

Surrey County Council

Condition Survey (Keswick)

March 2021

Prepared For:



Surrey County Council
Woodhatch Place
11 Cockshot Hill
Woodhatch
Reigate
RH2 8EF

Prepared By:



Savills (UK) Limited
33 Margaret Street
London
W1G 0JD



Surrey County Council
Condition Survey (Keswick)

CONTENTS

1.0 INTRODUCTION1

2.0 OVERVIEW2

3.0 CONDITION SURVEY.....4

4.0 NON SURVEY INVESTMENT.....7

 4.1 Non Survey Investments..... 7

 4.2 Responsive / Void / Cyclical 7

 4.3 Exceptional Extensive..... 8

 4.4 Contingent Major Repairs 8

 4.5 Improvements 9

5.0 OVERALL RESULTS 10

6.0 ALTERNATIVE OPTIONS..... 12

 6.1 Conversion..... 12

 6.2 Re-Development 14

 6.3 Summary of Options 16

7.0 LIMITATIONS OF SURVEY 18

APPENDICES

Appendix 1 Summary Table

Appendix 2 Investment Costs

Appendix 3 Photo Schedule

Appendix 4 Limitations

1.0 INTRODUCTION

- 1.1 In December 2020 Savills were appointed by Surrey County Council (SCC) to undertake a condition survey of eight care homes. This report however refers specifically to Keswick. The main purpose of this survey was to establish the long term investment requirement of the care home, which in turn would be used to inform the Council's wider asset management considerations. As part of this commission we have also reviewed within this report the potential options being considered by the Council, beyond simply maintaining the care home in its current form to ensure its long term sustainability. Section 6 summarises these options with additional summary information provided at **Appendix 1** regarding investment levels, standards and total room numbers.
- 1.2 This report summarises our methodology to achieve the above objective.

2.0 OVERVIEW

2.1 Keswick Care Home is a purpose-built two-storey care home, constructed circa the 1970s, housing 52 single bedrooms with wash-hand-basins. These are split over 7 group living zones, in a cross-shape on-plan, with a central reception and circulation area. The eighth zone houses a large communal lounge/day room, staff room and staff WCs with a commercial kitchen.

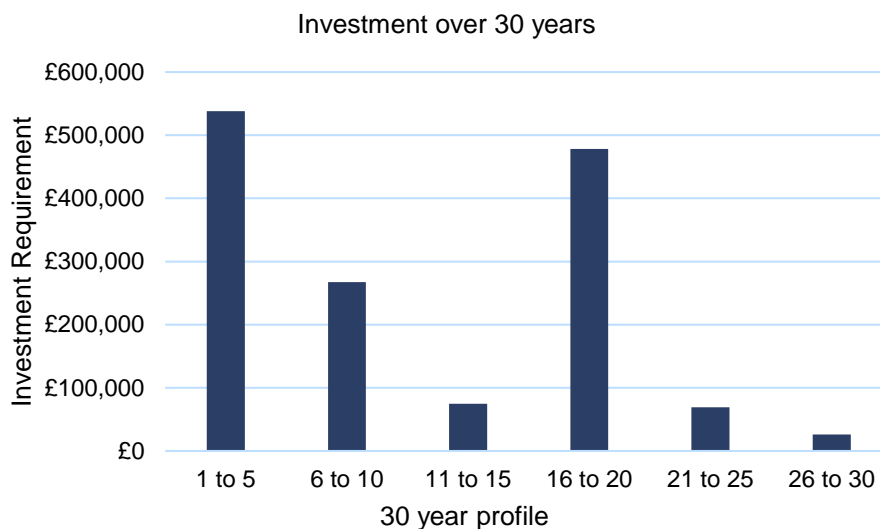
2.2 Each of the 7 living zones houses between 6 and 9 bedrooms, sharing a communal lounge and dining area with a kitchenette (for staff use). Each zone also has an assisted bathroom and at least 2 WCs (although one of the WCs is within the bathroom in 6 of the zones). The following summarizes the accommodation and facilities within each “zone”.

Zone	B-Unit	Carnation	Daffodil	Lavender	Aster	Rose	Primrose	Lounge / Kitchen	Total
Number of Bedrooms with WHB	7	6	7	9	8	8	7	-	52
Combined Lounge/Diner/Kitchenette	1	1	1	1	-	1	1	-	6
Diner/Kitchenette with separate Lounge	-	-	-	-	1	-	-	-	1
Assisted Bathroom with WC	1	1	1	-	1	1	1	-	6
Assisted Bathroom without WC	-	-	-	1	-	-	-	-	1
Separate WC	1	1	1	2	2	1	1	3	12
Wet Room with WC	-	-	-	-	-	1	-	-	1
Sluice Room	1	1	1	1	1	1	1	-	7
Cupboard / Linen cupboard	1	1	1	1	1	1	1	1	8
Small Laundry	-	-	1	-	-	-	1	-	2
Large Laundry	-	1	-	-	-	-	-	-	1
Office	2	-	-	-	-	-	-	-	2
Hair Salon	-	-	-	-	-	-	-	1	1
Staff Room	-	-	-	-	-	-	-	1	1
Commercial Kitchen	-	-	-	-	-	-	-	1	1

