

## **Making Choices**

**Meeting the Current and future accommodation  
needs of older people in the Ards locality within the  
South Eastern Health and Social Care Trust**

**January 2015**

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### Section 1

#### Making Choices

#### Meeting the Current and future accommodation needs of older people in the Ards locality within the South Eastern Health and Social Care Trust

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#### **Appendix 1 - Architects Report**

## 1.0 Introduction

The South Eastern Health and Social Care Trusts vision is to be a leading provider of health and social care. The Trust will deliver, in partnership with key stakeholders, a wide range of health and social care services that will make demonstrable improvements in the health and wellbeing of the population. In doing so, the Trust will constantly review its services to ensure that they are modern and fit for purpose. In delivering services, the Trust will ensure that it provides person centred, safe and effective care that offers value for money.

Transforming Your Care, A Review of Health and Social Care in Northern Ireland, follows the key principle that home should be the hub of care and that steps should be taken to support greater provision of services for older people at home and in the community. Services are not currently meeting expectations in terms of quality and consistency and too often they focus on acute events and crises rather than providing the range of proactive and preventative support that can maintain the health and wellbeing of older people.

Transforming Your Care supports the trend towards independent living, at home or in supported living accommodation, and expects to see a significant reduction in the provision of long-term residential places over the coming years. This move towards keeping people at home is in line with the former Eastern Health and Social Service Board's Health and Wellbeing Strategy for Older People, highlighting the wishes of older people to remain in their own home for as long as possible.

These services, that would assist older people to remain independent in their own homes for as long as possible are: reablement which is a service to help people maximise their own independence and help them carry out the functions of daily living independently; early intervention and prevention, which comprises a range of services to address particular issues for older people, such as falls, social isolation and nutrition and are supported by a network of voluntary, community and other agencies that can help support individuals living at home; telecare, which is a safety service to enable people to live in their own home, with the peace of mind that their safety and health is being constantly monitored; intermediate care which is a range of services which provide alternatives to hospital admission or facilitate the timely or early discharge from hospital; Rehabilitation; Domiciliary Care; Respite for Carers.

## Current Context

The Trust was in a position of having commenced a review of statutory residential care provision that pre-dated Transforming Your Care. This led to the closure, following public consultation of a number of facilities. The Trust's strategic vision was to retain at least one Statutory Residential Home in each of the Trusts four Localities, Down, Lisburn, North Down and Ards. These were to be a priority for Elderly and Mentally Infirm (EMI) clients due to the increasing numbers of older people with dementia. Within the Ards locality the Trust has two Statutory residential care homes, Mount Alexander in Comber and Northfield House in Donaghadee. Mount Alexander is a dedicated EMI facility and it is the Trust Strategic Direction to retain statutory provision for dementia clients. Northfield House is a 41 bedded registered frail elderly home with a current bed occupancy 17 beds, 4 of which are permanent residents, and the remaining 13 being used for intermediate care clients.

Currently there are over 58,000 older people aged 65 years and above within the South Eastern locality, of which an estimated 4,000 have dementia related issues. The population and the number of people living with dementia are expected to increase by 30-40% over the next five years. The direction was to also develop the model of Supported Living and have one Supported Housing scheme in each of the above localities and increase the model of Floating Support across the Trust to enable Sheltered Schemes to be able to maintain older people in their own homes for longer.

To support this activity the Trust has developed a range of other alternative services to enable support of older people in their own homes such as -

- the Reablement Programme to maximise the independence of older people living in their own homes,
- Specialist Statutory Domiciliary Care Teams to deliver care to older people with long term conditions,
- Increased provision of Telehealth and Telecare,
- Social Care Response Pilot,
- Community Rehabilitation,
- Community Stroke Rehabilitation.

The Trust is also as a key partner in Integrated Care Partnerships, developing an Enhanced Care at Home Model to support Older People at home.

Following Direction from the Department of Health, the Health and Social Care Board were tasked with managing any future proposals for changes within the Statutory Sector on a regional basis. In order to progress this agenda a post consultation report outlining criteria for consideration, known as “Making Choices - Meeting the current and future accommodation needs of older people. ” was implemented.

This report is the application of the specific criteria contained in that document in regards to one statutory residential home Northfield House.

## **The Assessment Process**

The criteria will apply to each statutory residential care home for older people. The Health and Social Care Board weighted them according to their relative importance. Each score will be multiplied by the weighting of the criterion to produce an overall score for each home.

Where a Trust has more than one home, homes will be ranked from highest to lowest score. A high score is likely to indicate that any potential changes to a home would be unlikely to happen in the **short term**. Homes with a low score are more likely to be subject to consideration for change in the short to medium term. This would be subject to detailed proposals for suitable alternative services.

In order to assess the criterion ‘Availability and Accessibility of Alternatives’ Trusts are required to develop proposals which demonstrate current and future alternatives (along with accessibility to same). These proposals will then to be considered, and if deemed robust, approved by their LCG and the Board.

## **What will the outcome of the scoring tell us?**

The Trust may propose change to a residential care home if:

- demand for residential care in the Trust is falling
- there are clearly evidenced proposals for suitable alternative services in place or planned within an agreed time scale
- quality is not of a high enough standard
- public money is not being well enough used, and
- a home does not provide a good enough physical environment.

The Health and Social Care Trust will review the Trusts' proposals. If agreeable the Trust will consult in its local area on its specific proposals for change. The following table shows the total marks and associated weighting available for each criterion.

<b>Criterion</b>	<b>Maximum marks available</b>	<b>Weighting</b>	<b>Total scores available</b>
<b>Quality of Care</b>	30	30	900
<b>Availability and Accessibility</b>	None Given	This will be assessed on the basis of Trust proposals for alternative services to Statutory Residential care (including accessibility of same). To be completed by LCG	
<b>Care trends</b>	30	25	750
<b>Best use of public money</b>	30	20	600
<b>Total</b>		2250	

To assess Northfield House against the proposed criteria, the Trust will review the range of information as set out below.

## 2.0 Criterion 1

### Quality of care

This proposed criterion assesses the quality of care in each home. To do this, the Trust assessed Northfield House for its compliance with regulations and Minimum Standards as set out by the DHSSPS and inspected by the Regulation and Quality Improvement Authority (RQIA). Trusts will measure these things by analysing the number of:

- a) Notices of failure to comply with regulations
- b) Improvement notices
- c) Complaints (collected by home)
- d) Compliments (collected by home)
- e) Vulnerable adult investigations, and
- f) The number of requirements and recommendations arising from inspection.

This information will be collected over a five-year period ending March 2013. Homes may have had a different number of inspections by the Regulation and Quality Improvement Authority (RQIA) so the average of the failure to comply notices etc. will be taken. For example, if a home has an average of six notifications in the last five inspection years, the average will be one and this will result in a mark of '0' being awarded. This criterion has been given a weighting of 30. It will be marked as set out in the following table.

Standards and guidelines	Detailed explanation	Mark
<b>Failure-to-comply notices</b>	An average of 5 or more failure to comply notices over the last 5 years	0
	An average of fewer than 5 failure to comply notices over the last 5 years	5
<b>Improvement notices</b>	An average of 5 or more improvement notices over the last 5 years	0
	An average of fewer than 5 improvement notices over the last 5 years	5
<b>Complaints</b>	20 or more complaints in the last 5 years	0
	Fewer than 20 complaints in the last 5 years	5
<b>Written compliments</b>	20 or more written compliments in the last 5 years	5
	Less than 20 written compliments in the last five years	0
<b>Vulnerable-adult investigations</b>	An average of 3 or more vulnerable adult investigations over the last 5 years	0
	An average of fewer than 3 vulnerable adult investigations over the last 5 years	5
<b>Requirements/recommendations</b>	An average of 5 or more requirements and recommendations arising from inspection over the last 5 years	0
	An average of fewer than 5 requirements and recommendations arising from inspection over the last 5 years	5

**Table 1**

This table shows the Trusts scoring for Northfield House, based on the scoring criteria above for Quality of Care.

Quality of Care	Sub criteria	Max. Score	Northfield	Weighted score	Comments
		30		30	
	Failure to comply with regulations	5	5	150	There were fewer than 5 failure to comply notices from RQIA inspection reports.
	Improvement Notices	5	5	150	One improvement notice received from RQIA inspection reports.
	Complaints	5	5	150	10 in total over past 5 years Figures obtained from Trust Complaints Department
	Compliments	5	5	150	More than 20 compliments received for this period All held in Northfield from Trust Complaints Department
	Vulnerable Adult Investigations	5	5	150	An average of fewer than 3 investigations over the last 5 years from Trust Adult Safeguarding Returns.
	The number of requirements / recommendations arising from inspection	5	0	0	Northfield would have an average of 5 or more requirements and recommendations over last 5 years from RQIA inspection reports.
<b>Total Marks</b>		<b>30</b>	<b>25</b>	<b>750</b>	

The scoring exercise undertaken would suggest that the quality of care provided in Northfield House provided within the scoping period has been of a high standard and therefore the score is high, being 750 out of a possible 900 this represents 77% of the total score available. Due to the number of requirements and recommendations arising from inspections this has led to a lower score being given in this area.



