstruction – Free from standing water – Safe and sound with no holes or loose paving – Sound kerbs and edgings and not loose – Clear and complete road markings – Free from litter including gum and cigarette ends – Free from leaves – Free from graffiti and vandalism – Provide good disabled access 	<ul style="list-style-type: none"> – Free from ice or snow – Free from obstruction – Free from standing water – Safe and sound with no holes or loose paving – Sound kerbs and edgings and not loose – Clear and complete road markings – Free from litter including gum and cigarette ends – Free from leaves – Free from graffiti and vandalism – Provide good disabled access 	<ul style="list-style-type: none"> – Crumbling surface finish with potholes and severe damage to surface – Compressed stone finish badly distorted with heavy surface water pooling – Significant damage to kerbs and edgings – twisted/broken off or sunk 	<ul style="list-style-type: none"> – Surface totally disintegrated – Severe and significant damage to kerbs and edgings – missing/ twisted/broken off or sunk
	Walls	<ul style="list-style-type: none"> – Secure and sound and weatherproof – Free from structural cracks and/or deflection – Free from damp penetration – Free from debris 	<ul style="list-style-type: none"> – Secure and sound and weatherproof – Free from structural cracks and/or deflection – Free from damp penetration – Free from debris 	<ul style="list-style-type: none"> – Walls and features have flaking/ crumbling brickwork and showing significant signs of deterioration – Patch repairs becoming untenable 	<ul style="list-style-type: none"> – Walls and features/brickwork failed – Walls bulging/leaning and/or unstable – Significant areas of rendering loose/cracked/missing – Significant safety concerns
	Fencing/gates (metal)	<ul style="list-style-type: none"> – Secure and sound – Functional – Free from rust – Locks are operational – Free from graffiti and vandalism 	<ul style="list-style-type: none"> – Secure and sound – Functional – Free from rust – Locks are operational – Free from graffiti and vandalism 	<ul style="list-style-type: none"> – Bent, damaged or rusty components – Sections missing or failing with some missing sections 	<ul style="list-style-type: none"> – Significant failure/corrosion – Significant safety concerns – Replacement is the only option
	Fencing/gates (timber)	<ul style="list-style-type: none"> – Secure and sound – Functional – Locks are operational – Free from graffiti and vandalism 	<ul style="list-style-type: none"> – Secure and sound – Functional – Locks are operational – Free from graffiti and vandalism 	<ul style="list-style-type: none"> – Distorted installation – Areas of rot evident – missing sections 	<ul style="list-style-type: none"> – Significant failure/major rot – Collapsed fencing – large sections missing – Significant safety concerns – Replacement is the only option

Example Condition Report

Engineering assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
6. Energy centre systems	Fuel supply/storage(gas)	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Correctly installed (supports) – Propane installation sound 	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Correctly installed (supports) – Propane installation sound 	<ul style="list-style-type: none"> – Evidence of pipework corrosion – Pipework supports failing – Serious evidence of corrosion to pipework/storage vessels 	<ul style="list-style-type: none"> – Severe/significance evidence of pipework corrosion – Replacement is the only option
	Fuel supply/indicators storage (oil)	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Kept free from leaks – Maintained to deliver their specified capacity/target consumption/performance – Deliver product at the flow rates defined in the construction requirements without undue noise and vibration – Pipework and fittings shall be fastened securely to their intended points of anchorage 	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Kept free from leaks – Maintained to deliver their specified capacity/target consumption/performance – Deliver product at the flow rates defined in the construction requirements without undue noise and vibration – Pipework and fittings shall be fastened securely to their intended points of anchorage 	<ul style="list-style-type: none"> – Corrosion evident – Leaks at tank/joints or pipework connections – Loose components – Not performing/operating as intended 	<ul style="list-style-type: none"> – Storage tank and/or components failed – Replacement is the only option
	Energy distribution	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Standby power source and generators shall be operational, secure and tested regularly – Ratings shall be clearly marked – Fuse elements or circuits breaker mechanisms in worder order – Contacts and connections clean and mechanically tight – No overheating during normal operating loads – Secure to authorised access only – Recording instruments operational where necessary 	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Standby power source and generators shall be operational, secure and tested regularly – Ratings shall be clearly marked – Fuse elements or circuits breaker mechanisms in worder order – Contacts and connections clean and mechanically tight – No overheating during normal operating loads – Secure to authorised access only – Recording instruments operational where necessary 	<ul style="list-style-type: none"> – Pipework hangers failing - loose and part ineffective – Significant leaks at flanges/ expansion joints/steam taps etc – Evidence of extensive pipework corrosion/leaks – Missing equipment/signage 	<ul style="list-style-type: none"> – Unsafe distribution with incorrect design and supports – Severe/significant leaks at flanges/expansion joints/steam taps etc – Replacement is the only option – Evidence of extensive pipework corrosion/leaks – Failed equipment/signage – Overheating

Example Condition Report

Engineering assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
6. Energy centre systems <i>continued</i>	Energy distribution – condensate systems	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Kept free from leaks – Maintained to deliver their specified capacity/target consumption/performance – Deliver water at the flow rates defined in the construction requirements without undue noise and vibration – Pipework and fittings shall be fastened securely to their intended points of anchorage – There shall be no drips or leaks of water from valves and/or fittings 	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Kept free from leaks – Maintained to deliver their specified capacity/target consumption/performance – Deliver water at the flow rates defined in the construction requirements without undue noise and vibration – Pipework and fittings shall be fastened securely to their intended points of anchorage – There shall be no drips or leaks of water from valves and/or fittings 	<ul style="list-style-type: none"> – Significant leaks in condensate system – Condensate pumping sets leaking/poor reliability – Mountings fixings and guards insecure/inadequate – Parts difficult to obtain or obsolete 	<ul style="list-style-type: none"> – Severe/significant leaks at flanges/expansion joints etc – Collapsed supports – Condensate pumping sets/receiver failed – Replacement is the only option
	Energy distribution – insulation	<ul style="list-style-type: none"> – Insulation in good order 	<ul style="list-style-type: none"> – Insulation in good order 	<ul style="list-style-type: none"> – Insulation damaged/missing sections 	<ul style="list-style-type: none"> – Insulation severely damaged or missing completely – Replacement is the only option

Example Condition Report

Engineering assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
6. Energy centre systems <i>continued</i>	Boiler plant	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Ductwork, fittings and pipework shall be securely fastened to their intended points of anchorage – No leaks of water (or other heating/cooling medium) – All pipework and fittings to be clearly labelled to identify its service – Service of plant noted – steam boiler inspection/water treatment information available 	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Ductwork, fittings and pipework shall be securely fastened to their intended points of anchorage – No leaks of water (or other heating/cooling medium) – All pipework and fittings to be clearly labelled to identify its service – Service of plant noted – steam boiler inspection/water treatment information available 	<ul style="list-style-type: none"> – Poor reliability record – Records indicate inadequate water treatment etc – water treatment etc – Covers in poor condition (dented or missing) – Insulation missing – Leaks to boiler section – Repeated problems with burners – Flue mounting fixings are not secure – evidence of corrosion noted – Flue guards are damaged or missing – Parts difficult to obtain 	<ul style="list-style-type: none"> – Very poor reliability record – Records indicate inadequate water treatment etc – Significant boiler leaks – Significant safety concerns – high production of carbon monoxide Burners corroded and difficult to maintain combustion conditions – Replacement is the only option – Controls/parts obsolete
	Pressurisation plant	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Ductwork, fittings and pipework shall be securely fastened to their intended points of anchorage – No leaks of water (or other heating/cooling medium) – All pipework and fittings to be clearly labelled to identify its service – Service of plant noted – boiler inspection/water treatment information available 	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Ductwork, fittings and pipework shall be securely fastened to their intended points of anchorage – No leaks of water (or other heating/cooling medium) – All pipework and fittings to be clearly labelled to identify its service – Service of plant noted – boiler inspection/water treatment information available 	<ul style="list-style-type: none"> – Poor reliability record – Persistent failure – Leaks – Loose equipment 	<ul style="list-style-type: none"> – Very poor reliability record – Units failed – Significant leaks – Detached equipment

Example Condition Report

Engineering assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
6. Energy centre systems <i>continued</i>	Boiler treatment plant (de-alk-de-gas plant, total dissolved solids and soft water control)	<ul style="list-style-type: none"> – Effective operation – Comply with current legislation and guidance – Ductwork, fittings and pipework shall be securely fastened to their intended points of anchorage – No leaks of water (or other heating/cooling medium) – All pipework and fittings to be clearly labelled to identify its service 	<ul style="list-style-type: none"> – Effective operation – Comply with current legislation and guidance – Ductwork, fittings and pipework shall be securely fastened to their intended points of anchorage – No leaks of water (or other heating/cooling medium) – All pipework and fittings to be clearly labelled to identify its service 	<ul style="list-style-type: none"> – Poor reliability record – Inability to maintain adequate levels of treated water – Parts difficult to obtain – Leaks – Loose equipment – Labels missing 	<ul style="list-style-type: none"> – Very poor reliability record – Unit failed Cannot produce soft water – Replacement is the only option
	Calorifiers/heat exchangers	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Ductwork, fittings and pipework shall be securely fastened to their intended points of anchorage – No leaks of water (or other heating/cooling medium) – All pipework and fittings to be clearly labelled to identify its service – Service of plant noted – steam boiler inspection/water treatment information available 	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Ductwork, fittings and pipework shall be securely fastened to their intended points of anchorage – No leaks of water (or other heating/cooling medium) – All pipework and fittings to be clearly labelled to identify its service – Service of plant noted – steam boiler inspection/water treatment information available 	<ul style="list-style-type: none"> – Poor reliability record – Mountings, fixings and guards/insulation not secure/missing – Persistent leaks – Non-compliance with legionellae design guidance, eg HTM 2040 'The control of legionellae in healthcare premises' – Parts difficult to obtain 	<ul style="list-style-type: none"> – Very poor reliability record – Plant in very poor condition with missing covers/insulation etc – Repeated failure of heat exchanger bundle – Non-compliance with legionellae design guidance, – Controls/parts obsolete – Replacement is the only option

Example Condition Report

Engineering assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
6. Energy centre systems <i>continued</i>	Domestic hot water – domestic type cylinders	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Ductwork, fittings and pipework shall be securely fastened to their intended points of anchorage – No leaks of water (or other heating/cooling medium) – All pipework and fittings to be clearly labelled to identify its service – Service of plant noted – steam boiler inspection/water treatment information available 	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Ductwork, fittings and pipework shall be securely fastened to their intended points of anchorage – No leaks of water (or other heating/cooling medium) – All pipework and fittings to be clearly labelled to identify its service – Service of plant noted – steam boiler inspection/water treatment information available 	<ul style="list-style-type: none"> – Poor reliability record – Persistent leaks – Non-compliance with legionellae design guidance – Loose equipment 	<ul style="list-style-type: none"> – Very poor reliability record – Evidence of constant leaks – Replacement is the only option – Detached equipment
	Domestic hot water – direct fired water heater	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Ductwork, fittings and pipework shall be securely fastened to their intended points of anchorage – No leaks of water (or other heating/cooling medium) – All pipework and fittings to be clearly labelled to identify its service – Service of plant noted – steam boiler inspection/water treatment information available 	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Ductwork, fittings and pipework shall be securely fastened to their intended points of anchorage – No leaks of water (or other heating/cooling medium) – All pipework and fittings to be clearly labelled to identify its service – Service of plant noted – steam boiler inspection/water treatment information available 	<ul style="list-style-type: none"> – Poor reliability record – Covers in poor condition (dented or missing) – Insulation missing – Leaks to water section – Repeated problems with burners – Flue mounting fixings are not secure – evidence of corrosion noted – Flue guards are damaged or missing – Non-compliance with legionellae design guidance – Parts difficult to obtain 	<ul style="list-style-type: none"> – Very poor reliability record – Significant boiler leaks – Significant safety concerns – high production of carbon monoxide Burners corroded and difficult to maintain combustion conditions – Controls/parts obsolete – Non-compliance with legionellae design guidance – Replacement is the only option