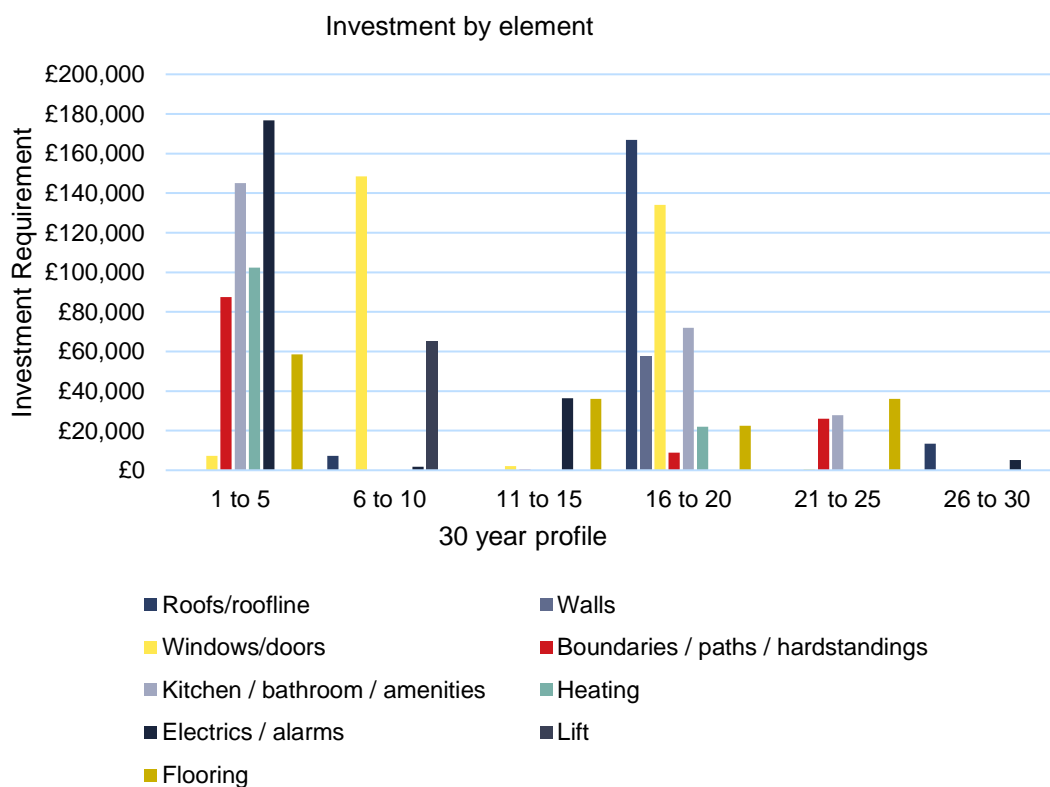
-
- 2.3 The front of the block is used for parking with an adjacent grassed area, and there is further parking to the side, adjacent to the plant room area. Each ground floor zone has its own slabbed patio area adjacent to the dining room, and there is a further larger patio adjacent to the conservatory, housing an ageing summerhouse and smoking shelter.

3.0 CONDITION SURVEY

- 3.1 In line with SCC instruction we have undertaken a condition survey of 100% of the external block and communal area and a representative sample of rooms throughout the care home, the results of which have been extrapolated to represent the rooms in their entirety. The purpose of the survey was to establish the existing condition of each of the main building elements, and crucially the approximate year in which each element will require replacement, and the associated costs of this replacement over the next 30 years.
- 3.2 In the main, the building elements are in reasonably good condition, with evidence of investment circa 20 years ago to mainly windows/doors externally and bathroom facilities internally. Many other building elements are original however, and although deteriorating consistent with their anticipated life cycle expectancy, will require replacement over the next 5 years, namely: main common entrance doors, boundary fencing/gates, heating distribution, paths/hardstanding, common electrical elements and floor coverings.
- 3.3 It should be noted that while all elements have been included within the survey no specialist mechanical and electrical inspections have been undertaken. For items such as this the surveyor used their professional judgement based on existing age and visible condition.
- 3.4 The results of the survey has identified an investment level of **£1,454,000** over the 30 years. This reflects purely the investment requirement to replace existing building components at the end of their useful working life, based on estimated life cycle and as found condition, and is referred to as “Future Major Works”. This investment is illustrated in the chart below, split across each of the 5 year bands over the 30 years.



3.5 The above investment is further illustrated below across the same time periods but broken down by main elements.



-
- 3.6 As illustrated in the above charts there is a significant investment requirement over the next 5 years, particularly to electrics/alarms and the kitchen/bathroom/amenities, as they approach the end of their anticipated working lives.
- 3.7 **Appendix 2** provides additional detailed breakdown of the above investment.
- 3.8 It should be noted that all costs referred to within this report are at base date 1st quarter 2021 and exclude, VAT, professional fees, decanting costs, operating management costs and inflation.