## Quality of Care in Respect of Independent Sector Residential Facilities

Trust	Home	Local Government District	Dual Register + 5 beds and all residential homes	Years Inspection reports Held	Number of reports used	Req	Rec's	Average (Req+rec/number of YEARS reports available)	Failure to comply
SEHSCT	Northfield	Ards Borough Council	Edgewater Lodge, BT21	10,11,12,13,14	11	46	22	13.6	
			Blair House Care Home,	12,13,14	7	48	34	27.3	
			Mount Alexander	10,11,12,13,14	6	11	18	5.8	
			Ard Cuan, BT22 1QX	09,10,11,12,13,14	10	18	22	6.6	
			Barrhall, BT22 1RQ	10,11,12,13,14	8	10	71	16.2	
			Stewart Lodge, BT23 7GE	10,11,12,13	7	9	31	10	
			Rocky Acres, BT22 1BU	10,11,12,13,14	10	19	42	12.2	
			Scrabo House, BT23 4SJ	10,11,12,13,14	10	1	7	1.6	
			Green Isle, BT22 1EE	10,11,12,13	10	36	51	21.8	

This reflects the outcome of RQIA inspections which would be similar to that of Northfield House as many have more than 5 recommendations or requirements following inspection annually.

### **3.0 Criterion 2 – Availability and Accessibility of Alternative Services**

**See Local Commissioning Group Needs Assessment Paper**

#### **Local Needs Assessment Summary**

The SELCG have considered the Trust proposals for Northfield House in detail and it is their view that these should be accepted with the proviso outlined in the Ministerial undertaking.

## 4.0 Criterion 3

### Care Trends

The Trust will analyse the past and current need for statutory residential care home admissions in its area. To do this it will review:

- a) the number of permanent admissions to statutory and independent residential care homes
- b) the demand for domiciliary care, and
- c) the take-up of alternative forms of accommodation such as supported or sheltered housing.

This information will be collected over at least a three-year period ending 31 March 2013.

This criterion has been given a **weighting of 25**. It contains the elements set out below and the marking frame for each.

#### 1. Increase/decrease in demand for residential care

The Trust will score this criterion by assessing the demand for residential care (statutory and independent) and any corresponding increase in alternatives such as domiciliary care and sheltered and supported housing.

To acknowledge that different admission positions to statutory residential care homes have been in place across Trusts in the last few years. The Trust must consider the demand in both the statutory and independent sector for residential care for older people. Then we can understand the total demand for this type of care – not just the demand in statutory homes.

The Project Initiation Document for the Statutory Residential Care Homes project (30 July 2013) recommended that Trust's admission positions to statutory residential care homes for older people that were in place on 3 May 2013 would remain in place until the Regional Group had addressed its Terms of Reference. The Board had given a commitment to keep this under review. The Minister has asked the Board to review the decision on admission positions and report back to him. The outcome of this review is contained in a separate report.

This criterion has been given a weighting of 25. It will be marked as set out in the following tables.

<b>% of admissions to residential care</b>	<b>Mark</b>
Increase in demand/no decrease	10
Decline in demand between 1% and 5%	8
Decline of 6% to 10%	6
Decline of 11% to 15%	4
Decline of 16% to 20%	2
Decline greater than 20%	0

Note on marking: In Trusts where there has been an increase in residential care, the highest mark will be awarded.

## **2. Increase/decrease satisfied in demand for domiciliary care**

The Trusts will score this criterion by assessing the increase in demand for domiciliary care over at least a three year period ending 31 March 2013 in their area.

<b>% satisfied demand for domiciliary care</b>	<b>Mark</b>
Increase of more than 20%	0
Increase of 16% to 20%	2
Increase of 11% to 15%	4
Increase of 6% to 10%	6
Increase of 1% to 5%	8
No increase or decrease in the number of recipients	10

Note on marking: In Trusts where there has been a decrease in the number receiving domiciliary care, the highest mark will be awarded.

### 3. How many sheltered and supported housing units are in place by locality

Trusts will score this criterion by assessing the number of sheltered and supported housing units by locality.

Number of sheltered and supported housing units in place by locality	Mark
21 or more units	0
16 to 20 units	2
11 to 15 units	4
6 to 10 units	6
1 to 5 units	8
No sheltered or supported housing	10

Note on marking: If there is no sheltered or supported housing in a locality, the highest mark will be awarded.

#### Table 2

This table shows the Trusts scoring for Northfield House, based on the scoring criteria above for Care Trends.

Care Trends	Sub criteria	Max. Score	Ards Area	Weighted score	Comments
		30		25	
	% Admissions to residential Care	10	0	0	There has been an overall decline in admission to residential care of 39% which is greater than 20% and therefore this option scores 0. This information has been sourced from the Trust's Trojan System. Table 17 LCG Needs Assessment Paper
	% Satisfied demand for domiciliary care	10	0	0	There was a 27% increase in demand for Domiciliary Care in the Ards area over the last 3 years. This information was sourced from the Trust's Procure System and not from the Annual CC7B return which reports on all Programmes of Care activity. Table 20 LCG Needs Assessment Paper
	Number of sheltered and supported housing units in place by locality	10	0	0	There are 20 Sheltered Living accommodations and 1 Supported Living accommodations in the Ards area. Cuan Court Supported Living opening on 4/9/14 and is included in the 21. Therefore this option scores a zero. Table 11 LCG Needs Assessment Paper
<b>Total Marks</b>		<b>30</b>	<b>0</b>	<b>0</b>	

The scoring exercise undertaken shows that there was a decrease in demand for permanent admission to residential care and that the demand for domiciliary care has increased by more than 27%. Overall there are 20 sheltered accommodations and 1 supported living facility in the Ards area and therefore these sub criteria scored highly.

## 5.0 Criterion 4 Best Use of Public Money

- Trusts will review information that includes:
- the five-year investment needed to meet good building, mechanical and electrical standards
- how much investment will be needed to meet the 2011 Minimum Standards , and
- the operating costs of each home (staffing and non-staffing).

This criterion has been given a **weighting of 20**. It contains the elements set out below and the marking frame for each.

### 1. Cost comparison with independent sector

For each statutory residential care home, the Trust will tell us the gross average cost of a place compared with the gross average cost of an independent-sector residential care home place per week.

<b>If the difference between the statutory care home and independent sector care home cost is</b>	<b>Mark</b>
£150 to £199	10
£200 to £249	8
£250 to £299	6
£300 to £349	4
£350 to £399	2
£400 or more	0

Note on marking: If the cost of statutory care is similar to independent sector care this needs to be considered. The highest mark is awarded if the statutory care home has low costs.

## 2. Investment needed over the next five years to meet maintenance requirements

Trusts will assess how much investment is needed to meet maintenance requirements by examining at building, mechanical and electrical needs.

<b>Level of investment needed over the next five years to meet building, mechanical and electrical requirements</b>	<b>Mark</b>
More than £250,000	0
£200,000 to £249,000	2
£150,000 to £199,000	4
£100,000 to £149,000	6
£50,000 to £99,000	8
£0 to £49,000	10

Note on marking: The highest mark is awarded if a home does not need significant investment in its building, mechanical and electrical requirements.

## 3. Investment needed to meet DHSSPS standards

Trusts will assess how much money it would take to meet the Residential Care Homes Minimum Standard 2011.

<b>Level of investment needed to meet 2011 Standards</b>	<b>Mark</b>
In excess of £2.5 million	0
£2 million to £2.499 million	2
£1.5 million to £1.999 million	4
£1 million to £1.499 million	6
£0.5 million to £0.999 million	8
£0 to £0.499 million	10

Note on marking: The highest mark is awarded to buildings that do not need much work to help them achieve the Standards.

**Table 3**

This table shows the Trusts scoring for Northfield House, based on the scoring criteria above for Best Use of Public Money.