Example Condition Report

Engineering assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
6. Energy centre systems <i>continued</i>	Flues - separate	<ul style="list-style-type: none"> - Comply with legislation - Minimal deterioration - Structurally sound and flue is free from blockages/excess soot 	<ul style="list-style-type: none"> - Comply with legislation - Minimal deterioration - Structurally sound and flue is free from blockages/excess soot 	<ul style="list-style-type: none"> - Evidence of deterioration, corrosion, cracking of brickwork/stonework etc - Evidence of corrosion to base of chimney/flue - Gassing from base of chimney 	<ul style="list-style-type: none"> - Evidence of significant deterioration, corrosion, cracking of brickwork/stonework etc
	Controls/Meters	<ul style="list-style-type: none"> - Comply with current legislation and guidance - Good reliability record - Ratings shall be clearly marked - Contacts and connections clean and mechanically tight - No overheating during normal operating loads - Secure to authorised access only - Recording instruments operational where necessary 	<ul style="list-style-type: none"> - Comply with current legislation and guidance - Good reliability record - Ratings shall be clearly marked - Contacts and connections clean and mechanically tight - No overheating during normal operating loads - Secure to authorised access only - Recording instruments operational where necessary 	<ul style="list-style-type: none"> - Poor reliability record - Controls on override - automatic control failed - Parts difficult to obtain 	<ul style="list-style-type: none"> - Very poor reliability record - Total failure of control system - not operating within design parameters - Controls/parts obsolete - Replacement is the only option

Example Condition Report

Engineering assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
6. Energy centre systems <i>continued</i>	Generators	<ul style="list-style-type: none"> - Comply with current legislation and guidance - Good reliability record - Standby power source and generators shall be operational, secure and tested regularly - Ratings shall be clearly marked - Fuse elements or circuits breaker mechanisms in worder order - Contacts and connections clean and mechanically tight - No overheating during normal operating loads - Secure to authorised access only - Recording instruments operational where necessary 	<ul style="list-style-type: none"> - Comply with current legislation and guidance - Good reliability record - Standby power source and generators shall be operational, secure and tested regularly - Ratings shall be clearly marked - Fuse elements or circuits breaker mechanisms in worder order - Contacts and connections clean and mechanically tight - No overheating during normal operating loads - Secure to authorised access only - Recording instruments operational where necessary 	<ul style="list-style-type: none"> - Poor reliability record - Generator repeatedly failing - Not able to maintain rated output - Oil leaks - Parts difficult to obtain 	<ul style="list-style-type: none"> - Very poor reliability record - Equipment failed - Replacement is the only option

Example Condition Report

Engineering assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
7. Heating systems	Pipework	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Kept free from leaks – Provide a safe and comfortable environment – Maintained to deliver their specified capacity/target consumption/performance – Deliver water at the temperatures and flow rates defined in the construction requirements without undue noise and vibration – Pipework and fittings shall be fastened securely to their intended points of anchorage – There shall be no drips or leaks of water from pipework, taps, valves and/or fittings 	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Kept free from leaks – Provide a safe and comfortable environment – Maintained to deliver their specified capacity/target consumption/performance – Deliver water at the temperatures and flow rates defined in the construction requirements without undue noise and vibration – Pipework and fittings shall be fastened securely to their intended points of anchorage – There shall be no drips or leaks of water from pipework, taps, valves and/or fittings 	<ul style="list-style-type: none"> – Poor reliability record – Evidence of extensive pipework corrosion/leaks – Not performing as intended – Loose – Leaks 	<ul style="list-style-type: none"> – Very poor reliability record – Evidence of major system leaks – Replacement is the only option

Example Condition Report

Engineering assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
7. Heating systems <i>continued</i>	Heat emitters	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Kept free from leaks – Provide a safe and comfortable environment – Maintained to deliver their specified capacity/target consumption/performance – Deliver water at the temperatures and flow rates defined in the construction requirements without undue noise and vibration – Pipework and fittings shall be fastened securely to their intended points of anchorage – There shall be no drips or leaks of water from fitting, pipework, taps, valves etc 	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Kept free from leaks – Provide a safe and comfortable environment – Maintained to deliver their specified capacity/target consumption/performance – Deliver water at the temperatures and flow rates defined in the construction requirements without undue noise and vibration – Pipework and fittings shall be fastened securely to their intended points of anchorage – There shall be no drips or leaks of water from fitting, pipework, taps, valves etc 	<ul style="list-style-type: none"> – Poor reliability record – Covers in poor condition (dented or missing) – Fan convector noise levels excessive – Evidence of corrosion to heating elements – Leaks – Loose 	<ul style="list-style-type: none"> – Very poor reliability record – Significant leakage – Replacement is the only option – Detached
	Insulation	<ul style="list-style-type: none"> – Insulation in good order 	<ul style="list-style-type: none"> – Insulation in good order 	<ul style="list-style-type: none"> – Insulation damaged/missing sections 	<ul style="list-style-type: none"> – Insulation severely damaged or missing completely – Replacement is the only option

Example Condition Report

Engineering assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
7. Heating systems <i>continued</i>	Heating pumps	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Good reliability and records – Kept free from leaks – Provide a safe and comfortable environment – Maintained to deliver their specified capacity/target consumption/performance – Deliver water (or other medium) at the temperatures and flow rates defined in the construction requirements without undue noise and vibration – Pipework and fittings shall be fastened securely to their intended points of anchorage – There shall be no drips or leaks of water from fitting, pipework, taps, valves etc 	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Good reliability and records – Kept free from leaks – Provide a safe and comfortable environment – Maintained to deliver their specified capacity/target consumption/performance – Deliver water (or other medium) at the temperatures and flow rates defined in the construction requirements without undue noise and vibration – Pipework and fittings shall be fastened securely to their intended points of anchorage – There shall be no drips or leaks of water from fitting, pipework, taps, valves etc 	<ul style="list-style-type: none"> – Poor reliability record Motor windings failing (earth leakage) – Pumps leaks evident – Part failure of pumping sets – Loose 	<ul style="list-style-type: none"> – Very poor reliability record – Pump units failed/seized/leaking – Replacement is the only option

Example Condition Report

Engineering assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
8. Hot and cold water systems	Potable cold water tanks	<ul style="list-style-type: none"> - Comply with current legislation and guidance - Kept free from leaks - Maintained to deliver their specified capacity/target consumption/performance - Deliver water at the temperatures and flow rates defined in the construction requirements without undue noise and vibration - Taps, valves and other related fittings and fixtures function as intended - Pipework and fittings shall be fastened securely to their intended points of anchorage - There shall be no drips or leaks of water from pipework, taps, valves and/or fittings - Complies with legionellae design guidance 	<ul style="list-style-type: none"> - Comply with current legislation and guidance - Kept free from leaks - Maintained to deliver their specified capacity/target consumption/performance - Deliver water at the temperatures and flow rates defined in the construction requirements without undue noise and vibration - Taps, valves and other related fittings and fixtures function as intended - Pipework and fittings shall be fastened securely to their intended points of anchorage - There shall be no drips or leaks of water from pipework, taps, valves and/or fittings - Complies with legionellae design guidance 	<ul style="list-style-type: none"> - Severe corrosion - Break-up of glass/reinforced - Failure of lining - Leaks at tank/joints or pipework connections - Non-compliance with legionellae design guidance - Loose 	<ul style="list-style-type: none"> - Water storage tank failed - Replacement is the only option

Example Condition Report

Engineering assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
8. Hot and cold water systems <i>continued</i>	General header tanks	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Kept free from leaks – Maintained to deliver their specified capacity/target consumption/performance – Deliver water at the temperatures and flow rates defined in the construction requirements without undue noise and vibration – Taps, valves and other related fittings and fixtures function as intended – Pipework and fittings shall be fastened securely to their intended points of anchorage – There shall be no drips or leaks of water from pipework, taps, valves and/or fittings 	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Kept free from leaks – Maintained to deliver their specified capacity/target consumption/performance – Deliver water at the temperatures and flow rates defined in the construction requirements without undue noise and vibration – Taps, valves and other related fittings and fixtures function as intended – Pipework and fittings shall be fastened securely to their intended points of anchorage – There shall be no drips or leaks of water from pipework, taps, valves and/or fittings 	<ul style="list-style-type: none"> – Severe corrosion – Break-up of glass/reinforced – Failure of lining – Leaks at tank/joints or pipework connections – Loose 	<ul style="list-style-type: none"> – Water storage tank failed – Replacement is the only option

Example Condition Report

Engineering assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
8. Hot and cold water systems <i>continued</i>	Water treatment plant	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Kept free from leaks – Maintained to deliver their specified capacity/target consumption/performance – Deliver water at the temperatures and flow rates defined in the construction requirements without undue noise and vibration – Taps, valves and other related fittings and fixtures function as intended – Pipework and fittings shall be fastened securely to their intended points of anchorage – There shall be no drips or leaks of water from pipework, taps, valves and/or fittings 	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Kept free from leaks – Maintained to deliver their specified capacity/target consumption/performance – Deliver water at the temperatures and flow rates defined in the construction requirements without undue noise and vibration – Taps, valves and other related fittings and fixtures function as intended – Pipework and fittings shall be fastened securely to their intended points of anchorage – There shall be no drips or leaks of water from pipework, taps, valves and/or fittings 	<ul style="list-style-type: none"> – Poor reliability record – Inability to maintain adequate levels of soft water output – Parts difficult to obtain – Loose – Leaks 	<ul style="list-style-type: none"> – Very poor reliability record – Unit failed Cannot produce soft water – Replacement is the only option

Example Condition Report

Engineering assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
8. Hot and cold water systems <i>continued</i>	Hot and cold water distribution (local)	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Kept free from leaks – Deliver water at the temperatures and flow rates defined in the construction requirements without undue noise and vibration – Taps, valves and other related fittings and fixtures function as intended – Pipework and fittings shall be fastened securely to their intended points of anchorage – There shall be no drips or leaks of water from pipework, taps, valves and/or fittings 	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Kept free from leaks – Deliver water at the temperatures and flow rates defined in the construction requirements without undue noise and vibration – Taps, valves and other related fittings and fixtures function as intended – Pipework and fittings shall be fastened securely to their intended points of anchorage – There shall be no drips or leaks of water from pipework, taps, valves and/or fittings 	<ul style="list-style-type: none"> – Significant evidence of pipework corrosion/leaks – Pipework supports failing 	<ul style="list-style-type: none"> – Severe/significant leaks to pipework – Replacement is the only option