4.0 NON SURVEY INVESTMENT

4.1 Non Survey Investments

4.1.1 While the condition survey results (Future Major Works) reflects the investment requirement to replace existing building elements at the end of their useful lives, there is also a need to consider various additional categories of investment relating to the care home to ensure it is adequately maintained and sustainable. The following sections set out the additional investment categories that have been considered in this regard.

4.2 Responsive / Void / Cyclical

4.2.1 Responsive and Void maintenance is defined as “maintenance arising from the landlord’s obligation to carry out repairs, either upon a tenant’s request or arising from staff inspection or in connection with the re-letting of a property”. Cyclical Maintenance is defined as “maintenance and servicing”. However it is more specifically identified as various items recurring on an annual basis and the servicing of installations, such as boiler servicing and external cyclical decorations and compliance inspections etc.

4.2.2 As part of the reporting requirement, SCC asked Savills to estimate the likely investment required to adequately provide these services over the 30 year period. Savills has a great deal of experience in this area and holds one of the largest benchmarking databases in this regard. Using this information, and taking due regard for the profile and type of accommodation, we have estimated the likely costs to provide these services is **£45,067** per annum. This equates to a total of **£1,351,998** over the 30 year term.

4.2.3 The above allowance is also deemed to include the periodic replacement and repair of associated furniture to both the individual rooms and communal areas.

4.3 Exceptional Extensive

4.3.1 This cost category relates to specific items of work that are not covered by other investment categories referred to in this report but represent a significant investment level. Though discussions with SCC we have allowed the following under this investment category.

- **Installing Sprinkler System:** SCC provided Savills with an estimated cost for installation of a sprinkler system. SCC has estimated the likely costs of installing this system as approximately **£202,000**. Given the nature of the work this allowance has been made within the next 5 years. This allowance is within our expectation of a care home of this size and type.
- **Compliance Allowance:** Care homes such as this are well known to require additional items of work to be undertaken following routine compliance inspections. Generally these would relate to fire, electrical, water, gas, lifts, alarms etc. Reflecting this we consider it prudent to allow an additional allowance of **£5,000** per annum from year 6 onwards to undertake any works arising from these inspections. This allowance equates to **£125,000** over the 30 year term.

4.4 Contingent Major Repairs

4.4.1 Contingent Major Repairs are defined as repairs of a kind, which cannot be specifically foreseen and may arise from latent defects in construction or more commonly, extra over costs associated with delivering capital works (such as elemental replacements). We have allowed a provision of 5% of Future Major Works over the 30 year period resulting in a total allowance over the 30 years of **£72,700**.

4.5 Improvements

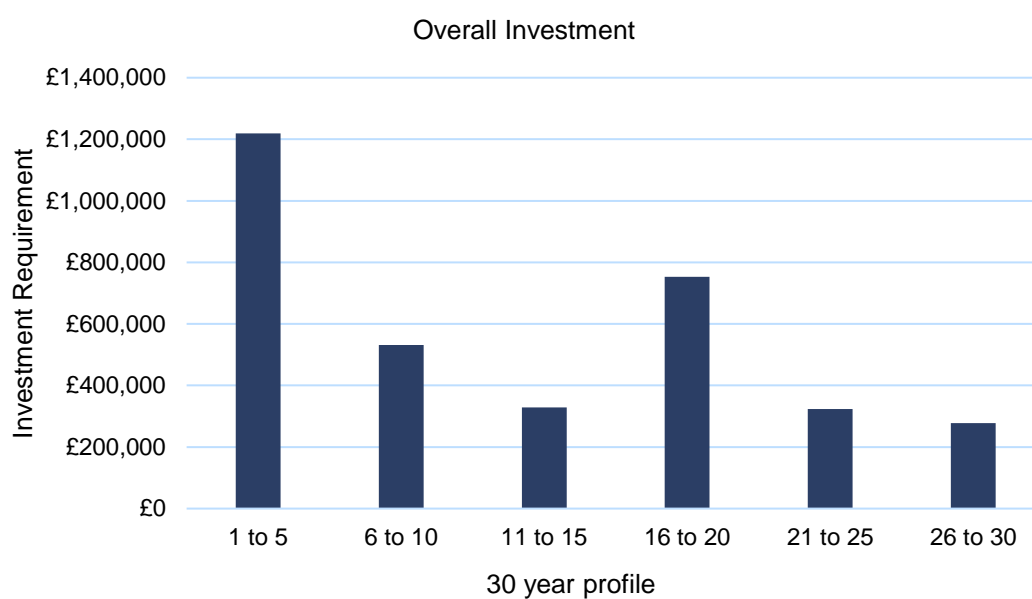
4.5.1 Improvement items generally relate to installing new elements/facilities or significantly enhancing existing elements to bring the home up to a more modern standard. As part of the survey we have identified various improvement items that we believe should be considered to enhance the care home. We have only identified improvement items which we believe are practical and feasible within the existing structural layout and design of the care home. The following illustrates these improvement items and associated estimated costs.

