

Runcorn Fire Station

Property	Runcorn Fire Station	External
Date of Construction	1960	Internal
No. of Storeys	1	Total
Floor Area	804	Contingency / Prelims
Surveyor	I Crowder	Professional Fees
Date of Survey	13 January 2017	Total Cost £ 435,120.00

Condition Summary

1. Flat roof coverings and fascias and soffits throughout are aged.
2. Windows, doors and frames and rear appliance bay doors require replacement.
3. Yard and access road is degrading.
4. Generally internal areas are in reasonable condition.
5. Doors and ironmongery are dated.
6. Renew light fittings, install fire alarm and re-wire areas.

Principal Recommendations

1. Replace felt roof coverings and fascias throughout.
2. Replace windows and doors.
3. Replace rear appliance bay doors.
4. Renew internal doors and ironmongery throughout and undertaken decoration scheme (long term)
5. Resurface rear yard and undertake repairs to concrete.
6. Replace lighting with LED, install fire alarm and replace ventilation.

External Condition Summary

Runcorn Fire Station

Ref	Element	Description	Condition Summary	Recommendation
1	Roof Covering	Mineral Felt covered pitched roof. GRP tile to pitched roof to dormitory block.	Roof is currently performing but is approaching the end of its lifespan. Roofs uninsulated and considered to be at the end of lifespan.	Replace flat roof covering with high performance insulated warm roof system. Isolated repairs / cleaning of pitched roof tiles.
2	Rooflights	No Roof lights	See above item	See above item.
3	Fascias	Timber painted fascia's and soffits.	Paint flaking to several areas, Limited lifespan to timber.	Replace with Trespa or equal pre-finished fascias.
4	Rainwater Goods	Combination of PVC / Cast Iron / Aluminium RWP's and gutters.	All gutters and outlets require regular cleaning, aluminium gutters in moderate condition. Downpipes nearing end of lifespan.	Replace gutters / downpipes, Clean out and seal aluminium gutters.
5	External Walls	Facing brickwork with painted concrete frame to Appliance Bay.	Minor areas of repointing and damp penetration due to external taps / hoses etc.	Replace damaged bricks and re-point isolated areas. Undertake remedial works to minor damp areas and provide moisture resistant cladding to areas where hose and tap are used.
6	Windows & Doors	Timber framed single glazed windows. Timber doors. Appliance Bay original steel folding doors to rear.	Timber windows and doors are in moderate to poor condition and offer little thermal performance.	Replace windows and entrance door, decorate timber doors and replace front appliance bay doors maintain and redecorate rear appliance bay doors.
7	External Decoration	Tower, fencing, fascia and soffits.	Redecoration required.	Redecorate
8	Yard and Access Road	Tarmac surfacing to rear. Concrete slab to front and rear of Appliance Bay and part of rear yard.	Minor cracking and damage to concrete note isolated areas nearing end of lifespan. Tarmac deteriorating to access road and several sections of car park.	Replacement of several deteriorated sections and replacement of damaged concrete sections.

External Condition Summary

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Ref	Element	Description	Condition Summary	Recommendation
9	Footpaths	Concrete paving slabs to perimeter of front and side of building. Gravel paths to garden areas.	Uneven / cracked paving slabs.	Replace sections with tarmac pathways.
10	Boundary	Sandstone boundary walls to front and side of site, Galvanised fencing and gates to front and side entrance. Concrete post and block panel fencing and hedges form several boundaries.	Isolated damage / missing pointing to sandstone walls, galvanised fencing rusting in places. Other boundaries in reasonable condition.	Isolated repairs / re-pointing of sandstone boundary walls, paint galvanised fencing and cut back hedges etc.
A	External Improvements	Modernisation of building exterior.		Installation of insulated render and cladding to accommodation block.
B	Access Improvements	Building Approach.		Provide ramp to front entrance / accessible parking bay.

Internal Condition Summary

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Ref	Element	Description	Condition Summary	Recommendation
11	Appliance Bay & Kit Room	Three bay Appliance Bay with and Kit Room adjacent.	Terrazzo flooring, unpainted brickwork walls. Boarded ceiling requires replacement.	Repairs to flooring, replace ceiling, decoration required and consider decorating walls. Refurbish Kit Room, Corridor and Drying Room. Concrete repairs to columns required.
12	Offices	Watch Room & 2 no. offices.	Fair condition. Slight deterioration to carpet.	Replace carpets / repairs to woodblock flooring and re-decorate.
13	Toilets & Lockers	Accessible Toilet and Male & Female Toilets.	Toilets are in reasonable condition. Lockers located in appliance bay.	Flooring requires deep clean, re-decorate and upgrade sanitary fittings. Consider refurbishing to current standards in long term. Relocate locker room to spare accommodation in Dormitory block.
14	Kitchen & Rest Room	Kitchen / Dining & Rest Room located off main corridor. Dormitory block includes 3 no. rest rooms.	Kitchen & Rest Room in reasonable condition. Slight deterioration to flooring.	Replace flooring and Kitchen unit doors etc in long term. Allow for cleaning and grouting tiles. Replace flooring, redecorate and replace old glazing between Rest Room and Corridor. Dormitory block rooms require redecoration and carpet replacement.
15	Community	Located off Recreation Room.	Fair condition. Slight deterioration to carpet.	Replace carpets and re-decorate long term.
16	Corridors	Main corridor from front to rear / leading to appliance bay and small corridor from appliance bay to Dormitory block.	Fair condition. Slight deterioration to carpet. Doors are dated.	Replace carpets and re-decorate long term. Replace doors and ironmongery throughout station.

Internal Condition Summary

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Ref	Element	Description	Condition Summary	Recommendation
17	Gym	Gym located in external block.	Block recently refurbished.	No Action
18	Ancillary Accommodation	BA Workshop, Boiler Room, Oil Stores / Electrical Cupboards	Rooms in moderate condition for use. Fixtures and fittings require upgrading and decoration is poor.	Redecorate room and treat concrete floors, Replace fixtures in BA Workshop.
19	Electrical	Power and lighting	Distribution boards have been recently replaced. Condition of lighting varies. No fire alarm.	Consider replacement with LED lighting and installing fire alarm and renewing intruder alarm. Consider re-wiring.
20	Mechanical	Heating and hot water. Local extract fans	Fair condition. Boiler recently replaced. Extracts require replacement.	Renew ventilation. Service boiler etc.
C	Improvements	Lockers / Kit	Existing provisions are poor.	Relocate items to unoccupied rooms in Dormitory block. Alter room, replace flooring and re-decorate.
D	Access Improvements	Circulation and Facilities		Works required to counters / hatches. Works required to doors would be rectified if doors replaced as included in above costs.