Example Condition Report

Engineering assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
8. Hot and cold water systems <i>continued</i>	Hot and cold water main distribution (site)	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Kept free from leaks – Provide a safe and comfortable environment – Maintained to deliver their specified capacity/target consumption/performance – Deliver water at the temperatures and flow rates defined in the construction requirements without undue noise and vibration – Pipework and fittings shall be fastened securely to their intended points of anchorage – There shall be no drips or leaks of water from pipework, taps, valves and/or fittings 	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Kept free from leaks – Provide a safe and comfortable environment – Maintained to deliver their specified capacity/target consumption/performance – Deliver water at the temperatures and flow rates defined in the construction requirements without undue noise and vibration – Pipework and fittings shall be fastened securely to their intended points of anchorage – There shall be no drips or leaks of water from pipework, taps, valves and/or fittings 	<ul style="list-style-type: none"> – Distribution within grounds sub-surface – minimal deterioration to valve/meter chambers – Distribution within duct system – insulation in place and sound – Pipework corroding/valves encrusted/problems with repeated system leaks – Temperature of environment in excess of recommended legionellae guidelines 	<ul style="list-style-type: none"> – Significant failure/pipework severe corrosion/valves encrusted significant system leaks – Distribution within duct systems – insulation completely missing – Significant safety concerns – Replacement is the only option

Example Condition Report

Engineering assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
8. Hot and cold water systems <i>continued</i>	Pumps	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Kept free from leaks – Maintained to deliver their specified capacity/target consumption/performance – Deliver water at the temperatures and flow rates defined in the construction requirements without undue noise and vibration – Pipework and fittings shall be fastened securely to their intended points of anchorage – There shall be no drips or leaks of water from valves and/or fittings 	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Kept free from leaks – Maintained to deliver their specified capacity/target consumption/performance – Deliver water at the temperatures and flow rates defined in the construction requirements without undue noise and vibration – Pipework and fittings shall be fastened securely to their intended points of anchorage – There shall be no drips or leaks of water from valves and/or fittings 	<ul style="list-style-type: none"> – Poor reliability record – motor windings failing (earth leakage) – Pumps leaking significantly – Parts difficult to obtain – Part failure of pumping sets 	<ul style="list-style-type: none"> – Very poor reliability record – Pump units failed/seized/leaking – Replacement is the only option
	Sanitary ware/fittings	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Function as intended without undue noise and vibration – No surface damage or cracks to the fittings – Provide a safe and comfortable environment – Fixture, pipework and fittings shall be fastened securely to their intended points of anchorage – There shall be no drips or leaks of water from valves and/or fittings 	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Function as intended without undue noise and vibration – No surface damage or cracks to the fittings – Provide a safe and comfortable environment – Fixture, pipework and fittings shall be fastened securely to their intended points of anchorage – There shall be no drips or leaks of water from valves and/or fittings 	<ul style="list-style-type: none"> – Damaged or faulty fittings – External staining from overflows – Draw off points generally poor shut-off – Parts difficult to obtain – Leaks – Loose 	<ul style="list-style-type: none"> – Broken fittings – Extensive failure of draw-off points – Parts obsolete – Replacement is the only option

Example Condition Report

Engineering assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
8. Hot and cold water systems <i>continued</i>	Insulation	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Insulation in good order 	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Insulation in good order 	<ul style="list-style-type: none"> – Insulation damaged/missing sections 	<ul style="list-style-type: none"> – Insulation severely damaged or missing completely – Replacement is the only option
	Ancillary equipment – valves/controls	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Kept free from leaks – Maintained to deliver their specified capacity/target consumption/performance – Deliver water at the temperatures and flow rates defined in the construction requirements without undue noise and vibration – Equipment shall be fastened securely to their intended points of anchorage – There shall be no drips or leaks of water from pipework, taps, valves and/or fittings 	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Kept free from leaks – Maintained to deliver their specified capacity/target consumption/performance – Deliver water at the temperatures and flow rates defined in the construction requirements without undue noise and vibration – Equipment shall be fastened securely to their intended points of anchorage – There shall be no drips or leaks of water from pipework, taps, valves and/or fittings 	<ul style="list-style-type: none"> – Poor reliability record – Controls on override – automatic control failed – Parts difficult to obtain – Leaks – Loose 	<ul style="list-style-type: none"> – Very poor reliability record – Total failure of control system – Replacement is the only option

Example Condition Report

Engineering assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
9. Ventilation systems	Ventilation plant	<ul style="list-style-type: none"> - Comply with current legislation and guidance - Ventilation systems shall function as intended and without undue noise or vibration - Air changes and ventilation levels shall be as required to achieve the construction requirements - Ductwork, fittings and pipework shall be securely fastened to their intended points - Secure to authorised access only and free from corrosion, erosion and organic growth - Maintained to minimise the risk of Legionella - Tested for Legionella - Provide a safe and comfortable environment - Maintained to deliver their specified capacity/target consumption/performance - All fittings shall be clearly labelled to identify its service 	<ul style="list-style-type: none"> - Comply with current legislation and guidance - Ventilation systems shall function as intended and without undue noise or vibration - Air changes and ventilation levels shall be as required to achieve the construction requirements - Ductwork, fittings and pipework shall be securely fastened to their intended points - Secure to authorised access only and free from corrosion, erosion and organic growth - Maintained to minimise the risk of Legionella - Tested for Legionella - Provide a safe and comfortable environment - Maintained to deliver their specified capacity/target consumption/performance - All fittings shall be clearly labelled to identify its service 	<ul style="list-style-type: none"> - Poor reliability record - Noisy fan units - Mounting fixings failing (anti-vibration mountings etc) - Access door/seals failed - Drainage traps failed/ inadequate design - Evidence of corrosion noted to plant - Air filter units failing (obvious pass-through) - Humidification system failed - Significant leaks to heating/ cooling systems - Parts difficult to obtain - Does not comply with legionellae design guidance 	<ul style="list-style-type: none"> - Very poor reliability record - Significant safety concerns - Replacement is the only option

Example Condition Report

Engineering assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
9. Ventilation systems <i>continued</i>	Distribution	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Ventilation systems shall function as intended and without undue noise or vibration – Air changes and ventilation levels shall be as required to achieve the construction requirements – Ductwork, fittings and pipework shall be securely fastened to their intended points – Secure to authorised access only and free from corrosion, erosion and organic growth – Maintained to minimise the risk of Legionella – Tested for Legionella – Provide a safe and comfortable environment – Maintained to deliver their specified capacity/target consumption/performance – All fittings shall be clearly labelled to identify its service 	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Ventilation systems shall function as intended and without undue noise or vibration – Air changes and ventilation levels shall be as required to achieve the construction requirements – Ductwork, fittings and pipework shall be securely fastened to their intended points – Secure to authorised access only and free from corrosion, erosion and organic growth – Maintained to minimise the risk of Legionella – Tested for Legionella – Provide a safe and comfortable environment – Maintained to deliver their specified capacity/target consumption/performance – All fittings shall be clearly labelled to identify its service 	<ul style="list-style-type: none"> – Covers in place – Access doors poor fitting/missing – Air terminal grilles worn and damaged/corroded – Missing air terminal grilles – Ductwork pitted/leaking – Aluminium ductwork breaking down – Steel ductwork corroding – No labelling – Does not comply with legionellae design guidance 	<ul style="list-style-type: none"> – Ductwork/system/air terminals very poor condition – damaged/missing parts/covers/terminals – Replacement is the only option

Example Condition Report

Engineering assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
9. Ventilation systems <i>continued</i>	Room split chillers/ compressors	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Ventilation systems shall function as intended and without undue noise or vibration – Air changes and ventilation levels shall be as required to achieve the construction requirements – Ductwork, fittings and pipework shall be securely fastened to their intended points – Secure to authorised access only and free from corrosion, erosion and organic growth – Maintained to minimise the risk of Legionella – Tested for Legionella – Provide a safe and comfortable environment – Maintained to deliver their specified capacity/target consumption/performance – All fittings shall be clearly labelled to identify its service 	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Ventilation systems shall function as intended and without undue noise or vibration – Air changes and ventilation levels shall be as required to achieve the construction requirements – Ductwork, fittings and pipework shall be securely fastened to their intended points – Secure to authorised access only and free from corrosion, erosion and organic growth – Maintained to minimise the risk of Legionella – Tested for Legionella – Provide a safe and comfortable environment – Maintained to deliver their specified capacity/target consumption/performance – All fittings shall be clearly labelled to identify its service 	<ul style="list-style-type: none"> – Poor reliability record – Unable to maintain set temperatures – Mounting fixings failing (eg anti-vibration mountings etc) – Persistent oil leaks – Significant leaks to chilled water cooling systems – Parts difficult to obtain – Loose 	<ul style="list-style-type: none"> • Very poor reliability record • General plant failure • Replacement is the only option

Example Condition Report

Engineering assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
9. Ventilation systems <i>continued</i>	Chillers/cooling systems	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Ventilation systems shall function as intended and without undue noise or vibration – Air changes and ventilation levels shall be as required to achieve the construction requirements – Ductwork, fittings and pipework shall be securely fastened to their intended points – Secure to authorised access only and free from corrosion, erosion and organic growth – Maintained to minimise the risk of Legionella – Tested for Legionella – Provide a safe and comfortable environment – Maintained to deliver their specified capacity/target consumption/performance – All fittings shall be clearly labelled to identify its service – Chemical dosing equipment operating correctly 	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Ventilation systems shall function as intended and without undue noise or vibration – Air changes and ventilation levels shall be as required to achieve the construction requirements – Ductwork, fittings and pipework shall be securely fastened to their intended points – Secure to authorised access only and free from corrosion, erosion and organic growth – Maintained to minimise the risk of Legionella – Tested for Legionella – Provide a safe and comfortable environment – Maintained to deliver their specified capacity/target consumption/performance – All fittings shall be clearly labelled to identify its service – Chemical dosing equipment operating correctly 	<ul style="list-style-type: none"> – Poor reliability record – Significant evidence of deterioration/corrosion – Access door/seals failing – Water spray systems corroding and inefficient – Repeated failure to maintain biocide levels at specified limits – Chemical dosing equipment failing – Significant leaks – Parts difficult to obtain – Loose 	<ul style="list-style-type: none"> – Very poor reliability record – Severe corrosion/deterioration – General plant failure – Replacement is the only option

Example Condition Report

Engineering assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
9. Ventilation systems <i>continued</i>	Controls	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Effective operation – Ventilation systems shall function as intended and without undue noise or vibration – Air changes and ventilation levels shall be as required to achieve the construction requirements – Fittings and pipework shall be securely fastened to their intended points – Secure to authorised access only and free from corrosion, erosion and organic growth – Maintained to minimise the risk of Legionella – Tested for Legionella – Provide a safe and comfortable environment – Maintained to deliver their specified capacity/target consumption/performance – All fittings shall be clearly labelled to identify its service 	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Effective operation – Ventilation systems shall function as intended and without undue noise or vibration – Air changes and ventilation levels shall be as required to achieve the construction requirements – Fittings and pipework shall be securely fastened to their intended points – Secure to authorised access only and free from corrosion, erosion and organic growth – Maintained to minimise the risk of Legionella – Tested for Legionella – Provide a safe and comfortable environment – Maintained to deliver their specified capacity/target consumption/performance – All fittings shall be clearly labelled to identify its service 	<ul style="list-style-type: none"> – Poor reliability record – Controls on override – automatic control failed – Parts difficult to obtain or obsolete 	<ul style="list-style-type: none"> – Very poor reliability record – Total failure of control system – Replacement is the only option
	Insulation	<ul style="list-style-type: none"> – Insulation in good order 	<ul style="list-style-type: none"> – Insulation in good order 	<ul style="list-style-type: none"> – Insulation damaged/missing sections 	<ul style="list-style-type: none"> – Insulation severely damaged or missing completely – Replacement is the only option