- **Communal bathrooms:** Upgrade communal bathrooms to wet rooms and reconfigure layout to be more accessible - **£70,000.**
- **Wash hand basins:** Upgrade individual room wash hand basins to vanity units - **£36,400**
- **Storage:** Provide additional onsite permanent storage facilities - **£30,000**
- **Guest room:** Provide onsite permanent guest facility - **£40,000**
- **Parking:** Provide additional parking facilities - **£20,000**
- **Communal Areas:** Upgrade communal areas, to include: balustrading, hand rails, plaster brickwork etc. - **£30,000**

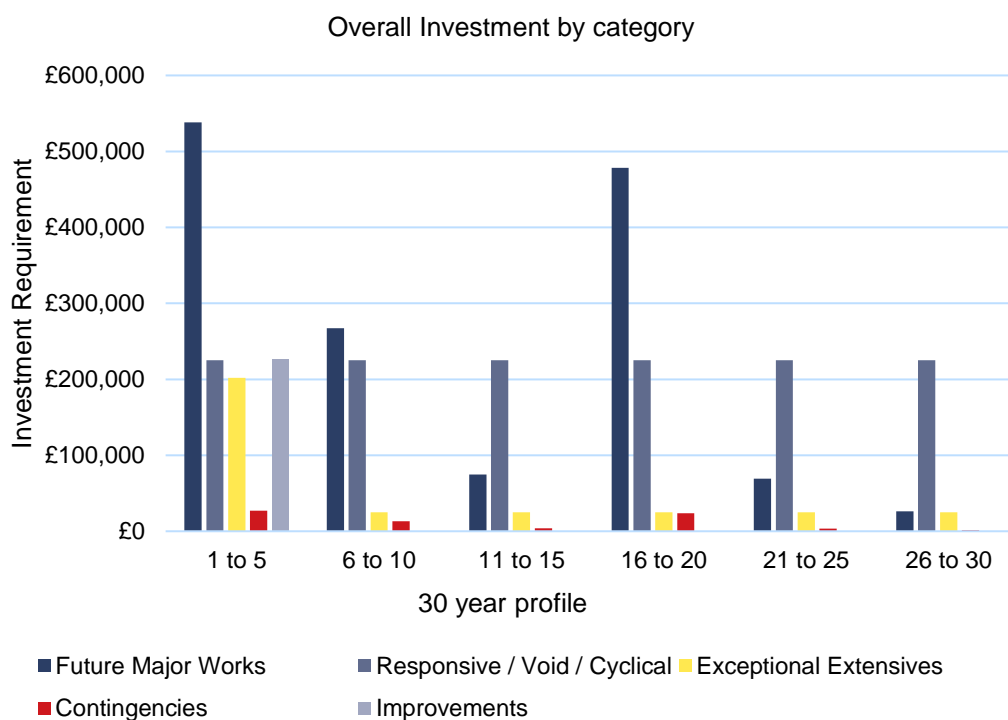
4.5.2 The above items equates to **£226,400.** Given the nature of these improvements we have made these allowances within the next 5 years.

5.0 OVERALL RESULTS

5.1 The total forecast investment requirement over the next 30 years to maintain the care home as derived from the survey data and desktop allowances is estimated at **£3,432,118**. This investment is illustrated on the following chart:



5.2 The following chart further illustrates the above investment, broken down across the main investment categories:



5.3 **Appendix 2** provides a detailed breakdown to the investment costs by category

6.0 ALTERNATIVE OPTIONS

6.1 Conversion

- 6.1.1 While the condition survey process has provided the likely investment requirement to adequately maintain the care home over the next 30 years, along with feasible improvement measures. SCC is also considering alternative options to ensure the standard of the care home is appropriate and consistent with modern standards, which would typically include appropriate en-suite facilities for each room and enhanced communal bathroom facilities. Reflecting this, SCC has provided outline drawings, setting out an indicative conversion plan to provide this. These drawings have been reviewed to assess the likely cost implications of undertaking this work.
- 6.1.2 The drawings provided make clear that to provide an en-suite facility to each room, would in essence involve converting every third room to allow each room either side to utilise this space to convert to an en-suite. The impact of this option would reduce the overall rooms from 52 to 40, however we understand that the measurements set out by the Architect's plans are in accordance with Care Homes for Older People, National Minimum Standards and The Care Home Regulations 2001.
- 6.1.3 No accompanying specifications are currently in place regarding this work, however the drawings do provide a guide to estimate the likely cost of undertaking this conversion.
- 6.1.4 In assessing the implications of the investment levels required of adopting these conversions over a 30 year term, we have made the following assumptions, which have been applied to the original survey results listed at **Appendix 2**.
- Initial costs of the conversion works and installation of en-suite facilities - **£1,750,000**.