Best use of public money	Sub criteria	Max. Score	Northfield	Weighted score	Comments
		30		20	
	Cost comparison with the independent sector	10	0	0	The Trusts Financial Return (TFR) for the period 12/13 for non EMI occupied bed week identified shows a cost of £877.00 per week for statutory bed in Northfield house. The regional tariff for residential beds in the Independent Sector on 12/13 was £437per week, this represents a difference of £440 per week.
	Investment needed over the next 5 years to meet building, mechanical and electrical requirements	10	0	0	Design team from Whittaker & Watt Architects have survey the building and compiled a report which supports this score. More than £250k would be required over the next 5 years.
	Investment needed to meet DHSSPS standards	10	0	0	HEIG Guidance of cost per Sqm used £1500.  Design team from Whittaker & Watt Architects have survey the building and compiled a report which supports this score. More than £2.5m would be required to enable the building to meet 2011 Standards this would be a new build.
<b>Total Marks</b>		<b>30</b>	<b>0</b>	<b>0</b>	



The statutory home scored in this exercise does not represent value for money in that it would require a substantial investment to meet the 2011 standards and would require a new build. In terms of the cost comparison against the independent sector the cost per bed is significantly higher and therefore this sub-criteria was awarded a score of zero.

## 6.0 Northfield Scoring Summary

**Northfield Summary Table**

	Maximum Score	Maximum Weighted Score	Score Achieved	weighted score
Quality of Care	30	900	25	750
Availability and Accessibility of Alternatives – LCG Needs Assessment Paper				
Care Trends	30	750	0	0
Best Use of Public Money	30	600	0	0
<b>Total</b>	<b>90</b>	<b>2250</b>	<b>25</b>	<b>750</b>

Regionally the homes with the lowest scores indicate possible re-evaluation of the home. The Trust has only one affected home which has scored 750 out of a possible 2250 which is 33% of the total score possible and would be considered to be a low score.

## **7.0 Summary**

### **The Trust Perspective**

As part of the way services need to develop, the Trust believes that older people will rely less on residential homes when choosing the type of care or support they want. Therefore, a specific objective is to reduce statutory residential care.

The Trust is committed to exploring a fuller range of long term living options in partnership with Housing Associations, which would be a more attractive living option for older people, and which will give a real choice with regard to their future living requirements.

Under the key objective of supporting people in their own homes and communities, the model of care favoured by the Trust is that older people should be maintained in their own homes supported by a network of care services to enable them to maintain their quality of life and remain independent.

Throughout the Trust and specifically within the Ards locality there are a number of services established to support this principle. These range from domiciliary care, Intensive Domiciliary Care services, Rehabilitation, Reablement, Day Care, Floating Support, supported and sheltered living schemes within this locality. In partnership with community and voluntary organisation we have identified, through our directory of services a number of alternatives to support the health and wellbeing of the citizens within this area.

The Trust has considered alternative usage, such as Intermediate Care facility, Respite, Day Care or Administrative Centre for Northfield House. However, having considered the wide range of services available in this locality there is no requirement for these services to be located within this facility. The current Intermediate Care Service will be provided through alternative arrangements and increased provision of Domiciliary based rehabilitation supported through the Enhanced Care at Home Model.

The population in Northern Ireland will pose particular challenges in terms of ensuring that services are modern, fit for purpose and offer value for money.). The South Eastern Trust serves 59,078, (2013 mid-year NISRA estimate), people over the age of 65, rising to projected figures of 75,419 by 2023, an increase of almost 28%. The over 85s age group is anticipated to grow from 7,053 people to 11,419 by 2023 which is an increase of approximately 60%.

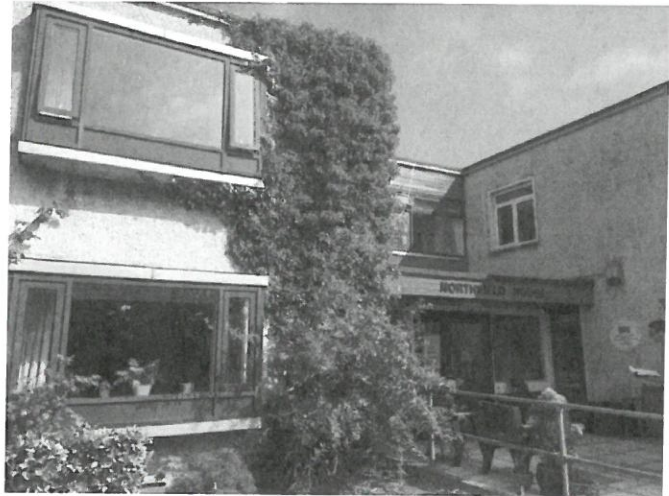
This proposal has been developed in response to the changing strategic direction of services and the wishes of older people to remain in their own homes for as long as possible. This is reflected in a decrease of 39% in demand for permanent frail elderly residential care in the Ards Locality and an increase in demand of 27% for the provision of services in a patient's own home.

It is hoped that the Enhanced Care At Home Model being developed by the Integrated Care Partnerships in collaboration with the Trust will further enhance the range of health and social care support available to older people within the Ards Locality.

It is essential to note however that despite applying the criteria above, it has been acknowledged politically that where a home has permanent residents it will not be considered for closure whilst their needs can still be met in that home. However with regards to Northfield House, to continue to meet the needs of the 4 permanent residents, a substantial sum of money would need to be invested to allow the building to meet and maintain minimum standards as per the Architects Report Appendix 1.

As a result of the analysis undertaken regarding the range of alternative services available in the Ards Locality and a thorough review of potential alternative uses for the building the Trust believes that Northfield House should be considered for closure.

## **Appendix 1– Architects Report**



## **CONDITION REPORT**

**Northfield Residential Care Home, Donaghadee  
South Eastern Health & Social Care Trust**

September 2014  
Reference 1439



# whittakerandwatt

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## 1.0 Introduction



INVESTORS  
IN PEOPLE

## 1.0 Introduction

Whittaker & Watt Architects were asked to undertake a visual condition survey of Northfield Residential Care Home, Donaghadee by the South Eastern Health & Social Care Trust.

Visual inspection of the building and its surrounding site was undertaken on Wednesday 10th September 2014. Weather conditions were dry and sunny, approximately 14 degrees.

The front elevation of the building is assumed to face due south and other parts of the property take their compass reference from this orientation.

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## 2.0 Site Description



## 2.0 Site Description

The site is set within a well defined boundary, predominately with fencing made up of nylon coated steel chain link and supporting concrete posts, approximate 2.1m in height. To the east boundary a 2.5 m (approx.) high stone boundary wall exists. The grounds of the property have mature trees and hedging with well defined car parking and pedestrian paths.

All vehicular surfaces are tarmac with footpaths surfaced in paved flagstones or shuttered concrete. Front access gates have been removed with the site now easily accessed and unsecured. External lighting within the site is mainly fixed to the building envelope with a few lampposts on the access driveway and car park. Many accessibility issues exist on the site.

The site contains the following 3no. buildings, 1960's circa.

- Garages and Nurse Accommodation;
- Main Residential Home;
- Boiler and Garden Store.

There is also a timber sunroom adjacent to the Garages and Nurse Accommodation; this has been closed to residents.

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## 3.0 Summary



## 3.0 Summary

Although the environment is clean and maintained in a satisfactory condition, the building is in need of major updates to bring the residential home to current HTM and Building Control standards.

1. Current corridor widths are insufficient for bed movements and for wheel chair turning; currently range from 1250 – 1400mm. Minimum standard for bed movements should be 2150mm and 1500mm minimum for standard traffic.
2. Accessible bathroom dimensions not to current standards in several locations. Facilities are dated and in need of upgrading.
3. Current bedroom size is approximately 10m<sup>2</sup> per patient with no en-suite facility. This is acceptable for care homes registered before 2002, but falls short of the current standards.
4. Care home standards (For buildings registered before 2002) state that each bedroom must have a toilet in close proximity to his/her private accommodation, maximum distance within care home currently is approximately 16m.
5. Patient privacy is an issue due to the nature of the WC layouts. Upgrading each room with en-suite facilities would be difficult and expensive; it would also mean the loss of 1 in every three rooms.
6. Timber handrails/bump rails provided in corridors require replacement.
7. Handrails to staircase lobbies do not meet current support standards.
8. Lift should be a minimum size of 1400x1100mm however due to movement of beds/trolleys this should be increased to 1400x2400mm as a minimum.
9. Storage levels across the care home are very poor.
10. Sluice room is not to current design standard.
11. Private room provisions for care home users including lighting, furniture, sinks and seating is in need of replacement and updating.
12. Complete redecoration to facility internally is required; a number of doors and frames are damaged and due for replacement.
13. No disabled refuge point present.

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## 4.0 Building Elements



## 4.0 Building Elements

### 1 Frame

The survey was a non intrusive type and we are unable to fully determine the wall build up, however from a visual inspection it would suggest that the structure is of traditional cavity wall make up, with no evidence of concrete or steel frame construction. To be confirmed by Structural Engineer.

### 2 Upper Floors

Unable to fully determine the first floor build up due to the non intrusive nature of the survey, however it is assumed that the flooring is concrete T beam and block construction as similar to buildings of this nature and age.