Example Condition Report

Engineering assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
11. Lifts and hoists	Passenger	<ul style="list-style-type: none"> Comply with current legislation and guidance Function as intended without undue noise or vibration Have a fully functional control panel and phone Be tested as agreed with the Authority's Representative Installed to current guidance Good plant reliability record <p>Car</p> <ul style="list-style-type: none"> Minimal deterioration/damage <p>Drive/controls</p> <ul style="list-style-type: none"> Minimal deterioration/damage Any defects repaired to provide continued life as new 	<ul style="list-style-type: none"> Comply with current legislation and guidance Function as intended without undue noise or vibration Have a fully functional control panel and phone Be tested as agreed with the Authority's Representative Installed to current guidance Good plant reliability record <p>Car</p> <ul style="list-style-type: none"> Minimal deterioration/damage <p>Drive/controls</p> <ul style="list-style-type: none"> Minimal deterioration/damage Any defects repaired to provide continued life as new 	<ul style="list-style-type: none"> Poor reliability record <p>Car</p> <ul style="list-style-type: none"> Significant wear and tear Door mechanism slack/badly worn Safety gate mechanism badly worn <p>Drive/controls</p> <ul style="list-style-type: none"> Poor reliability record Frequent breakdowns Persistent oil leaks Parts difficult to obtain 	<ul style="list-style-type: none"> Very poor reliability record Significant safety concerns Replacement is the only option
	Goods	<ul style="list-style-type: none"> Comply with current legislation and guidance Function as intended without undue noise or vibration Have a fully functional control panel and phone Be tested as agreed with the Authority's Representative Installed to current guidance Good plant reliability record <p>Car</p> <ul style="list-style-type: none"> Minimal deterioration/damage <p>Drive/controls</p> <ul style="list-style-type: none"> Minimal deterioration/damage Any defects repaired to provide continued life as new 	<ul style="list-style-type: none"> Comply with current legislation and guidance Function as intended without undue noise or vibration Have a fully functional control panel and phone Be tested as agreed with the Authority's Representative Installed to current guidance Good plant reliability record <p>Car</p> <ul style="list-style-type: none"> Minimal deterioration/damage <p>Drive/controls</p> <ul style="list-style-type: none"> Minimal deterioration/damage Any defects repaired to provide continued life as new 	<ul style="list-style-type: none"> Poor reliability record <p>Car</p> <ul style="list-style-type: none"> Significant wear and tear Door mechanism slack/badly worn Safety gate mechanism badly worn <p>Drive/controls</p> <ul style="list-style-type: none"> Poor reliability record Frequent breakdowns Persistent oil leaks Parts difficult to obtain 	<ul style="list-style-type: none"> Very poor reliability record Significant safety concerns Replacement is the only option

Example Condition Report

Engineering assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
11. Lifts and hoists <i>continued</i>	Hoists	<ul style="list-style-type: none"> - Comply with current legislation and guidance - Function as intended without undue noise or vibration - Have a fully functional control panel and phone - Be tested as agreed with the Authority's Representative - Installed to current guidance - Good plant reliability record <p>Car</p> <ul style="list-style-type: none"> - Minimal deterioration/damage <p>Drive/controls</p> <ul style="list-style-type: none"> - Minimal deterioration/damage - Any defects repaired to provide continued life as new 	<ul style="list-style-type: none"> - Comply with current legislation and guidance - Function as intended without undue noise or vibration - Have a fully functional control panel and phone - Be tested as agreed with the Authority's Representative - Installed to current guidance - Good plant reliability record <p>Car</p> <ul style="list-style-type: none"> - Minimal deterioration/damage <p>Drive/controls</p> <ul style="list-style-type: none"> - Minimal deterioration/damage - Any defects repaired to provide continued life as new 	<ul style="list-style-type: none"> - Poor reliability record <p>Car</p> <ul style="list-style-type: none"> - Significant wear and tear - Door mechanism slack/badly worn - Safety gate mechanism badly worn - <p>Drive/controls</p> <ul style="list-style-type: none"> - Poor reliability record - Frequent breakdowns - Persistent oil leaks - Parts difficult to obtain 	<ul style="list-style-type: none"> - Very poor reliability record - Significant safety concerns - Replacement is the only option
	Control panel	<ul style="list-style-type: none"> - Comply with current legislation and guidance - Fully functional - Good plant reliability record <p>Car</p> <ul style="list-style-type: none"> - Minimal deterioration/damage 	<ul style="list-style-type: none"> - Comply with current legislation and guidance - Fully functional - Good plant reliability record <p>Car</p> <ul style="list-style-type: none"> - Minimal deterioration/damage 	<ul style="list-style-type: none"> - Poor reliability record - Repeated control failure - Parts difficult to obtain - Poor electrical safety 	<ul style="list-style-type: none"> - Very poor reliability record - Total failure of control system - Replacement is the only option

Example Condition Report

Engineering assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
12. Fixed plant and equipment	Sterilizers	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Good reliability record – All specialist services equipment and structures shall function as intended at the correct temperatures, quality and standards and flow rates without undue noise and vibration – All pipework shall be fastened securely to their intended points of anchorage – All pipework and fittings must be clearly labelled to identify its service – Minimal deterioration 	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Good reliability record – All specialist services equipment and structures shall function as intended at the correct temperatures, quality and standards and flow rates without undue noise and vibration – All pipework shall be fastened securely to their intended points of anchorage – All pipework and fittings must be clearly labelled to identify its service – Minimal deterioration 	<ul style="list-style-type: none"> – Poor reliability record – Equipment repeatedly failing – Repeated difficulty in meeting test requirements as detailed in current published guidance, – Covers in poor condition (dented or missing) – Parts difficult to obtain – Loose – No labelling 	<ul style="list-style-type: none"> – Very poor reliability record – Equipment failed – Replacement is the only option
	Catering equipment	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Operate as intended, in a safe way – Be free from undue damage – Be cleaned following any maintenance – Maintained in accordance with manufacturers instructions and Good Industry Practice 	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Operate as intended, in a safe way – Be free from undue damage – Be cleaned following any maintenance – Maintained in accordance with manufacturers instructions and Good Industry Practice 	<ul style="list-style-type: none"> – Poor reliability record – Equipment repeatedly failing – Covers in poor condition (dented or missing) – Parts difficult to obtain 	<ul style="list-style-type: none"> – Very poor reliability record – Equipment failed – Replacement is the only option

Example Condition Report

Engineering assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
12. Fixed plant and equipment <i>continued</i>	Laundry equipment	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Operate as intended, in a safe way – Be free from undue damage – Be cleaned following any maintenance – Maintained in accordance with manufacturers instructions and Good Industry Practice 	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Operate as intended, in a safe way – Be free from undue damage – Be cleaned following any maintenance – Maintained in accordance with manufacturers instructions and Good Industry Practice 	<ul style="list-style-type: none"> – Poor reliability record – Equipment repeatedly failing – Covers in poor condition (dented or missing) – Parts difficult to obtain 	<ul style="list-style-type: none"> – Very poor reliability record – Equipment failed – Replacement is the only option
	Miscellaneous equipment – body fridge	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Operate as intended, in a safe way – Be free from undue damage – Be cleaned following any maintenance – Maintained in accordance with manufacturers instructions and Good Industry Practice 	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Operate as intended, in a safe way – Be free from undue damage – Be cleaned following any maintenance – Maintained in accordance with manufacturers instructions and Good Industry Practice 	<ul style="list-style-type: none"> – Poor reliability record – Equipment repeatedly failing – Covers in poor condition (dented or missing) – Parts difficult to obtain 	<ul style="list-style-type: none"> – Very poor reliability record – Equipment failed – Replacement is the only option
	Miscellaneous equipment – water heaters	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Ductwork, fittings and pipework shall be securely fastened to their intended points of anchorage – No leaks of water (or other heating/cooling medium) – All pipework and fittings to be clearly labelled to identify its service – Service of plant noted – steam boiler inspection/water treatment information available 	<ul style="list-style-type: none"> – Comply with current legislation and guidance – Ductwork, fittings and pipework shall be securely fastened to their intended points of anchorage – No leaks of water (or other heating/cooling medium) – All pipework and fittings to be clearly labelled to identify its service – Service of plant noted – steam boiler inspection/water treatment information available 	<ul style="list-style-type: none"> – Poor reliability record – Equipment repeatedly failing – Repeated difficulty in meeting test requirements as detailed in current published guidance, – Parts difficult to obtain – No labelling – Loose 	<ul style="list-style-type: none"> – Very poor reliability record – Equipment failed – Replacement is the only option

Example Condition Report

Engineering assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
13. Electrical systems	Wiring systems	<ul style="list-style-type: none"> – Comply with current legislation – Ratings and ways shall be clearly marked – Fuse elements or circuit breaker mechanisms in working order – Contacts and connections clean and mechanically tight – No Overheating during normal operating loads – Secure to authorised access only – Recording instruments operational where necessary – Cable joint boxes free from compound leaks – Marker and covering notices where necessary – Distribution boards shall be secure to ensure authorised access only – Electrical installation test records available – Socket-outlets and light switches in good order 	<ul style="list-style-type: none"> – Comply with current legislation – Ratings and ways shall be clearly marked – Fuse elements or circuit breaker mechanisms in working order – Contacts and connections clean and mechanically tight – No Overheating during normal operating loads – Secure to authorised access only – Recording instruments operational where necessary – Cable joint boxes free from compound leaks – Marker and covering notices where necessary – Distribution boards shall be secure to ensure authorised access only – Electrical installation test records available – Socket-outlets and light switches in good order 	<ul style="list-style-type: none"> – Poor reliability record – Installation not fully in accordance with legislation – Electrical installation test records not available – Mixture of wiring systems, PVC singles, twin and earth, mineral insulated copper conductor etc – Inadequate cable protection – overcrowding/poor fixings – Bonding erratic 	<ul style="list-style-type: none"> – Installation not in accordance with legislation – Electrical installation test records not available – No bonding
	Wiring systems/ bonding	<ul style="list-style-type: none"> – Comply with current legislation – Electrical installation test records available – Evidence of bonding (non-invasive observation – usually beneath hand-wash basin) 	<ul style="list-style-type: none"> – Comply with current legislation – Electrical installation test records available – Evidence of bonding (non-invasive observation – usually beneath hand-wash basin) 	<ul style="list-style-type: none"> – Installation not fully in accordance with legislation – Electrical installation test records not available – Bonding erratic 	<ul style="list-style-type: none"> – Installation not fully in accordance with legislation – Electrical installation test records not available – No bonding