- Original Future Major Work's costs accelerated over the first 10 years to allow for additional modernisation works, and further adjusted to reflect the installation of the en-suite facilities.
- Original improvements reduced to reflect the anticipated works.
- Responsive / void and cyclical increased per room allowance to allow for the installation of the en-suite facilities.
- No allowances have been made for any associated decanting of residents while works are undertaken.
- No allowances have been made for professional fees.

6.1.5 The impact of adopting the above assumptions are given in the table below:

Keswick								Stock total	40
Category	1 to 5	6 to 10	11 to 15	16 to 20	21 to 25	26 to 30	Total	Unit Ave	
Conversion Costs	£1,750,000	£0	£0	£0	£0	£0	£1,750,000	£43,750	
Conversion to en suites	£1,750,000	£0	£0	£0	£0	£0	£1,750,000	£43,750	
Category	1 to 5	6 to 10	11 to 15	16 to 20	21 to 25	26 to 30	Total	Unit Ave	
Future Major Works	£746,745	£0	£74,800	£478,255	£459,850	£26,200	£1,785,850	£44,646	
Allowance	£746,745	£0	£74,800	£478,255	£459,850	£26,200	£1,785,850	£44,646	
Category	1 to 5	6 to 10	11 to 15	16 to 20	21 to 25	26 to 30	Total	Unit Ave	
Improvement	£120,000	£0	£0	£0	£0	£0	£120,000	£3,000	
Insulation: upgrade loft/wall insulation	£0	£0	£0	£0	£0	£0	£0	£0	
Common Bathrooms: Upgrade to wet room / reconfigure	£0	£0	£0	£0	£0	£0	£0	£0	
WHB: Upgrade dwelling WHB to vanity units	£0	£0	£0	£0	£0	£0	£0	£0	
Storage: Provide additional on-site storage	£30,000	£0	£0	£0	£0	£0	£30,000	£750	
Guest Room: Provide on-site guest facility	£40,000	£0	£0	£0	£0	£0	£40,000	£1,000	
Parking: Provide additional parking	£20,000	£0	£0	£0	£0	£0	£20,000	£500	
Common Areas: Upgrade ballustrades/handrails, plaster walls etc	£30,000	£0	£0	£0	£0	£0	£30,000	£750	
Category	1 to 5	6 to 10	11 to 15	16 to 20	21 to 25	26 to 30	Total	Unit Ave	
Revenue Expenditure	£200,000	£200,000	£200,000	£200,000	£200,000	£200,000	£1,200,000	£30,000	
Responsive / Void / Cyclical	£200,000	£200,000	£200,000	£200,000	£200,000	£200,000	£1,200,000	£30,000	

Category	1 to 5	6 to 10	11 to 15	16 to 20	21 to 25	26 to 30	Total	Unit Ave
Exceptional Extensives	£202,020	£25,000	£25,000	£25,000	£25,000	£25,000	£327,020	£8,176
Install sprinkler system, ongoing compliance allowance	£202,020	£25,000	£25,000	£25,000	£25,000	£25,000	£327,020	
Category	1 to 5	6 to 10	11 to 15	16 to 20	21 to 25	26 to 30	Total	Unit Ave
Contingencies Major Repairs	£37,337	£0	£3,740	£23,913	£22,993	£1,310	£89,292	£2,232
Contingencies	£37,337	£0	£3,740	£23,913	£22,993	£1,310	£89,292	
	1 to 5	6 to 10	11 to 15	16 to 20	21 to 25	26 to 30	Total	Unit Ave
Total	£3,056,102	£225,000	£303,540	£727,168	£707,843	£252,510	£5,272,162	£131,804

All cost exclude VAT, inflation, management and fees

6.1.6 As illustrated above the overall impact of adopting this option will increase the costs derived from the original survey results by **£1,840,045** over the 30 years. However due to the reduction of bedrooms this represents an increase of **£65,802** per room over the 30 years.

6.1.7 It should be noted that in assessing the costs of the conversions no detailed assessment has been made regarding the potential difficulties in installing appropriate soil drainage, and this could represent a significant additional costs above those highlighted above. Within the costs we have included a provisional sum of £1,000,000 to allow suitable contingency for potential issues with drainage, asbestos work and re-routing of existing services etc.

6.1.8 We would also urge the Council to assess the likely dimensions of the en-suite facilities to satisfy itself that sufficient space is created to allow for associated hoists and mobility etc. As noted previously, our understanding is that this will have been considered in line with Care Homes for Older People, National Minimum Standards and The Care Home Regulations 2001.

6.2 Re-Development

6.2.1 The council is aware of the potential challenges in undertaking the conversion works detailed above, and consequently has also explored the option to re-develop the site to provide a new modern care home facility. Reflecting this, SCC has provided indicative re-development costs,

which we have reviewed to assess the likely impact in investment costs over the 30 years post re-development.