### 3 Roof Structure

The roof is flat to all areas and in very good condition. The roof structure consists of timber joists, with firing pieces over to create falls, wood wool slabs and insulation over, finished in a mineral felt layer. The building has 2 main roof levels, both appear to be of the same make up. The structure, where visible, appears to be in a reasonable condition, with no signs of damp or water penetration.

The roof has a large number of solar panels sited in two areas - on the lower single storey section of the building and on the two storey section. It is unknown if the capacity for the roof to house these panels was considered prior to installation. It was noted that no fall arrest system is in place for maintenance and repair of the solar panels.

### 4 Roof Coverings

The roof covering is mineral felt. It appears that this has been recovered within the past 10 years and is in good condition. The recovering appears not to have addressed any insulation levels that may exist as parapet heights have remained unchanged. It was noted that lead counter flashings are starting to deteriorate in a number of locations.

### 5 Roof Drainage

Flat roof has been laid to fall into drainage outlets across the roof surface. Outlets are taken into building through service risers, in most cases outlets have no cowls and may be prone to blockages. A routine check should be in place to ensure cowls remain in place.

Very minor elements of ponding were noted, these were located underneath the installed solar panels.

Although no access was gained to the Garages and Nurse Accommodation roof, viewed from the main building areas of significant ponding were noted and two areas of vegetation growth were present causing blockages to drainage channels and outlets. To avoid water ingress to the building this should be addressed urgently.

### 6 Roof Lights

There are a number of Coxdome type roof lights of various sizes across the roof. Generally these appear to be in reasonable condition with minor sealant repairs required. There was no evidence of any water ingress internally at these points. It was noted that no fall arrest system is in place for maintenance and cleaning of the rooflights.

A timber and glass lantern over the kitchen area penetrates the main roof to provide natural light into the working space. This has been covered up at ceiling level and used as a riser for an extract fan. Lantern timber framing is in very poor condition with signs of timber decay and deterioration in the flashings.

### 8 Stairs

The stairs are constructed of reinforced concrete, finished in carpet with aluminum nosings. There are 3 internal staircases within the building. None of the 3 staircases are within protected shafts. No disabled refuge points exist within the building.



### 9 Balustrades and Handrails

Staircase handrails and guard rails consist of square steel bar balustrades and flat bar support top rail. Although well maintained, the handrails do not meet current regulations and in a building of this nature should be replaced to suit residents impairments.

### 10 External Walls

Dry dash rendered traditional cavity wall structure with brick plinth. Generally the render is in good condition across the complex with very cracks or areas of damage. Minor areas of repair works have taken place over the life span of the building.

### 11 Windows

Double glazed PPC aluminium windows to main building appear to have been installed within the past 10 years and remain in good condition. Metal casement windows to Garages and Nurse Accommodation are in poor condition. All windows have non painted concrete cills and smooth render painted reveals/surrounds. Most reveals are showing minor paint cracks and generally are in good condition with exception of one area where spawling has caused a large section to dislodge at first floor level. Concrete cills are also in good condition throughout.

### 12 External Doors

There is a mix of timber and aluminium doors and screens installed within the building. Generally the doors are in good condition with the exception of 2 areas where replacement is urgently required.

### 13 Internal Walls and Partitions

Internal walls appear to be single skin blockwork, with plaster and skim finish. The walls generally are in good condition with minor areas requiring patch and repair works due to mechanical damage and service penetrations.

### 14 Internal Doors

Internal doors are predominately original solid timber doors, in dark stain colour. Ironmongery is not to current standards and we would suggest a building of this nature be upgraded to aid the current end users. Doors are mechanically damaged in a number of locations due to trolley, bed and wheel chair movements. The fire rating of the doors could not be determined however because of the mechanical damage consideration should be given to their replacement.

### 15 Wall Finishes

Walls have a mix of painted, tiled and wallpapered finishes which in general require redecoration.

### 16 Floor Finishes

Floors have a mix of concrete, carpet, sheet vinyl, vinyl tiled, parquet and ceramic tiled finish, which in general require replacement.

### 17 Ceiling Finishes

Ceilings are plasterboard and skim, painted or wallpapered throughout with the exception of the dining room which appears to have had a recently installed suspended ceiling system. Ceilings are generally in poor condition due to the removal of electrical lighting and fire alarm systems.

### 18 Fittings, Fixtures and Furniture

All fittings, fixtures and furniture are dated and in need of replacement. Original cupboards, sinks and shelving are starting to fail and may cause issues relating to health and safety.

### 19 Electric Source and Mains

The existing incoming 3 phase electricity supply to the Building is derived from the local NIE Low Voltage Network and enters the building at ground floor level into the combined Plantroom / Switchroom at the rear of the building.

The main switchgear comprises of a floor mounted panel board manufactured by "Heating Controls and Devices Limited". The approximate age of the existing main switchboard is approximately 35-40 years old. The existing switchgear fails to comply with BS EN 61439 Parts 1 & 2.

The main switchgear was generator based at one stage, however, the fixed generator has now been removed and a remote mobile generator point has been installed in its place.

The existing MCCB protective devices were compliant with BS 4752-1 1976. However, they would fail to meet the Current Standards of BS EN 60947-2: 2006 & A2: 2013 and should be replaced. The recommended life cycle of MCCB's is 25 years.

The overall switchgear is in a reasonable condition considering the age and environment, however, it would be our recommendation that the life cycle of switchgear is normally about 25 years and therefore should be replaced.

It is recommended that the switchgear is relocated into its own designated switchroom. It was noted during the survey that the switchroom did not have any safety signage detailing the requirements for dealing with "Electric Shock" nor is the switchroom identified externally with any warning signage.

It was noted that no insulated rubber mat is provided in front of the mains switchboard, there is no class one surge protection devices provided on the main switchboard and no sub-metering of the lighting and power circuits.

## 20 Electric Power Supplies

The main switchgear is located within a combined switchroom/plantroom and sub-mains distribute from this location via steel wired armoured cables to serve various distribution boards and control panels throughout the building.

Generally final sub circuit wiring in the building is carried out throughout in vulcanised rubber cable installed steel conduit. It is advisable that wiring of this type is replaced with a low smoke zero halogen cable as the existing cabling has reached the end of its recommended 30 year life cycle.

The wiring in the boilerhouse is carried out in "MICC" cable clipped direct to the building fabric. The recommended life cycle of "MICC" cable is 35 years and therefore this deems there is a requirement to rewire the plant room. There are various distribution boards located in strategic locations on the ground and first floors. The distribution boards are approximately 35 years old. Circuit protection is carried out using BS 3871 miniature circuit breakers. Distribution boards in the Laundry and Kitchen has been upgraded approximately 10-15 years ago.

Distribution boards and circuit protection does not comply with BS 7671 17<sup>th</sup> Edition IEE Wiring Regulations. It is therefore recommended a full replacement of the existing distribution boards and circuit protection is carried out.

General power outlets and light switches are located throughout the building. The outlets are generally surface mounted metal clad, in plantroom and laundry areas, flush mounted stainless steel in general corridor, bedrooms and communal areas and white PVC sockets mounted to DADO trunking in office areas. Generally outlet heights do not meet with modern building regulations, DDA Regulations and BS 8300. Due to the nature of the building we would recommend the heights of all power and lighting accessories are altered to comply with BS 8300.

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Our survey being a non-intrusive type means we are unable to determine the condition of the wiring installations. It is a statutory requirement that electrical installations such as this have a periodic condition and inspection reports undertaken at interval of no more than 5 years. It appears from the testing labels the installation was due to be tested February 2014. At the time of our site survey periodic reports were not available to us. We would therefore ask, that copies are forwarded to ourselves. Upon receipt we shall review these documents and provide additional advice on the systems.

## 21 Electric Lighting

Generally the Lighting Installation in the corridors is carried out using enclosed "2D" light fittings with polycarbonate diffusers. The installation appears to be carried within the last 3-5 years and appears to be in a fairly good condition.

General lighting in bedrooms is carried out utilising enclosed "2D" light fittings with a decorative glass attachment. The installation appears to be in excess of the 20 year life cycle of the light fittings and therefore we would recommend their replacement.

Lighting in general shared bathroom is carried out using "2D" lamps enclosed in an IP Rated polycarbonate cover. It was noted during the survey that these lights were in a poor condition, with a number of lights either not working or missing covers. In addition, these lights have exceeded their 20 year life cycle and therefore should be replaced.

Lighting in the Kitchen and Laundry Areas are carried out using T5 fluorescent lights contained within an IP65 rated enclosure complete with a clear polycarbonate cover diffuser. The lighting appears to be in a reasonable condition, however we would recommend this is upgraded in the next 3-5 years.

## 22 Emergency Lighting Installation

The Emergency Lighting Installation comprises of a Thorlux "Scanlight" Emergency Lighting Test and Report System. The system incorporates a number of standalone LED self test emergency downlights located in strategic locations along corridors, kitchens, office, entrance areas, plant, laundry and living room spaces.