Example Condition Report

Engineering assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
13. Electrical systems <i>continued</i>	Distribution boards	<ul style="list-style-type: none"> - Comply with current legislation - Ratings and ways shall be clearly marked - Fuse elements or circuit breaker mechanisms in working order - Contacts and connections clean and mechanically tight - No Overheating during normal operating loads - Secure to authorised access only - Recording instruments operational where necessary - Cable joint boxes free from compound leaks - Marker and covering notices where necessary - Distribution boards shall be secure to ensure authorised access only - Electrical installation test records available - Socket-outlets and light switches in good order 	<ul style="list-style-type: none"> - Comply with current legislation - Ratings and ways shall be clearly marked - Fuse elements or circuit breaker mechanisms in working order - Contacts and connections clean and mechanically tight - No Overheating during normal operating loads - Secure to authorised access only - Recording instruments operational where necessary - Cable joint boxes free from compound leaks - Marker and covering notices where necessary - Distribution boards shall be secure to ensure authorised access only - Electrical installation test records available - Socket-outlets and light switches in good order 	<ul style="list-style-type: none"> - Installation not fully in accordance with legislation - Inadequate barriers - Distribution boards not lockable - Circuit schedules out-of-date/missing - Electrical installation test records not available - Inadequate signs and signals - No evidence of bonding (non-invasive observation) 	<ul style="list-style-type: none"> - Installation not in accordance with legislation - Electrical installation test records not available

Example Condition Report

Engineering assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
13. Electrical systems <i>continued</i>	Switchgear	<ul style="list-style-type: none"> – Comply with current legislation – Ratings shall be clearly marked – Fuse elements or circuit breaker mechanisms in working order – Contacts and connections clean and mechanically tight – No Overheating during normal operating loads – Secure to authorised access only – Recording instruments operational where necessary – Electrical installation test records available – Marker and covering notices where necessary – Transformers are free from oil leaks – Protective coatings are intact 	<ul style="list-style-type: none"> – Comply with current legislation – Ratings shall be clearly marked – Fuse elements or circuit breaker mechanisms in working order – Contacts and connections clean and mechanically tight – No Overheating during normal operating loads – Secure to authorised access only – Recording instruments operational where necessary – Electrical installation test records available – Marker and covering notices where necessary – Transformers are free from oil leaks – Protective coatings are intact 	<ul style="list-style-type: none"> – Installation not fully in accordance with legislation – Inadequate barriers – Distribution boards not lockable – Circuit schedules out-of-date/missing – Electrical installation test records not available – Inadequate signs and signals – No evidence of bonding (non-invasive observation) 	<ul style="list-style-type: none"> – Installation not in accordance with legislation – Electrical installation test records not available
	Luminaires - internal	<ul style="list-style-type: none"> – Comply with current legislation – Electrical installation test records available – Minimal deterioration – Weatherproof where appropriate – Function as intended without undue noise or vibration – Wiring, fittings, fixtures, controls and safety devices shall be properly housed and fastened securely to their intended point of anchorage and labelled – Light emittance within the design Lux levels 	<ul style="list-style-type: none"> – Comply with current legislation – Electrical installation test records available – Minimal deterioration – Weatherproof where appropriate – Function as intended without undue noise or vibration – Wiring, fittings, fixtures, controls and safety devices shall be properly housed and fastened securely to their intended point of anchorage and labelled – Light emittance within the design Lux levels 	<ul style="list-style-type: none"> – Poor reliability record – Luminaires failing with replacements noted over time – Luminaire diffusers part missing/discoloured – Controls/parts difficult to obtain – Inadequate test records 	<ul style="list-style-type: none"> – Luminaires diffusers missing/discoloured/damaged – Luminaires generally failed with replacements over time – Replacement is the only option – Components not available

Example Condition Report

Engineering assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
13. Electrical systems <i>continued</i>	Luminaires - external	<ul style="list-style-type: none"> - Comply with current legislation - Electrical installation test records available - Minimal deterioration - Weatherproof where appropriate - Function as intended without undue noise or vibration - Wiring, fittings, fixtures, controls and safety devices shall be properly housed and fastened securely to their intended point of anchorage and labelled - light emittance within the design Lux levels 	<ul style="list-style-type: none"> - Comply with current legislation - Electrical installation test records available - Minimal deterioration - Weatherproof where appropriate - Function as intended without undue noise or vibration - Wiring, fittings, fixtures, controls and safety devices shall be properly housed and fastened securely to their intended point of anchorage and labelled - light emittance within the design Lux levels 	<ul style="list-style-type: none"> - Poor reliability record - Luminaires failing with replacements noted over time - Luminaire diffusers part missing/dicoloured - Controls/parts difficult to obtain - Inadequate test records 	<ul style="list-style-type: none"> - Luminaires diffusers missing/dicoloured/damaged - Luminaires generally failed with replacements over time - Replacement is the only option - Components not available
	Luminaires - emergency	<ul style="list-style-type: none"> - Comply with current legislation - Electrical test records available - Emergency lighting units shall be free from dust, operational and fully charged and fully tested - Minimal deterioration - Weatherproof where appropriate - Function as intended without undue noise or vibration - Wiring, fittings, fixtures, controls and safety devices shall be properly housed and fastened securely to their intended point of anchorage and labelled - Light emittance within the design Lux levels 	<ul style="list-style-type: none"> - Comply with current legislation - Electrical test records available - Emergency lighting units shall be free from dust, operational and fully charged and fully tested - Minimal deterioration - Weatherproof where appropriate - Function as intended without undue noise or vibration - Wiring, fittings, fixtures, controls and safety devices shall be properly housed and fastened securely to their intended point of anchorage and labelled - Light emittance within the design Lux levels 	<ul style="list-style-type: none"> - Poor reliability record - Still operating within design parameters but high maintenance requirements - Luminaires starting to fail - Diffusers discoloured - Controls/parts difficult to obtain - Inadequate test records 	<ul style="list-style-type: none"> - Luminaires failed - Components not available

Example Condition Report

Engineering assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
13. Electrical systems <i>continued</i>	Lightning protection	<ul style="list-style-type: none"> – Comply with current legislation – Complete and comply with local standards – Test records available – Adequate earth resistance path 	<ul style="list-style-type: none"> – Comply with current legislation – Complete and comply with local standards – Test records available – Adequate earth resistance path 	<ul style="list-style-type: none"> – Poor reliability record – Corrosion evident at joints – Inadequate earth resistance path – Inadequate test records 	<ul style="list-style-type: none"> – System failed – not able to offer adequate protection in line with legislation
14. Alarms and detection systems	Fire alarm wiring system See 'fire safety' elements for non-compliance to mandatory fire safety requirements	<ul style="list-style-type: none"> – Comply with current legislation – Ratings and ways shall be clearly marked – Fuse elements or circuit breaker mechanisms in working order – Contacts and connections clean and mechanically tight – No overheating during normal operating loads – Recording instruments operational where necessary – Cable joint boxes free from compound leaks – Marker and covering notices where necessary – Distribution boards shall be secure to ensure authorised access only – Electrical installation test records available – Socket-outlets in good order – Be of a suitable type and quality for the hazards present within their vicinity <p>Safety devices shall be deemed to include all UPS and power surge devices specified to protect equipment</p>	<ul style="list-style-type: none"> – Comply with current legislation – Ratings and ways shall be clearly marked – Fuse elements or circuit breaker mechanisms in working order – Contacts and connections clean and mechanically tight – No overheating during normal operating loads – Recording instruments operational where necessary – Cable joint boxes free from compound leaks – Marker and covering notices where necessary – Distribution boards shall be secure to ensure authorised access only – Electrical installation test records available – Socket-outlets in good order – Be of a suitable type and quality for the hazards present within their vicinity <p>Safety devices shall be deemed to include all UPS and power surge devices specified to protect equipment</p>	<ul style="list-style-type: none"> – Repeated faults to wiring systems – Poor reliability record – Parts difficult to obtain – No records – Loose 	<ul style="list-style-type: none"> – Very poor reliability record – Wiring failed – Equipment failed – Replacement is the only option

Example Condition Report

Engineering assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
14. Alarms and detection systems <i>continued</i>	Security systems and other alarm systems	<ul style="list-style-type: none"> – Comply with current legislation – Ratings and ways shall be clearly marked – Fuse elements or circuit breaker mechanisms in working order – Contacts and connections clean and mechanically tight – No overheating during normal operating loads – Recording instruments operational where necessary – Cable joint boxes free from compound leaks – Marker and covering notices where necessary – Distribution boards shall be secure to ensure authorised access only – Electrical installation test records available – Socket-outlets in good order <p>Safety devices shall be deemed to include all UPS and power surge devices specified to protect equipment</p>	<ul style="list-style-type: none"> – Comply with current legislation – Ratings and ways shall be clearly marked – Fuse elements or circuit breaker mechanisms in working order – Contacts and connections clean and mechanically tight – No overheating during normal operating loads – Recording instruments operational where necessary – Cable joint boxes free from compound leaks – Marker and covering notices where necessary – Distribution boards shall be secure to ensure authorised access only – Electrical installation test records available – Socket-outlets in good order <p>Safety devices shall be deemed to include all UPS and power surge devices specified to protect equipment</p>	<ul style="list-style-type: none"> – Repeated faults to wiring systems – Poor reliability record – Parts difficult to obtain – No records – Loose 	<ul style="list-style-type: none"> – Very poor reliability record – Wiring failed – Equipment failed – Replacement is the only option

Example Condition Report

Engineering assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
15. Communication systems	Telephone systems	<ul style="list-style-type: none"> - Comply with current legislation - Ratings and ways shall be clearly marked - Fuse elements or circuit breaker mechanisms in working order - Contacts and connections clean and mechanically tight - No overheating during normal operating loads - Recording instruments operational where necessary - Cable joint boxes free from compound leaks - Marker and covering notices where necessary - Distribution boards shall be secure to ensure authorised access only - Electrical installation test records available - Socket-outlets in good order <p>Safety devices shall be deemed to include all UPS and power surge devices specified to protect equipment</p>	<ul style="list-style-type: none"> - Comply with current legislation - Ratings and ways shall be clearly marked - Fuse elements or circuit breaker mechanisms in working order - Contacts and connections clean and mechanically tight - No overheating during normal operating loads - Recording instruments operational where necessary - Cable joint boxes free from compound leaks - Marker and covering notices where necessary - Distribution boards shall be secure to ensure authorised access only - Electrical installation test records available - Socket-outlets in good order <p>Safety devices shall be deemed to include all UPS and power surge devices specified to protect equipment</p>	<ul style="list-style-type: none"> - Repeated faults to wiring systems - Poor reliability record - Parts difficult to obtain - No records - Loose 	<ul style="list-style-type: none"> - Very poor reliability record - Wiring failed - Equipment failed - Replacement is the only option