6.2.2 Again no accompanying specifications are currently in place regarding this re-development. However the costs provided (including demolition) are within our benchmark expectation for a care home of this size and type. It should also be noted that the intended new development would consist of 40 rooms as opposed to the current provision of 52.

6.2.3 In assessing the implications of this option over a 30 year term, we have made the following assumptions, which have been applied to the original survey results listed at **Appendix 2**.

- Initial re-development costs **£6,450,000**.
- Original Future Major Works costs to be superseded by a **£7,500** allowance per property from year 11 onwards.
- Original improvements omitted as deemed to be included within the re-development.
- Responsive / void and cyclical increased per room allowance to reflect additional facilities. No allowance within year 1 as assume within defects period.
- Cost of installing a sprinkler system has been omitted as deemed to be included within the re-development
- No allowances have been made for any associated decanting of residents while works are undertaken.
- No allowance has been made for professional fees.

6.2.4 The impact of adopting the above assumptions are given in the table below:

Keswick							Stock total	40
Category	1 to 5	6 to 10	11 to 15	16 to 20	21 to 25	26 to 30	Total	Unit Ave
Re-Development Costs	£6,450,000	£0	£0	£0	£0	£0	£6,450,000	£161,250
Re-development costs including demolition	£6,450,000	£0	£0	£0	£0	£0	£6,450,000	£161,250
Category	1 to 5	6 to 10	11 to 15	16 to 20	21 to 25	26 to 30	Total	Unit Ave
Future Major Works	£0	£0	£50,000	£83,333	£83,333	£83,333	£299,999	£7,500
Allowance	£0	£0	£50,000	£83,333	£83,333	£83,333	£299,999	£7,500
Category	1 to 5	6 to 10	11 to 15	16 to 20	21 to 25	26 to 30	Total	Unit Ave
Revenue Expenditure	£160,000	£200,000	£200,000	£200,000	£200,000	£200,000	£1,160,000	£29,000
Responsive / Void / Cyclical	£160,000	£200,000	£200,000	£200,000	£200,000	£200,000	£1,160,000	£29,000
Category	1 to 5	6 to 10	11 to 15	16 to 20	21 to 25	26 to 30	Total	Unit Ave
Exceptional Extensives	£0	£25,000	£25,000	£25,000	£25,000	£25,000	£125,000	£3,125
Compliance	£0	£25,000	£25,000	£25,000	£25,000	£25,000	£125,000	
Category	1 to 5	6 to 10	11 to 15	16 to 20	21 to 25	26 to 30	Total	Unit Ave
Contingencies Major Repairs	£0	£0	£2,500	£4,167	£4,167	£4,167	£15,000	£375
Contingencies	£0	£0	£2,500	£4,167	£4,167	£4,167	£15,000	
	1 to 5	6 to 10	11 to 15	16 to 20	21 to 25	26 to 30	Total	Unit Ave
Total	£6,610,000	£225,000	£277,500	£312,500	£312,500	£312,500	£8,049,999	£201,250

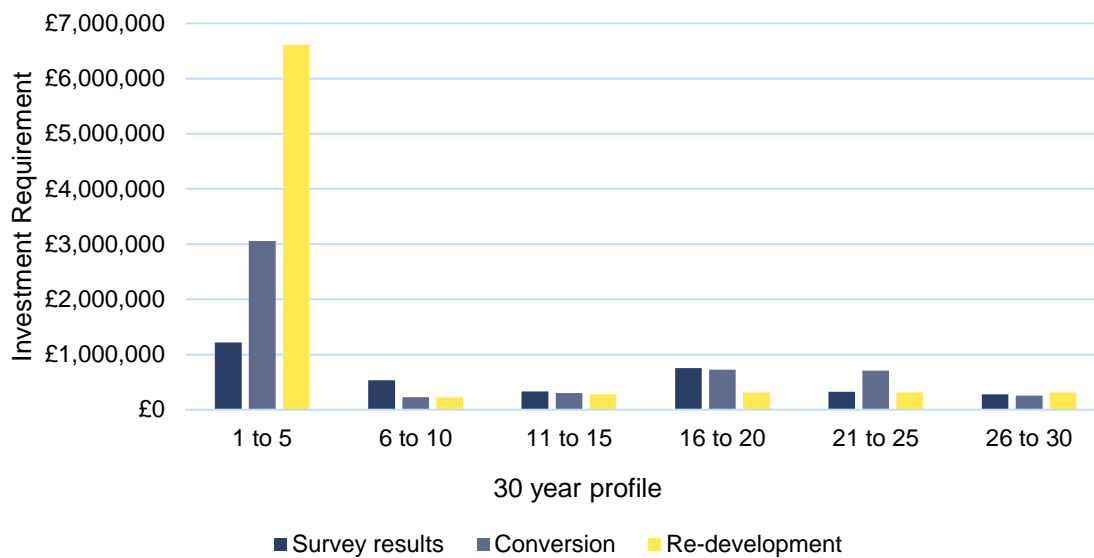
All cost exclude VAT, inflation, management and fees

6.2.5 As illustrated above the overall impact of adopting this option will increase the costs derived from the original survey results by **£4,617,881** over the 30 years. However due to the reduction of bedrooms this represents an increase of **£135,248** per room over the 30 years.