Exit Signage is a mixture of ceiling mounted and wall mounted LED exit signs with a Standard European Legend. It should be noted the exit signage does not comply with ISO 7010 Current Safety Signage Standards.

Generally the emergency lighting system is in full compliance with BS 5266-1: 2011 and the requirements of NI HTM 84. The installation appears to be installed within the last 3-5 years and appears to be in a very good condition.

## 23 Lift Installation

The existing Passenger Lift was manufactured by H Breakell and Co Limited. The lift has a capacity of 8 people and serves the ground and first floor. The lift is an electric traction type and the lift equipment is contained within a lift plantroom located above the lift shaft. The lift control panel and call button has been modernised in the last 10 years. The overall lift installation appears to be 35-40 years old.

The lift installation currently does not comply with the Current BS EN 81 Standards for lifts and DDA Compliance Regulations. It would be our recommendation the lift is upgraded to meet these Current Standards due to the nature of the facility.

## 24 Fire Alarm System

The fire alarm comprises of a Gent Vigilon Analogue Addressable Panel located within the Main Entrance Area. Automatic detection is afforded by combined smoke detector/sounder/strobe devices manufactured by "Gent" (S Quad). The fire alarm coverage is a full L1 Standard where the system is installed throughout all areas of the building, to offer the earliest warning of a fire to allow the longest possible escape.

The system appears to be installed within the last 3-5 years and is in a very good condition and in compliance with BS 5839-1 and NI HTM 84.

### 25 Lightning Protection System

The Lightning Protection System comprises 25 x 3 mm copper tape covering the roof area. From the survey, there only appeared to be one down conductor installed clipped to the façade of the building. The installation appears to be in a poor condition and we would recommend a full replacement of the system in accordance with B S EN 62305.

### 26 Disabled Refuge System

There is no Disabled Refuge System installed on the property.

### 27 Nurse Call System

The existing Nurse Call System is manufactured by Nelson Tansley. It comprises of an analogue audio/visual panel located within the main office. Hand held call buttons are located in each room linking to overdoor indicators above each individual door. When the nurse call is activated the audio visual indicator above the door will operate and the panel will display which side of the building the call is from. The system is approximately 35-40 years old and has exceeded its life cycle. We would recommend a full replacement of this system as it is no longer fit for purpose.

### 28 Disabled Toilet Alarm

The existing Disabled Toilet Alarm System has been installed within two recently refurbished toilets. The system is manufactured by Wandsworth. The Disabled Call System link back to Main Office provided audio/visual indication when the alarm has been activated in an individual toilet.

The system has been installed within the last 5-7 years and is in a good condition.

### 29 General

An underground telecom multicore line enters the building within a household store at ground floor level. A BT distribution point has been installed within the store and this feeds out to various extension points around the building.

### 30 Photovoltaic Installation

A Photovoltaic Installation consisting of a series of monocrystalline panels mounted on a south facing roof. The panels are mounted at approximately a 35° inclination and are mounted onto a flat roof using a frame system. The inverter installation appears to be mounted externally. DC cables are contained within a galvanised steel trunking linking to each PV array. A graphical display is located within the main entrance area. The display indicates the kilo watt peak the system is generating and the total generation over the systems lifetime.

The system has been installed in the last 2-3 years and appears to be in a good condition.

### 31 Electric Mains

The existing 3 phase incoming electricity supply to the building is derived from the local NIE low voltage network and enters the building at round floor level into the combined Plantroom/Switchroom at the rear of the building.

We were unable to assess the size of the existing service head as it was located in a locked section of the main switchboard panel.

### 32 Site Lighting

The existing site lighting is a combination of building mounted and column mounted lights. The existing building mounted lights consist of a "2D" lamp contained within an IP65 enclosure with a prismatic diffuser. The existing building mounted light are approximately 20-25 years old and are in a poor condition as the majority of fittings are quite badly rusted. We would recommend replacement of the building mounted lights due to their condition.

### 33 Other Mains and Services

A Digital TV System has been installed to each Bedroom and Communal Living Rooms throughout the building. The installation has been carried out in the last 5 years.

The installation consists of a number of splitters / amps contained within external enclosures. From the splitters the co-axial cables distribute around the building to individual rooms. The cables are installed on cable trays fixed to the building façade at high level and drop to individual rooms in PVC conduit. The installation is in a poor condition, the following points were noted during the survey:

1. Cabling along entrance façade hanging down loose.
2. External enclosures at high level badly rusted with possible ingress of water.
3. PVC conduit installation inadequately clipped throughout.

### 34 Sanitary Appliances

The sanitary appliances throughout are in good condition and are obviously well maintained. Thermostatic valves are in evidence throughout and showers are within surface boxes.

### 35 Plumbing Systems

The visible pipework is in good condition throughout. Two cold water storage tanks in the roof mounted plantroom are in good condition and compliant. The access ladder is a two stage vertical arrangement which is difficult to use and would not be recommended if carrying equipment.

### 36 Heating System

The low pressure hot water system is mainly hidden throughout its distribution. It serves a mixture of low surface temperature radiators and panel radiators. Thermostatic radiator valves are fitted. The rooftop plantroom has a feed and expansion tank. The visible system is in good condition.

### 37 Pipework Insulation

The visible plumbing and heating pipework is almost all insulated and is all in good condition.

### 38 Boiler House

The boiler house contains three gas fired Beeston Bisley sectional boilers, two hot water cylinders, various pumps and controls/control panel. Space is tight but all components can be reached for maintenance. All pipework is insulated and in good condition. The flues were inspected where they terminate at roof level and appear to be in good condition as does the plant and components in the boilerhouse.

### 39 Kitchen

The kitchen is not new but is very well presented and in good condition. The canopy in the centre of the kitchen is likewise well maintained and it would appear that the grease filters have been recently replaced. A high level cooling unit is mounted at high level.

### 40 Laundry

The three items of equipment in the laundry are in good condition.

### 41 Summary

Overall the Mechanical Services are in good condition and are obviously very well maintained.

Physical Condition	'B'
Statutory Standards	'B'
Functional Suitability	'B'

Age Profile 10 - 30 years

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## 5.0 Internal Notes



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## 6.0 Internal Photographs



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## 7.0 External Notes





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## 8.0 External Photographs



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## 9.0 Room Reference Drawings



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Room Number	Room Description	Floor Finish	Wall Finish	Ceiling Finish	Notes	Photo reference
01	Lobby	Matwell Clean off	Paint	Plasterboard	Staining to plasterboard ceiling. Crack to lower level georgian wire glass.	7837 7839
02	Circulation Corridor (A)	Parquet	Paint	Plasterboard	Staining to plasterboard ceiling. Escutcheon missing from store door. Room 16. Door bell resting on coat hooks.	7840 / 7842 7843 7889
03	Sitting Room (A)	Carpet	Wallpaper	Plasterboard	Staining to plasterboard ceiling.	7845
04	Bedroom	Carpet	Paint	Plasterboard / Wallpapered	Damage to entrance door. Damage to cupboard units. Damage to wall. Staining spots to ceiling.	7849 7850 7851 7852
05	Bedroom	Vinyl Sheeting	Paint	Plasterboard / Wallpapered	Ceiling wall paper missing from removed conduit. Timber high level boxing coming away. Holes remaining from removed shelves.	7853 7854 7855
06	Bedroom	Carpet	Paint	Plasterboard / Wallpapered	Staining to walls and ceiling. Cap to handle missing.	
07	Circulation Corridor (B)	Carpet	Paint	Plasterboard	Damage to 3no. background low level air vents. Timber handrail starting to dislodge from wall.	7856 / 7858 7857

Room Number	Room Description	Floor Finish	Wall Finish	Ceiling Finish	Notes	Photo reference
08	Staircase Lobby	Carpet	Paint	Plasterboard		
09	Smoking Room	Vinyl Sheeting	Paint	Plasterboard	Minor wall damage from furniture. Air vent damaged and dislodged from wall. Timber window cill requires painting.	7859 7862 7860
10	Bedroom	Vinyl Sheeting	Paint	Plasterboard		
11	Bedroom	Carpet	Paint	Plasterboard	Air vent damaged and dislodged from wall.	
12	Bedroom	Carpet	Paint	Plasterboard	Staining to walls and ceiling.	
13	WC (A)	Vinyl Sheeting	Tiles / Wallpaper	Plasterboard	Urinal leaking. Ceilings patched poorly.	7865 7866 / 7867
14	WC (B)	Vinyl Sheeting	Tiles / Paint	Plasterboard	Exposed copper piping. Welding between vinyl.	