Example Condition Report

Engineering assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
15. Communication systems <i>continued</i>	Data transmission	<ul style="list-style-type: none"> – Comply with current legislation – Ratings and ways shall be clearly marked – Fuse elements or circuit breaker mechanisms in working order – Contacts and connections clean and mechanically tight – No overheating during normal operating loads – Recording instruments operational where necessary – Cable joint boxes free from compound leaks – Marker and covering notices where necessary – Distribution boards shall be secure to ensure authorised access only – Electrical installation test records available – Socket-outlets in good order <p>Safety devices shall be deemed to include all UPS and power surge devices specified to protect equipment</p>	<ul style="list-style-type: none"> – Comply with current legislation – Ratings and ways shall be clearly marked – Fuse elements or circuit breaker mechanisms in working order – Contacts and connections clean and mechanically tight – No overheating during normal operating loads – Recording instruments operational where necessary – Cable joint boxes free from compound leaks – Marker and covering notices where necessary – Distribution boards shall be secure to ensure authorised access only – Electrical installation test records available – Socket-outlets in good order <p>Safety devices shall be deemed to include all UPS and power surge devices specified to protect equipment</p>	<ul style="list-style-type: none"> – Repeated faults to wiring systems – Poor reliability record – Parts difficult to obtain – No records – Loose 	<ul style="list-style-type: none"> – Very poor reliability record – Wiring failed – Equipment failed – Replacement is the only option

Example Condition Report

Engineering assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
15. Communication systems <i>continued</i>	Paging systems	<ul style="list-style-type: none"> – Comply with current legislation – Ratings and ways shall be clearly marked – Fuse elements or circuit breaker mechanisms in working order – Contacts and connections clean and mechanically tight – No overheating during normal operating loads – Recording instruments operational where necessary – Cable joint boxes free from compound leaks – Marker and covering notices where necessary – Distribution boards shall be secure to ensure authorised access only – Electrical installation test records available – Socket-outlets in good order <p>Safety devices shall be deemed to include all UPS and power surge devices specified to protect equipment</p>	<ul style="list-style-type: none"> – Comply with current legislation – Ratings and ways shall be clearly marked – Fuse elements or circuit breaker mechanisms in working order – Contacts and connections clean and mechanically tight – No overheating during normal operating loads – Recording instruments operational where necessary – Cable joint boxes free from compound leaks – Marker and covering notices where necessary – Distribution boards shall be secure to ensure authorised access only – Electrical installation test records available – Socket-outlets in good order <p>Safety devices shall be deemed to include all UPS and power surge devices specified to protect equipment</p>	<ul style="list-style-type: none"> – Repeated faults to wiring systems – Poor reliability record – Parts difficult to obtain – No records – Loose 	<ul style="list-style-type: none"> – Very poor reliability record – Wiring failed – Equipment failed – Replacement is the only option

Example Condition Report

Engineering assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
15. Communication systems <i>continued</i>	Nurse call systems	<ul style="list-style-type: none"> – Comply with current legislation – Ratings and ways shall be clearly marked – Fuse elements or circuit breaker mechanisms in working order – Contacts and connections clean and mechanically tight – No overheating during normal operating loads – Recording instruments operational where necessary – Cable joint boxes free from compound leaks – Marker and covering notices where necessary – Distribution boards shall be secure to ensure authorised access only – Electrical installation test records available – Socket-outlets in good order <p>Safety devices shall be deemed to include all UPS and power surge devices specified to protect equipment</p>	<ul style="list-style-type: none"> – Comply with current legislation – Ratings and ways shall be clearly marked – Fuse elements or circuit breaker mechanisms in working order – Contacts and connections clean and mechanically tight – No overheating during normal operating loads – Recording instruments operational where necessary – Cable joint boxes free from compound leaks – Marker and covering notices where necessary – Distribution boards shall be secure to ensure authorised access only – Electrical installation test records available – Socket-outlets in good order <p>Safety devices shall be deemed to include all UPS and power surge devices specified to protect equipment</p>	<ul style="list-style-type: none"> – Repeated faults to wiring systems – Poor reliability record – Parts difficult to obtain – No records – Loose 	<ul style="list-style-type: none"> – Very poor reliability record – Wiring failed – Equipment failed – Replacement is the only option

Example Condition Report

Engineering assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
15. Communication systems <i>continued</i>	Radio and television systems	<ul style="list-style-type: none"> – Comply with current legislation – Ratings and ways shall be clearly marked – Fuse elements or circuit breaker mechanisms in working order – Contacts and connections clean and mechanically tight – No overheating during normal operating loads – Recording instruments operational where necessary – Cable joint boxes free from compound leaks – Marker and covering notices where necessary – Distribution boards shall be secure to ensure authorised access only – Electrical installation test records available – Socket-outlets in good order <p>Safety devices shall be deemed to include all UPS and power surge devices specified to protect equipment</p>	<ul style="list-style-type: none"> – Comply with current legislation – Ratings and ways shall be clearly marked – Fuse elements or circuit breaker mechanisms in working order – Contacts and connections clean and mechanically tight – No overheating during normal operating loads – Recording instruments operational where necessary – Cable joint boxes free from compound leaks – Marker and covering notices where necessary – Distribution boards shall be secure to ensure authorised access only – Electrical installation test records available – Socket-outlets in good order <p>Safety devices shall be deemed to include all UPS and power surge devices specified to protect equipment</p>	<ul style="list-style-type: none"> – Repeated faults to wiring systems – Poor reliability record – Parts difficult to obtain – No records – Loose 	<ul style="list-style-type: none"> – Very poor reliability record – Wiring failed – Equipment failed – Replacement is the only option

Example Condition Report

Engineering assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
15. Communication systems <i>continued</i>	Building management system – distribution network	<ul style="list-style-type: none"> – Good reliability record – Comply with current legislation – Ratings and ways shall be clearly marked – Fuse elements or circuit breaker mechanisms in working order – Contacts and connections clean and mechanically tight – No overheating during normal operating loads – Recording instruments operational where necessary – Cable joint boxes free from compound leaks – Marker and covering notices where necessary – Distribution boards shall be secure to ensure authorised access only – Electrical installation test records available – Outlets in good order <p>Safety devices shall be deemed to include all UPS and power surge devices specified to protect equipment</p>	<ul style="list-style-type: none"> – Good reliability record – Comply with current legislation – Ratings and ways shall be clearly marked – Fuse elements or circuit breaker mechanisms in working order – Contacts and connections clean and mechanically tight – No overheating during normal operating loads – Recording instruments operational where necessary – Cable joint boxes free from compound leaks – Marker and covering notices where necessary – Distribution boards shall be secure to ensure authorised access only – Electrical installation test records available – Outlets in good order <p>Safety devices shall be deemed to include all UPS and power surge devices specified to protect equipment</p>	<ul style="list-style-type: none"> – Repeated faults to wiring systems – Poor reliability record – Parts difficult to obtain – No records – Loose 	<ul style="list-style-type: none"> – Very poor reliability record – Wiring failed – Equipment failed – Replacement is the only option

Example Condition Report

Engineering assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
15. Communication systems <i>continued</i>	Building management system – head end control	<ul style="list-style-type: none"> – Good reliability record – Comply with current legislation – Ratings and ways shall be clearly marked – Fuse elements or circuit breaker mechanisms in working order – Contacts and connections clean and mechanically tight – No overheating during normal operating loads – Recording instruments operational where necessary – Cable joint boxes free from compound leaks – Marker and covering notices where necessary – Distribution boards shall be secure to ensure authorised access only – Electrical installation test records available – Outlets in good order <p>Safety devices shall be deemed to include all UPS and power surge devices specified to protect equipment</p>	<ul style="list-style-type: none"> – Good reliability record – Comply with current legislation – Ratings and ways shall be clearly marked – Fuse elements or circuit breaker mechanisms in working order – Contacts and connections clean and mechanically tight – No overheating during normal operating loads – Recording instruments operational where necessary – Cable joint boxes free from compound leaks – Marker and covering notices where necessary – Distribution boards shall be secure to ensure authorised access only – Electrical installation test records available – Outlets in good order <p>Safety devices shall be deemed to include all UPS and power surge devices specified to protect equipment</p>	<ul style="list-style-type: none"> – Repeated faults to wiring systems – Poor reliability record – Parts difficult to obtain – No records – Loose 	<ul style="list-style-type: none"> – Very poor reliability record – Wiring failed – Equipment failed – Replacement is the only option

Example Condition Report

Engineering assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
15. Communication systems <i>continued</i>	Building management system – zone control panels outstations	<ul style="list-style-type: none"> – Good reliability record – Comply with current legislation – Ratings and ways shall be clearly marked – Fuse elements or circuit breaker mechanisms in working order – Contacts and connections clean and mechanically tight – No overheating during normal operating loads – Recording instruments operational where necessary – Cable joint boxes free from compound leaks – Marker and covering notices where necessary – Distribution boards shall be secure to ensure authorised access only – Electrical installation test records available – Outlets in good order <p>Safety devices shall be deemed to include all UPS and power surge devices specified to protect equipment</p>	<ul style="list-style-type: none"> – Good reliability record – Comply with current legislation – Ratings and ways shall be clearly marked – Fuse elements or circuit breaker mechanisms in working order – Contacts and connections clean and mechanically tight – No overheating during normal operating loads – Recording instruments operational where necessary – Cable joint boxes free from compound leaks – Marker and covering notices where necessary – Distribution boards shall be secure to ensure authorised access only – Electrical installation test records available – Outlets in good order <p>Safety devices shall be deemed to include all UPS and power surge devices specified to protect equipment</p>	<ul style="list-style-type: none"> – Repeated faults to wiring systems – Poor reliability record – Parts difficult to obtain – No records – Loose 	<ul style="list-style-type: none"> – Very poor reliability record – Wiring failed – Equipment failed – Replacement is the only option

Example Condition Report

Engineering assets

Element	Sub-element	Condition B	Condition B/C	Condition C	Condition D
		Indicators	Indicators	Indicators	Indicators
16. Miscellaneous	Wet and dry risers	<ul style="list-style-type: none"> – Kept free from leaks – Provide a safe and comfortable environment – Maintained to deliver their specified capacity/target consumption/performance – Pipework and fittings shall be fastened securely to their intended points of anchorage – There shall be no drips or leaks of water from pipework, taps, valves and/or fittings 	<ul style="list-style-type: none"> – Kept free from leaks – Provide a safe and comfortable environment – Maintained to deliver their specified capacity/target consumption/performance – Pipework and fittings shall be fastened securely to their intended points of anchorage – There shall be no drips or leaks of water from pipework, taps, valves and/or fittings 	<ul style="list-style-type: none"> – Poor reliability record – Persistent leaks to valves/joints – Loose 	<ul style="list-style-type: none"> – Very poor reliability record – Failure of valves – seized, corroded valves – Pipework joints leaking – Replacement is the only option

Example Condition Report

5. Service level agreement

[Surveyor to insert here]