6.3 Summary of Options

6.3.1 The following chart illustrates the investment comparison of each of the options referred to within this report.

Investment Comparision



7.0 LIMITATIONS OF SURVEY

7.1 The inspections and report are subject to the limitations set out at **Appendix 4**.

Appendix 1

Summary Table

Option	Number of Bedrooms	Investment 1 - 5	Investment 6 - 10	Investment 11 - 15	Investment 16 - 20	Investment 21 - 25	Investment 26 - 30	Unit Ave	Total
A - Maintain current building	52	£1,218,690	£531,061	£328,873	£752,501	£323,150	£277,843	£66,002	£3,432,118
B - Remodel current building	40	£3,056,102	£225,000	£303,540	£727,168	£707,843	£252,510	£131,804	£5,272,162
C - New Build Care Home	40	£6,610,000	£225,000	£277,500	£312,500	£312,500	£312,500	£201,250	£8,049,999

Appendix 2

Investment Costs

Keswick		Stock total						52	
Category	1 to 5	6 to 10	11 to 15	16 to 20	21 to 25	26 to 30	Total	Unit Ave	
Future Major Works	£538,035	£267,360	£74,800	£478,255	£69,350	£26,200	£1,454,000	£27,962	
Roofs - Primary Roof - Ply/other	£0	£0	£0	£161,500	£0	£0	£161,500	£3,106	
Roofs - Secondary Roof - lead	£0	£0	£0	£0	£0	£13,500	£13,500	£260	
Roofs - Chimneys - Renew Brick Chimney	£0	£0	£0	£0	£0	£0	£0	£0	
Roofline - Rainwater Goods	£0	£7,200	£0	£0	£0	£0	£7,200	£138	
Roofline - Fascias / Soffits / Barges	£0	£0	£0	£5,400	£0	£0	£5,400	£104	
Walls - Pointing/render	£0	£0	£0	£52,000	£0	£0	£52,000	£1,000	
Walls - timber, tile, cladding etc	£0	£18,000	£0	£0	£0	£7,500	£25,500	£490	
Windows	£0	£116,550	£0	£0	£0	£0	£116,550	£2,241	
Doors - Dwelling entrance doors	£0	£0	£0	£52,000	£0	£0	£52,000	£1,000	
Doors - Other	£0	£0	£0	£0	£0	£0	£0	£0	
Doors - Main common entrance doors	£7,200	£20,400	£0	£0	£0	£0	£27,600	£531	
Doors - Internal common doors / glazed screen	£0	£11,050	£2,100	£82,000	£0	£0	£95,150	£1,830	
Doors - Door entry system	£0	£500	£0	£0	£500	£0	£1,000	£19	
Stores / Outbuildings / garages	£3,800	£0	£300	£6,800	£300	£0	£11,200	£215	
Boundary Fencing/gates	£12,635	£0	£0	£255	£0	£0	£12,890	£248	
Boundary walls	£0	£0	£0	£1,800	£0	£0	£1,800	£35	
Paths / Hardstandings	£71,050	£0	£0	£0	£25,800	£0	£96,850	£1,862	
Kitchen	£66,000	£0	£0	£66,000	£0	£0	£132,000	£2,538	
Bathroom	£31,750	£26,900	£0	£0	£4,750	£0	£63,400	£1,219	
Heating - Boiler domestic	£0	£0	£0	£0	£0	£0	£0	£0	
Heating - Boiler Common	£20,000	£0	£0	£20,000	£0	£0	£40,000	£769	
Heating - distribution / radiators	£78,000	£0	£0	£0	£0	£0	£78,000	£1,500	
Heating - CWST/HWST/Pumps	£4,300	£0	£0	£2,000	£0	£0	£6,300	£121	
Electrics - Dwelling inc CCU	£104,000	£0	£0	£0	£0	£0	£104,000	£2,000	
Electrics - Smoke alarms	£5,200	£0	£0	£0	£0	£5,200	£10,400	£200	
Electrics - Common electric distribution	£15,600	£0	£0	£0	£0	£0	£15,600	£300	
Electrics - Common lighting	£0	£0	£15,600	£0	£0	£0	£15,600	£300	
Electrics - Emergency lighting	£0	£0	£20,800	£0	£0	£0	£20,800	£400	
Electrics - Fire alarm	£26,000	£0	£0	£0	£0	£0	£26,000	£500	
Electrics - Call alarm	£26,000	£0	£0	£0	£0	£0	£26,000	£500	
Electrics - Bulkhead lighting	£0	£1,760	£0	£0	£0	£0	£1,760	£34	
Electrics - Column lighting	£0	£0	£0	£0	£0	£0	£0	£0	
Lift	£0	£65,000	£0	£0	£0	£0	£65,000	£1,250	
Flooring - Carpet	£22,500	£0	£0	£22,500	£0	£0	£45,000	£865	
Flooring - Vinyl / Other	£36,000	£0	£36,000	£0	£36,000	£0	£108,000	£2,077	
Amenities - hair salon, Laundry	£8,000	£0	£0	£6,000	£2,000	£0	£16,000	£308	
Category	1 to 5	6 to 10	11 to 15	16 to 20	21 to 25	26 to 30	Total	Unit Ave	
Improvement	£226,400	£0	£0	£0	£0	£0	£226,400	£4,354	
Insulation: upgrade loft/wall insulation	£0	£0	£0	£0	£0	£0	£0	£0	
Common Bathrooms: Upgrade to wet room / reconfigure	£70,000	£0	£0	£0	£0	£0	£70,000	£1,346	
WHB: Upgrade dwelling WHB to vanity units	£36,400	£0	£0	£0	£0	£0	£36,400	£700	
Storage: Provide additional on-site storage	£30,000	£0	£0	£0	£0	£0	£30,000	£577	
Guest Room: Provide on-site guest facility	£40,000	£0	£0	£0	£0	£0	£40,000	£769	
Parking: Provide additional parking	£20,000	£0	£0	£0	£0	£0	£20,000	£385	
Common Areas: Upgrade ballustrades/handrails, plaster walls etc	£30,000	£0	£0	£0	£0	£0	£30,000	£577	
Category	1 to 5	6 to 10	11 to 15	16 to 20	21 to 25	26 to 30	Total	Unit Ave	
Revenue Expenditure	£225,333	£225,333	£225,333	£225,333	£225,333	£225,333	£1,351,998	£26,000	
Responsive / Void / Cyclical	£225,333	£225,333	£225,333	£225,333	£225,333	£225,333	£1,351,998	£26,000	
Category	1 to 5	6 to 10	11 to 15	16 to 20	21 to 25	26 to 30	Total	Unit Ave	
Exceptional Extensives	£25,000	£25,000	£25,000	£25,000	£25,000	£25,000	£150,000	£2,885	
Compliance	£25,000	£25,000	£25,000	£25,000	£25,000	£25,000	£150,000		
Category	1 to 5	6 to 10	11 to 15	16 to 20	21 to 25	26 to 30	Total	Unit Ave	
Contingencies Major Repairs	£26,902	£13,368	£3,740	£23,913	£3,467	£1,310	£72,700	£1,398	
Contingencies	£26,902	£13,368	£3,740	£23,913	£3,467	£1,310	£72,700		
	1 to 5	6 to 10	11 to 15	16 to 20	21 to 25	26 to 30	Total	Unit Ave	
Total	£1,041,670	£531,061	£328,873	£752,501	£323,150	£277,843	£3,255,098	£62,598	