Room Number	Room Description	Floor Finish	Wall Finish	Ceiling Finish	Notes	Photo reference
15	Linen Store	Vinyl tiles	Paint	Plasterboard	Floor lifting & staining to floor. Damage to skirting paint. Patched ceiling. Holes to ceiling.	4551 4552 4553 4554
16	Store	Vinyl Sheeting	Paint / wall tiles	Plasterboard	Cracks and holes to ceiling/walls. Poorly filled. Exposed cabling. Sealant to sink surround. Damage to walls on entry. Door closer not connected.	4541/4542/4545 4541 4544 4547/4548 4549
17	Sitting Room (B)	Carpet	Paint	Plasterboard	Holes in wall from removed electrical equipment. Timber rot from damp at high level. Cables loose behind new exit signage. Old exit signage marks remain. Patched ceilings from new cables. Skirting board poorly repaired. Concrete threshold cracked.	7869 7870 7871 7871 7872
18	Dining Room	Parquet	Paint	Suspended	Staining to floors. Access points patched in metal plate leaving trip hazards. Skirting boards require attention. Survey bench dalaminating. Doors and frames have mechnical damage from trolleys.	7875 7878 7880 7882 7887 / 7888
19	Staff Room	Parquet	Wallpaper	Plasterboard	Skirting boards require attention.	7885
20	Kitchen	Tiling	Paint / Tiling	Plasterboard	Patch / filler to walls / ceiling. Tape to windows overlooking courtyard. Staining to windows. Exposed cabling. Exposed copper piping. Staining / cracks to light fittings. Cracks to tile joins. Exposed gas pipes to kitchen equipment ??	4487/4490/4492 4488  4489 4491 4500 4502
21	Store	Tiling	Paint	Plasterboard	Minor wall damage from equipment. Minor damage to architraves from equipment. Damage to walls from door. Damage to ducting to underside of electric box. Exposed ducting, cables, holes to walls, ceilings & paint peeling from walls & ceiling.	4504 4505 4506 4507/4509 4508

Room Number	Room Description	Floor Finish	Wall Finish	Ceiling Finish	Notes	Photo reference
22	Store	Tiling	Paint	Plasterboard	Pathed walls to where ducting meets wall. Staining to tiled floor. Damage to paintwork & plasterboard/filling to tap surrounds.	4514 4515 4516
23	Store	Tiling	Paint	Plasterboard	Damage to door kick plate. Damage to door frame/architraves. Damage to paintwork & plasterboard walls from equipment.	4496 4497
24	Lobby	Tiling	Paint	Plasterboard	Damage to slave leaf of door from equipment. Unpainted/unfiled area to external door head where previous M&E signage located Exposed gas pipework. Damage to tiling/architraves. 'Insect guard' door opens inward present hazard on fire exit.	4517 4518 4520 4521/4525
25	Staff Changing Room	Vinyl Floor	Paint	Plasterboard	Ceiling plaster missing. Exposed copper piping. Holes to wall ducting. Holes around ducting to wall junction. Damage/staining to skirting boards.	4526 4526 4526 4527 4528
26	Staff WC	Vinyl Floor	Paint	Plasterboard	Cracks & holes to walls/ceiling to ducting junctions.	4530/4531
27	Staff Wash basin	Vinyl Floor	Paint / tiling	Plasterboard	Exposed copper piping. Staining/damage to walls & skirting boards.	4533 4536
28	Roof Access Shaft	Concrete	Concrete Block	Woodwool	Loose debris to all areas within shaft.	7833

Room Number	Room Description	Floor Finish	Wall Finish	Ceiling Finish	Notes	Photo reference
29	Circulation Corridor (C)	Carpet	Paint	Plasterboard	Damage to aluminium frame of escape door. Timber handrail in various locations loose.	7890
30	Store	Vinyl Tiles	Paint	Plasterboard	Door and frame damaged. Floor tile damaged and services duct in poor condition. Door scraping ceiling on opening. Conduit cover missing.	7891 7893 7894 7895
31	Laundry Room	Vinyl Sheeting	Tiles	Plasterboard	Exposed cabling at high level. Staining to ceiling. Bench delaminating. Wall tiles cracked in various locations. Floor welds coming apart.	7897 7899 7901 7902 7904
32	Drying Room	Vinyl Sheeting	Tiles	Plasterboard	Flooring missing under drying units. Hole filled with expanding foam.	7905 7907
33	Circulation Corridor (D)	Carpet	Paint	Plasterboard	Timber handrail in various locations loose.	7918
34	Bathroom (A)	Tiles	Tiles / Paint	Plasterboard	Cracks at ceiling level.	7911 / 7912
35	Bedroom	Carpet	Paint	Plasterboard	Cover cap to conduit missing.	7913



Room Number	Room Description	Floor Finish	Wall Finish	Ceiling Finish	Notes	Photo reference
36	No Access					
37	Bedroom	Vinyl Sheeting	Paint	Plasterboard	Crack at ceiling level. Air vent dislodged from wall.	7915 7916
38	Bedroom	Carpet	Paint	Plasterboard	Damage to wall at head of bed. Damage to door.	7919 7921
39	Bedroom	Carpet	Paint	Plasterboard		
40	Hair Salon	Vinyl Sheeting	Paint	Plasterboard	Crack to wall. Vinyl sheeting coming away from skirting. Flooring welds starting to part. Ceilings patched in with timber.	7923 7924 7925 7926
41	WC (C)	Vinyl Sheeting	Tiles / Paint	Plasterboard	Tiles cracked in various locations.	7928 / 7929 / 7930
42	WC (D)	Vinyl Sheeting	Tiles / Paint	Plasterboard	Tiles cracked in various locations.	7931

Room Number	Room Description	Floor Finish	Wall Finish	Ceiling Finish	Notes	Photo reference
43	Sluice	Vinyl Sheeting	Tiles / Paint	Plasterboard	Flooring capping piece coming away from wall. Floor gully patched poorly. Tiles damaged and marked. Floor damaged under equipment.	7933 7933 7934
44	Store	Vinyl Tiles	Tiles / Paint	Plasterboard		
45	Managers Office	Carpet	Wallpaper	Plasterboard / Wallpapered	Wall Damaged. Electrical switch gear missing cover pieces.	7939 7940
46	Sitting Room	Carpet	Paint	Plasterboard / Wallpapered		
47	Doctors Office	Vinyl Tiles	Paint	Plasterboard	Copper pipework poorly installed. Floor grill covered over in metal plate. Sink leaking. Ceiling patched in boarding. Hole adjacent to smoke detector.	7942 7943 7944 7945 7947
48	Store					
49	Office					

Room Number	Room Description	Floor Finish	Wall Finish	Ceiling Finish	Notes	Photo reference
50	Reception					
51	Store	Vinyl Floor	Paint / MDF Fill	Plasterboard / Roller Shutter	Patched ceiling. Paint peeling. Holes & cracks to ceiling. Patching to floor. Staining to walls.	4555 4557 4558 4559
52	WC (E)					
53	Bedroom					
54	Bedroom					
55	Bedroom					
56	Bedroom					

Room Number	Room Description	Floor Finish	Wall Finish	Ceiling Finish	Notes	Photo reference
57	Circulation Corridor					
58	Bedroom					
59	Bedroom					
60	Bedroom					
61	Bedroom					
62	Bedroom					
63	Bedroom					

Room Number	Room Description	Floor Finish	Wall Finish	Ceiling Finish	Notes	Photo reference
64	Bedroom					
65	Bathroom (B)					
66	Sitting Room					
67	Circulation Corridor	Carpet	Paint	Plasterboard	Exposed & unsecured cabling. Staining to walls. Loose wall vents.	4291 4292
68	Cleaners Store	Vinyl Tiles	Paint/Tiling	Plasterboard	Cap to lock chamber missing. Holes to wall. Staining to walls/ceiling. Poorly filled cracks to walls/ceiling. Vinyl tiles loose & warping.	4293 4294 4295 4296 4297
69	Staff Changing Room	Vinyl	Paint	Plasterboard	Unused ducting and holes to walls. Exposed cabling. Holes to wall where ducting/cable junctions. Staining to vinyl flooring. Cracks to underside of window sill.	4298 4299/4301 4302
70	Linen Store	Vinyl tiles	Paint	Plasterboard	Filled pipe to wall junction. Holes to ceiling. Exposed copper piping.	4304 4305 4307