Example Condition Report

6. Condition survey data capture

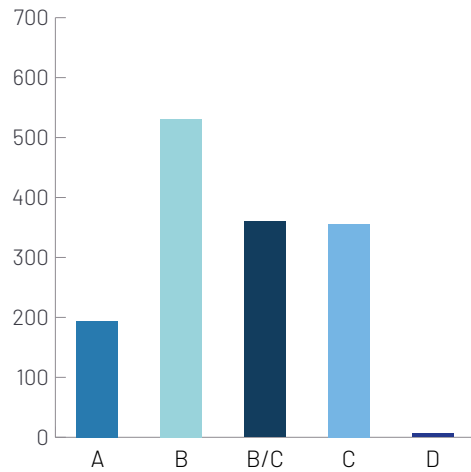
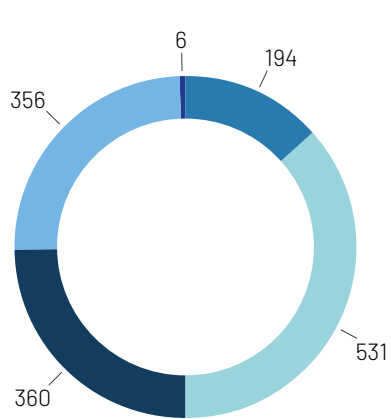
Asset	Contract	Location(Site)	Location(Site)	Surveyor ID	Final Report Item No	Location	Room/ Elevation	Discipline	Element	Element (2)	Element (3)	Element (4)	Comments/ Manufacturer	Make/Model	Year installed	Condition Rating (Industry)	Condition Rating (Spec)	Quantity	Unit	Photo Hyperlink	Photo Hyperlink
2	IPA Town Hall	Town Hall	Main building	SH	1	Internal	Office 616	Fabric	2 - Super-structure	2.2 - Upper Floors	2.2.1 - Floors	2.2.1.1 - Insitu Concrete Floor	Painted finish. Hair line cracks present.		2030	C	C	3	lm	[Photo:1]	
2	IPA Town Hall	Town Hall	Main building	SH	2	Internal	Office 616	Fabric	2 - Super-structure	2.7 - Internal Walls and Partitions	2.7.1 - Walls and Partitions	2.7.1.5 - Studwork Partition	Plasterboard partition. Painted blue. Areas of soiling to paintwork finish		2030	C	C	4	m ²	[Photo:2]	[Photo:3]
2	IPA Town Hall	Town Hall	Main building	SH	3	Internal	Office 616	Fabric	3 - Internal finishes	3.1 - Wall Finishes	3.1.1 - Finishes to Walls	3.1.1.8 - Skirtings/ Architrave	Painted timber. No defects evident		2030	B	B	15	lm		
2	IPA Town Hall	Town Hall	Main building	SH	4	Internal	Office 616	Fabric	3 - Internal finishes	3.2 - Floor Finishes	3.2.2 - Raised Access Floors	3.2.2.1 - Raised Access Floors	Metal pan		2030	B	B	25	m ²		
2	IPA Town Hall	Town Hall	Main building	SH	5	Internal	Office 616	Fabric	3 - Internal finishes	3.2 - Floor Finishes	3.2.1 - Finishes to Floors	3.2.1.3 - Carpet - Sheet	Suspect more recent replacement		2030	B	B	25	m ²		
2	IPA Town Hall	Town Hall	Main building	SH	6	Internal	Office 616	Fabric	2 - Super-structure	2.8 - Internal Doors	2.8.1 - Internal Doors	2.8.1.4 - Internal Doorset - Veneered Single	Door does not shut. Poor finish to door surface.		2030	D	D	1	Nr	[Photo:4]	
2	IPA Town Hall	Town Hall	Main building	SH	7	Internal	Office 616	Fabric	2 - Super-structure	2.8 - Internal Doors	2.8.1 - Internal Doors	2.8.1.10 - Internal Door Ironmongery	2nr Missing screws present to handle	Hoppe	2030	D	D	1	Nr	[Photo:5]	
2	IPA Town Hall	Town Hall	Main building	SH	8	Internal	Office 616	Fabric	2 - Super-structure	2.8 - Internal Doors	2.8.1 - Internal Doors	2.8.1.4 - Internal Doorset - Veneered Single	Door recently installed. No defects		2030	A	A	1	Nr		
2	IPA Town Hall	Town Hall	Main building	SH	9	Internal	Office 616	Fabric	2 - Super-structure	2.8 - Internal Doors	2.8.1 - Internal Doors	2.8.1.10 - Internal Door Ironmongery	SSS No issues	Hoppe	2030	A	A	1	Nr		

Example Condition Report

7. Condition survey graphs

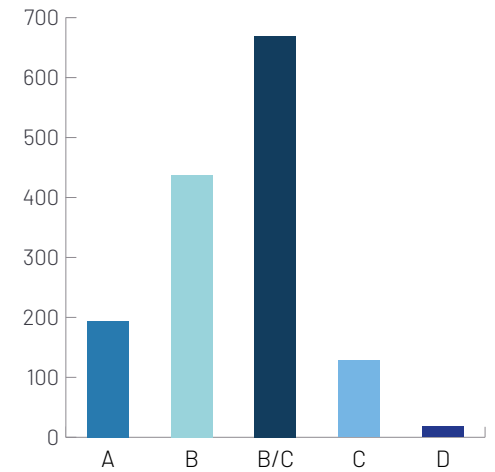
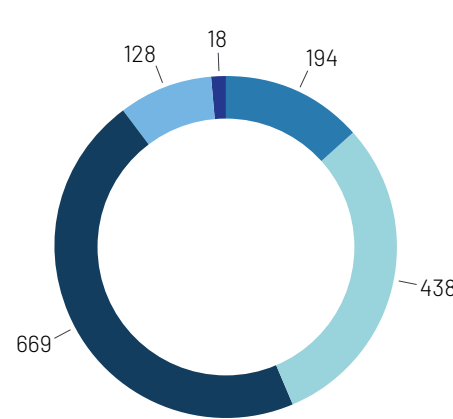
Condition rating (Industry)

Condition assessment	Actions (industry condition rating)
A	194
B	531
B/C	360
C	356
D	6
Grand total	1447



Condition rating (Specific)

Condition assessment	Actions (project-specific rating)
A	194
B	438
B/C	669
C	128
D	18
Grand total	1447

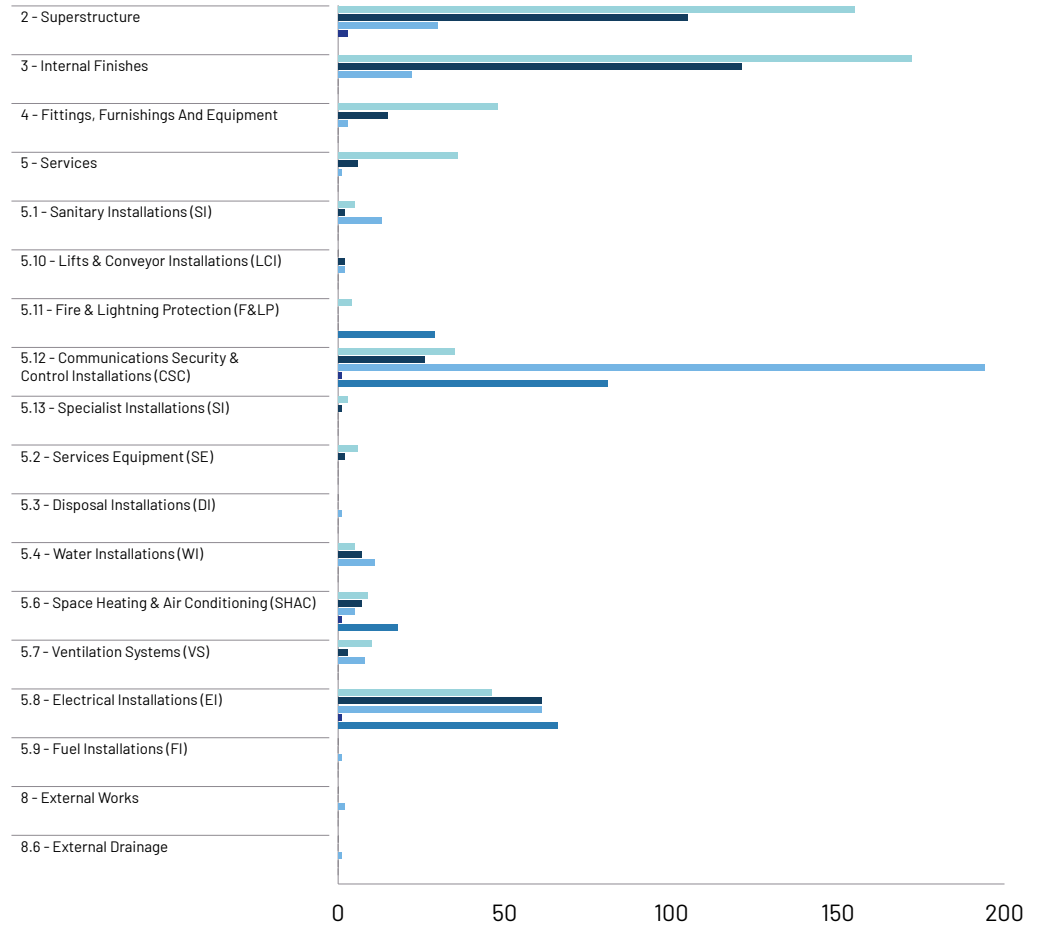


Example Condition Report

7. Condition survey graphs

Condition rating by NRM element

Condition grading (Industry)	B	B/C	C	D	A	Grand Total
2 - Superstructure	155	105	30	3		293
3 - Internal Finishes	172	121	22			315
4 - Fittings, Furnishings And Equipment	48	15	3			66
5 - Services	36	6	1			43
5.1 - Sanitary Installations (SI)	5	2	13			20
5.10 - Lifts & Conveyor Installations (LCI)		2	2			4
5.11 - Fire & Lightning Protection (F&LP)	4				29	33
5.12 - Communications Security & Control Installations (CSC)	35	26	194	1	81	337
5.13 - Specialist Installations (SI)		3	1			4
5.2 - Services Equipment (SE)	6	2				8
5.3 - Disposal Installations (DI)			1			1
5.4 - Water Installations (WI)	5	7	11			23
5.6 - Space Heating & Air Conditioning (SHAC)	9	7	5	1	18	40
5.7 - Ventilation Systems (VS)	10	3	8			21
5.8 - Electrical Installations (EI)	46	61	61	1	66	235
5.9 - Fuel Installations (FI)			1			1
8 - External Works			2			2
8.6 - External Drainage			1			1
Grand total	531	360	356	6	194	1447