All cost exclude VAT, inflation, management and fees

Appendix 3

Photo Schedule



Photograph Description	Photograph
Keswick Care Home	
Keswick Care Home	
Keswick Care Home	
Keswick Care Home	

Appendix 4

Limitations

LIMITATIONS OF SURVEY

- 1 Repairs and replacements have been costed on a “like for like” replacement basis, with improvements and contingency works dealt with as a separate exercise where they do not clearly form part of the repair process. In the event of remedial works requiring vacation of the property, no allowance has been made in the costings for such relocation.
- 2 Savills have not undertaken structural surveys of the properties and have not inspected woodwork or other parts of the structure, which were covered, unexposed or inaccessible. It is therefore not possible to report that such parts are free from defects.
- 3 Inspections have not been made of flues, ducts, voids or any similarly enclosed areas, access to which was not readily available at the time of our inspection and we are therefore unable to report that such areas remain free from defect.
- 4 No specific inspection or specialist testing has been undertaken to establish whether high alumina cement concrete, calcium chloride additives, woodwall slab permanent formwork construction, asbestos or other deleterious materials are present within the construction.
- 5 No samples have been taken nor any analysis made of the sulphate content of the load bearing sub-soil adjacent to the foundations.
- 6 No testing of electrical, mechanical, water, drainage, air conditioning, lifts or other services have been undertaken by Savills.
- 7 Savills have not made any formal enquiries in respect of existing user rights, town planning and road widening, legal interests, fire certificates, effluent agreements, party wall agreements, prescriptive rights, easements, wayleaves, statutory consents or contaminated land.
- 8 Our total aggregate liability to you in connection with the performance of the Stock Condition Survey or otherwise (howsoever it arises and whether under this letter or agreement collateral to this) shall in no circumstances exceed £5m. For the avoidance of doubt, we shall not be liable for any indirect loss, including but not limited to loss of: profit, business, contracts, revenues or anticipated savings or any special, indirect or consequential damage of any nature whatsoever.
- 9 We have not included in our calculations any costs or fees incurred which might arise from the application of the Party Wall Act 1996.