Room Number	Room Description	Floor Finish	Wall Finish	Ceiling Finish	Notes	Photo reference
71	Linen Store	Vinyl tiles	Paint	Plasterboard	Uncapped M&E device.	4309
72	Cleaners Store	Vinyl	Paint/Tiling	Plasterboard	Damage/damp to pipework & wall junction. Sealant between wall tiles & sink. Cracked/loose tiles. Damage to floor & walls from equipment. Membrane visible to rooflight/ceiling junction. Patched cracks to ceiling. Exposed cabling. Damage to door frame.	4311 4313 4313 4314 4315 4316 4317/4318
73	Corridor	Carpet/No floor finish	Paint	Plasterboard	Carpets partially missing. Damage to walls/door frames from equipment.	4320
74	Bathroom	Vinyl	Tiling/Wallpaper	Plasterboard	Cracks/chips/holes to tiling. Wallpaper peeling.	4321 4326
75	WC	Vinyl	Tiling/Wallpaper	Plasterboard	Welding to vinyl floor joints. Cracks to ground and plaster/wallpaper to walls. Panic wire location.	4329 4432/4333 4334
76	WC	Vinyl	Tiling/Wallpaper	Plasterboard	Cracks to wall tiling and tiling grout. Holes to tiles. Door not extending to top of frame. Two door handles to WC door. Warping to battens at roof light junction. Cap to lock chamber loose.	4335 4336 4339 4340 4341 4343
77	No Access					

Room Number	Room Description	Floor Finish	Wall Finish	Ceiling Finish	Notes	Photo reference
78	Bedroom	Carpet	Paint	Plasterboard	Damage to entrance door. Loose/unsecured vent. Threshold taped. Damage/staining to wall. Staining to washbasin splash board. Damage to wall units. Cracks to walls.	4343 4344 4345 4346 4347 4348 4349
79	Bedroom	Carpet	Paint	Plasterboard	Damage to ceiling. Damage to walls. Damage to wall units. Staining to walls & ceiling.	4352 4353 4354
80	Corridor	Carpet	Paint	Plasterboard	Carpet adhesive degrading. Damage/stains to walls. Gap to surround of new fuse case fitting.	4350 4357
81	Bedroom	Carpet	Paint	Plasterboard	Cracks to walls. Staining to walls. Damage to self closing door device.	4355 4355 4356
82	Circulation	Carpet	Paint	Plasterboard	Staining & cracks to plasterboard. Handrail presenting 'catching' hazard to loose clothing. Carpet adhesive degrading.	4359
83	Bedroom	Carpet	Paint	Plasterboard	Door not self-closing. Vent unit loose. Cracks to walls on window side of room. Tape to threshold.  *Room not fully accessible due to accumulation of boxes stored here.	4363
84	Bedroom	Carpet	Paint	Plasterboard	Cracks to wall. Hole to walls.	4366

Room Number	Room Description	Floor Finish	Wall Finish	Ceiling Finish	Notes	Photo reference
85	Living/Sitting Room	Carpet	Paint	Plasterboard	Copper pipes exposed. Fire place fixing not flush to wall. Damage to skirting.	4369 4371 4372
86	Bedroom	Carpet	Paint	Plasterboard	Holes in wall from removal of pictures. Door not self-closing. Exposed pipework. Vent unit loose. Damage to walls & skirting. Damage to units & doors.	4376 4379 4383 4385
87	Bedroom	Carpet	Paint	Plasterboard	Loose cabling. Damage to door. Staining to ceiling. Cracks to walls & ceiling. Vent unit loose. Paint to skirting degrading.	4386 4388
88	Sitting Room	Carpet	Paint	Plasterboard	Paint missing and holes to wall from previous M&E unit. Vent unit loose. Wall panel loose.	4390 4391 4392
89	Corridor	Carpet	Paint	Plasterboard	Vent units loose. Paint damaged in parts from equipment. Loose Handrails.	
90	Corridor	Carpet	Paint	Plasterboard		
91	Bathroom	Vinyl	Tiling	Plasterboard	Parts of vinyl floor in disrepair/missing. Staining to vinyl & welds between sheets degrading. Seal between bath and tiles degrading. Staining to grouting joints. Capping to lock chamber missing. Damage to door.	4394 4395 4396 4397



Room Number	Room Description	Floor Finish	Wall Finish	Ceiling Finish	Notes	Photo reference
92	Bedroom	Carpet	Paint	Plasterboard	Leg support to sink unit bowing. Vent unit loose. Cracks to wall above radiator.	4399 4400 4401
93	Corridor	Carpet	Paint	Plasterboard	Ducting part conceals wire from M&E device. Holes to grab rail. Vent units loose.	4402 4403
94	Bedroom	Carpet	Paint	Plasterboard	Leg support to sink missing. Holes to laminate sink unit. Door not self closing. Staining to wall.	4404 4404/4405 4406
95	Bedroom	Carpet	Paint	Plasterboard	Cap to door handle missing. Radiator cover missing. Thermostat control to radiator missing. Paint missing to walls. Holes and missing paint to walls. Staining to walls.	4408 4409 4411 4411 4412 4413
96	Bedroom	Carpet	Paint	Plasterboard	Staining to sink surround. Cracks to walls under sill. Wall staining. No door closer. Vent units loose. Door varnish degrading. Picture holes to units.	4417
97	Corridor	Wood effect floor	Paint	Plasterboard	Cracks around window sills. Vent unit loose. Capret adhesive degrading.	4418
98	No Access					

Room Number	Room Description	Floor Finish	Wall Finish	Ceiling Finish	Notes	Photo reference
99	Bedroom	Wood effect floor	Paint	Plasterboard	Staining to sink surround. Damage to walls. Staining to door. Damage to wall units.	4420 4421 4424 4425
100	Circulation	Carpets	Paint	Plasterboard	Patched wall. Carpet adhesive degrading.	4426 4427/4428
101	Bedroom	Carpet	Paint	Plasterboard	Cracks to ceiling & walls. Paint peeling to walls. Vent unit loose. Not self-closing door. Damage to skirting from equipment. Damage to units.	4429/4432 4430 4431 4433
102	Bedroom	Carpet	Paint	Plasterboard	Damage to walls from furniture/equipment. Not self-closing door. Gaps to window at sill.	4436 4437
103	Bedroom	Carpet	Paint	Plasterboard	Staining & cracks to ceiling. Loose cabling. Cracks to walls. Chips to paint. Vent unit loose.	4441 4442 4443/4444
104	Bedroom	Carpet	Paint	Plasterboard	Cracks to walls. Holes through plasterwork. Chips to laminate sink surround. Damage to units.	4447 4448/4449 4453 4454
105	WC	Vinyl	Tiling/Paint	Plasterboard	Lock chamber cap loose. Base cap to pipe/floor junction loose. Welding between vinyl sheets degrading. Staining to vinyl around toilet. Ducting not correctly fixed to window reveal. Chips/cracks to tiles.	4455 4456 4457 4458 4459/4460

Room Number	Room Description	Floor Finish	Wall Finish	Ceiling Finish	Notes	Photo reference
106	No Access					
107	Bedroom	Carpet	Paint	Plasterboard	Self closing unit not connected. Exposed mechanical/electrical unit to bedroom Taped over M&E unit & staining to ceiling. Damaged walls & chipped paint.	4462 4463 4464 4465/4466/4468
108	Bedroom	Carpet	Paint	Plasterboard	Splash board adhesive degrading. Door not self-closing. Cracks to walls. Picture holes to walls. Vent unit loose. Damage to units. Stains to walls, ceiling, architraves.	4474 4475 4476
109	Bedroom	Carpet	Paint	Plasterboard	Cracks to walls. Picture holes to walls. Splash board adhesive degrading. Vent unit loose. Damage to units. Stains to walls, ceiling, architraves. Door not self-closing.	
110	Staff bedroom	Carpet	Paint	Plasterboard	Door not self-closing. Vent unit loose. Straining to walls.	
111	Staff en-suite	Vinyl	Tiles	Plasterboard	Welding to vinyl floor joints degrading. Staining to grouting.	4478 4478
112	Circulation	Vinyl/Carpet	Paint	Plasterboard	Ballustrade strength 'questionable' Gap between skirting/architrave. Damage to threshold. Ballustrade 865mm above pitch line. Vent unit loose.	4480 4481

Room Number	Room Description	Floor Finish	Wall Finish	Ceiling Finish	Notes	Photo reference
113	Store Room	Vinyl tiles	Paint	Plasterboard	Damage to door. Metal plate covering hole. Staining to extractor fan. Patched/filler to ceiling.	4483 4483 4484 4486



Area Number	Area Description	Area Finishes	Notes	Photo reference
114	Front Entrance	Tarmac Concrete 600x600 pavers Stone walls	No gates or secure locking to building entrance. Paint to steel pedestrian gates defective and peeling. Stone faced pillars has vegetation growth.	7594 / 7595 7597 7597
115	General Grounds	Tarmac Concrete 600x600 pavers Chain link fencing Stone walls Grass	Entrance walkway includes steep incline to main building with limited lighting. No pedestrian crossings provided. No tactile pavers or drop kerbs. Small timber sun room with external seating closed and boarded up.	7602 7617 7613 7614
116	Main Building Elevation A	Dash render Brick plinth Concrete cills / surrounds Aluminum/Timber/Metal Windows	Cables loose from containment. Flashing to large window defective. Staining to underside of concrete soffit. Timber soffit peeling. Timber framing to main entrance screens peeling. Flashing defective at canopy roof.	7636 7675 7676 7678 7680 / 7681 7682
117	Main Building Elevation B	Dash render Brick plinth Concrete cills / surrounds Aluminum/Timber/Metal Windows	None.	