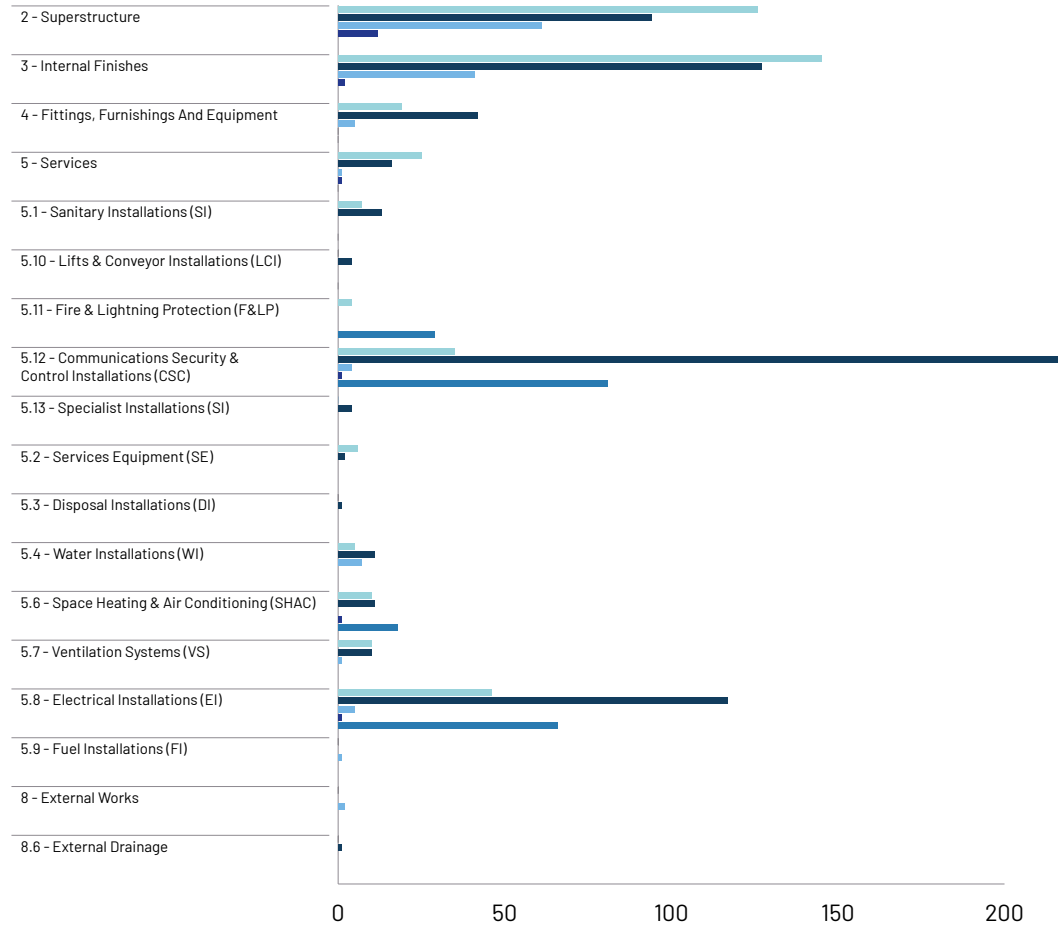


Example Condition Report

7. Condition Survey graphs

Condition rating by NRM element

Condition grading (Project Specific)	B	B/C	C	D	A	Grand Total
2 - Superstructure	126	94	61	12		293
3 - Internal Finishes	145	127	41	2		315
4 - Fittings, Furnishings And Equipment	19	42	5			66
5 - Services	25	16	1	1		43
5.1 - Sanitary Installations (SI)	7	13				20
5.10 - Lifts & Conveyor Installations (LCI)		4				4
5.11 - Fire & Lightning Protection (F&LP)	4				29	33
5.12 - Communications Security & Control Installations (CSC)	35	216	4	1	81	337
5.13 - Specialist Installations (SI)		4				4
5.2 - Services Equipment (SE)	6	2				8
5.3 - Disposal Installations (DI)		1				1
5.4 - Water Installations (WI)	5	11	7			23
5.6 - Space Heating & Air Conditioning (SHAC)	10	11		1	18	40
5.7 - Ventilation Systems (VS)	10	10	1			21
5.8 - Electrical Installations (EI)	46	117	5	1	66	235
5.9 - Fuel Installations (FI)			1			1
8 - External Works			2			2
8.6 - External Drainage		1				1
Grand total	438	669	128	18	194	1447



Example Condition Report

8. Fail & Fail matrix

Asset	Contract	Location(Site)	Location(Site)	Surveyor ID	Element	Element(2)	Element(3)	Element(4)	Comments/ Manufacturer	Make/Model	Year installed	Condition Rating (Industry)	Condition Rating (Spec)	Quantity	Unit	Photo Hyperlink	Photo Hyperlink
2	IPA Town Hall	Town Hall	Main building	SH	2 - Superstructure	2.2 - Upper Floors	2.2.1 - Floors	2.2.1.1 - Insitu Concrete Floor	Painted finish. Hair line cracks present.		2030	C	C	3	lm	[Photo:1]	
2	IPA Town Hall	Town Hall	Main building	SH	2 - Superstructure	2.7 - Internal Walls and Partitions	2.7.1 - Walls and Partitions	2.7.1.5 - Studwork Partition	Plasterboard partition. Painted blue. Areas of soiling to paintwork finish		2030	C	C	4	m ²	[Photo:2]	[Photo:3]
2	IPA Town Hall	Town Hall	Main building	SH	2 - Superstructure	2.8 - Internal Doors	2.8.1 - Internal Doors	2.8.1.4 - Internal Doorset - Veneered Single	Door does not shut. Poor finish to door surface.		2030	D	D	1	Nr	[Photo:4]	
2	IPA Town Hall	Town Hall	Main building	SH	2 - Superstructure	2.8 - Internal Doors	2.8.1 - Internal Doors	2.8.1.10 - Internal Door Ironmongery	2nr Missing screws present to handle	Hoppe	2030	D	D	1	Nr	[Photo:5]	

Example Condition Report

9. Pass & Fail matrix

Asset	Contract	Location(Site)	Location(Site)	Surveyor ID	Final Report Item No	Location	Room/ Elevation	Discipline	Element	Element (2)	Element (3)	Element (4)	Comments/ Manufacturer	Make/Model	Year installed	Condition Rating (Industry)	Condition Rating (Spec)	Quantity	Unit	Photo Hyperlink	Photo Hyperlink
2	IPA Town Hall	Town Hall	Main building	SH	3	Internal	Office 616	Fabric	3 - Internal finishes	3.1 - Wall Finishes	3.1.1 - Finishes to Walls	3.1.1.8 - Skirtings/ Architrave	Painted timber. No defects evident		2030	B	B	15	lm		
2	IPA Town Hall	Town Hall	Main building	SH	4	Internal	Office 616	Fabric	3 - Internal finishes	3.2 - Floor Finishes	3.2.2 - Raised Access Floors	3.2.2.1 - Raised Access Floors	Metal pan		2030	B	B	25	m ²		
2	IPA Town Hall	Town Hall	Main building	SH	5	Internal	Office 616	Fabric	3 - Internal finishes	3.2 - Floor Finishes	3.2.1 - Finishes to Floors	3.2.1.3 - Carpet - Sheet	Suspect more recent replacement		2030	B	B	25	m ²		
2	IPA Town Hall	Town Hall	Main building	SH	8	Internal	Office 616	Fabric	2 - Super-structure	2.8 - Internal Doors	2.8.1 - Internal Doors	2.8.1.4 - Internal Doorset - Veneered Single	Door recently installed. No defects		2030	A	A	1	Nr		
2	IPA Town Hall	Town Hall	Main building	SH	9	Internal	Office 616	Fabric	2 - Super-structure	2.8 - Internal Doors	2.8.1 - Internal Doors	2.8.1.10 - Internal Door Ironmongery	SSS No issues	Hoppe	2030	A	A	1	Nr		

Example Condition Report

10. Fail & Pass matrix

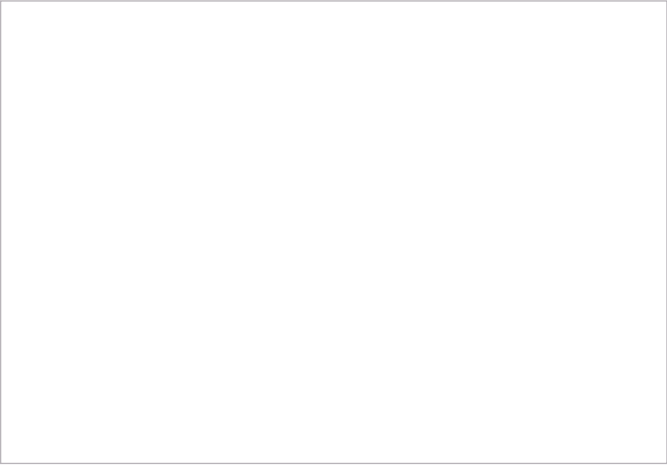
Contract	Asset	Contract	Location (Site)	Location (Site)	Discipline	Element	Element (2)	Element (3)	Element (4)	Comments/ Manufacturer	Make /Model	Year installed	Condition Rating (Industry)	Condition Rating (Spec)	Quantity	Unit	Photo Hyperlink	Photo Hyperlink
IPA Town Hall	2	IPA Town Hall	Town Hall	Main building	Fabric	2 - Super-structure	2.2 - Upper Floors	2.2.1 - Floors	2.2.1.1 - Insitu Concrete Floor	Painted finish. Hair line cracks present.		2030	C	C	3	lm	[Photo:1]	
IPA Town Hall	2	IPA Town Hall	Town Hall	Main building	Fabric	2 - Super-structure	2.7 - Internal Walls and Partitions	2.7.1 - Walls and Partitions	2.7.1.5 - Studwork Partition	Plasterboard partition. Painted blue. Areas of soiling to paintwork finish.		2030	C	C	4	m ²	[Photo:2]	[Photo:3]
IPA Town Hall	2	IPA Town Hall	Town Hall	Main building	Fabric	2 - Super-structure	2.8 - Internal Doors	2.8.1 - Internal Doors	2.8.1.4 - Internal Doorset - Veneered Single	Door does not shut. Poor finish to door surface.		2030	D	D	1	Nr	[Photo:4]	
IPA Town Hall	2	IPA Town Hall	Town Hall	Main building	Fabric	2 - Super-structure	2.8 - Internal Doors	2.8.1 - Internal Doors	2.8.1.10 - Internal Door Ironmongery	2nr Missing screws present to handle	Hoppe	2030	D	D	1	Nr	[Photo:5]	

Example Condition Report

11. General photos



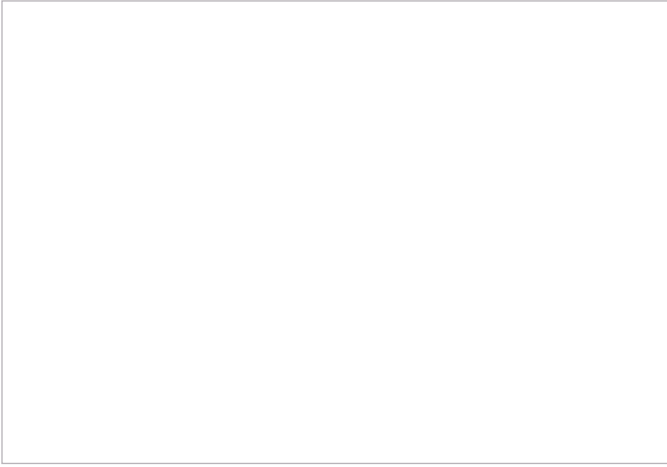
1. Aerial shot of building.



2. General internal



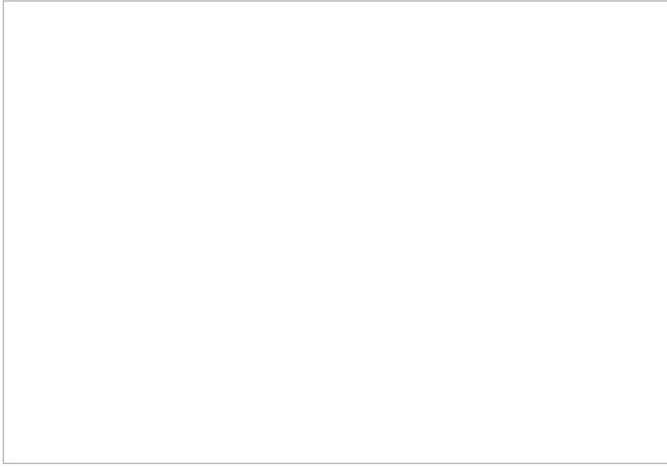
3. General internal



4. New /refurbished areas



5. General internal



6. General Internal



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