Area Number	Area Description	Area Finishes	Notes	Photo reference
118	Main Building Elevation C	Dash render Brick plinth Concrete cills / surrounds Aluminum/Timber/Metal Windows	Cracks forming in concrete window surrounds. Damaged gulley trap, potential blockage. Staining to wall from overflow pipe.	7683 7688 7687
119	Main Building Elevation D	Dash render Brick plinth Concrete cills / surrounds Aluminum/Timber/Metal Windows	ACO drains require maintenance to clear. Insulation to external water tap degrading.	7689 7690
120	Main Building Elevation E	Dash render Brick plinth Concrete cills / surrounds Aluminum/Timber/Metal Windows	Large crack to render has been repaired. Gulley trap damaged with potential blockage caused. Concrete head spawled off.	7691 / 7695 7696 7698 / 7700 / 7701
121	Main Building Elevation F	Dash render Brick plinth Concrete cills / surrounds Aluminum/Timber/Metal Windows	Render dislodged from building.	7703

Area Number	Area Description	Area Finishes	Notes	Photo reference
122	Main Building Elevation G	Dash render Brick plinth Concrete cills / surrounds Aluminum/Timber/Metal Windows	Crack to concrete cill. Concrete path starting to break up at joints and edges.	7708 7712 / 7715
123	Main Building Elevation H	Dash render Brick plinth Concrete cills / surrounds Aluminum/Timber/Metal Windows	Access chamber edging becoming exposed, requires soil regrading. Gas pillar box overgrown.	7716 7717
124	Main Building Elevation J	Dash render Brick plinth Concrete cills / surrounds Aluminum/Timber/Metal Windows	Patch repair to render. Unsuitably cables and holes. Existing fire escape staircase reduces access to plant room and forms head hazard. Staircase does not meet current building control standards. Handrail paint finish peeling.	7723 7725 7726 7729 7730 / 7731
125	Main Building Elevation K	Dash render Brick plinth Concrete cills / surrounds Aluminum/Timber/Metal Windows	Patch repair to render.	7738



Area Number	Area Description	Area Finishes	Notes	Photo reference
126	Main Building Elevation L	Dash render Brick plinth Concrete cills / surrounds Aluminum/Timber/Metal Windows	Timber fascia peeling. Handrail requires attention, paint defective. Cracks forming in render, appears to be defective flashing. Staining to underside of concrete soffit. Concrete edge kerbs and path starting to break up. Containment box rusting.	7739 7740 / 7741 7742 7744 / 7745 7746 7750
127	Main Building Elevation M	Dash render Brick plinth Concrete cills / surrounds Aluminum/Timber/Metal Windows	Timber fascia peeling.	7752 / 7755 / 7757
128	Main Building Elevation N	Dash render Brick plinth Concrete cills / surrounds Aluminum/Timber/Metal Windows	None.	
129	Main Building Elevation P	Dash render Brick plinth Concrete cills / surrounds Aluminum/Timber/Metal Windows	None.	

Area Number	Area Description	Area Finishes	Notes	Photo reference
130	Main Building Courtyard		Timber window frame rotting.	7769 / 7772
131	Main Building Lower Roof	Mineral Felt	<p>Chimney flashing capping requires replacement.</p> <p>Containment restricts access door removal to chimney riser.</p> <p>Lantern timber framing rotting, defective paint and counter flashing in poor condition.</p> <p>Roof requires cleaning to all areas.</p> <p>Roof outlets require cleaning / replacement.</p> <p>Coxdomw roof light sealant coming away.</p> <p>Flashing in poor condition.</p> <p>Timber access door requires replacement.</p>	<p>7760</p> <p>7760</p> <p>7761 / 7765</p> <p>7763 / 7764</p> <p>7774 / 7775 / 7776</p> <p>7778</p> <p>7782 / 7783 / 7784</p> <p>7785</p>
132	Main Building Upper Roof	Mineral Felt	<p>Crack formed at high level, render starting to spawl from block work.</p> <p>Outlets partly blocked and leaf covers missing.</p> <p>Holes in render from previous support elements.</p> <p>No covers to soil vent pipes.</p> <p>Minor ponding to roof.</p> <p>No fall arrest system to maintain roof lights or solar panels.</p> <p>Timber access doors to tank room rotting.</p> <p>Tank room requires clean.</p> <p>Tanking membrane debonding from wall.</p>	<p>7786 / 7790 / 7793</p> <p>7791</p> <p>7794</p> <p>7798 / 7799 / 7802</p> <p>7804</p> <p>7809 / 7810</p> <p>7825 / 7830</p> <p>7828</p>



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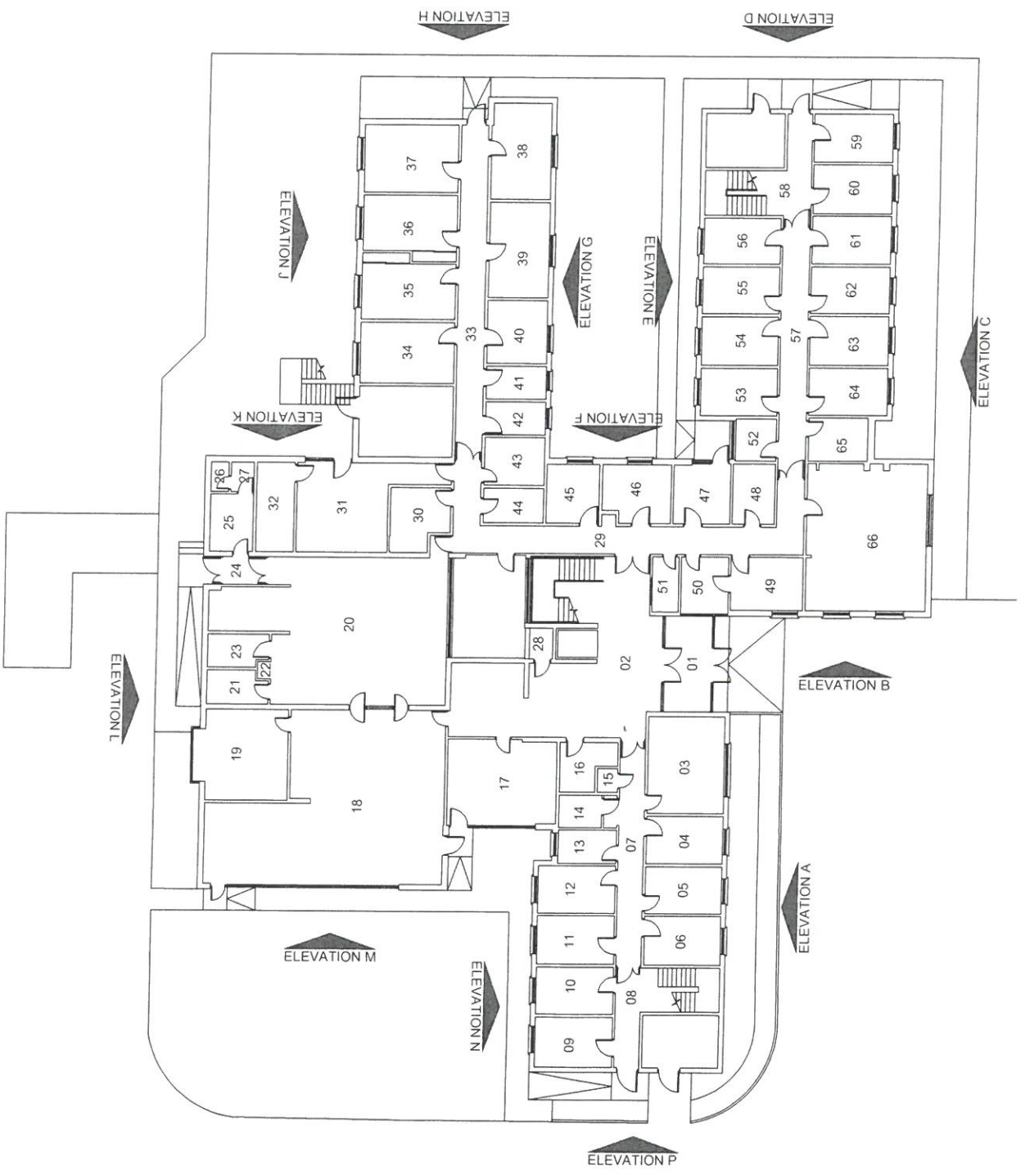
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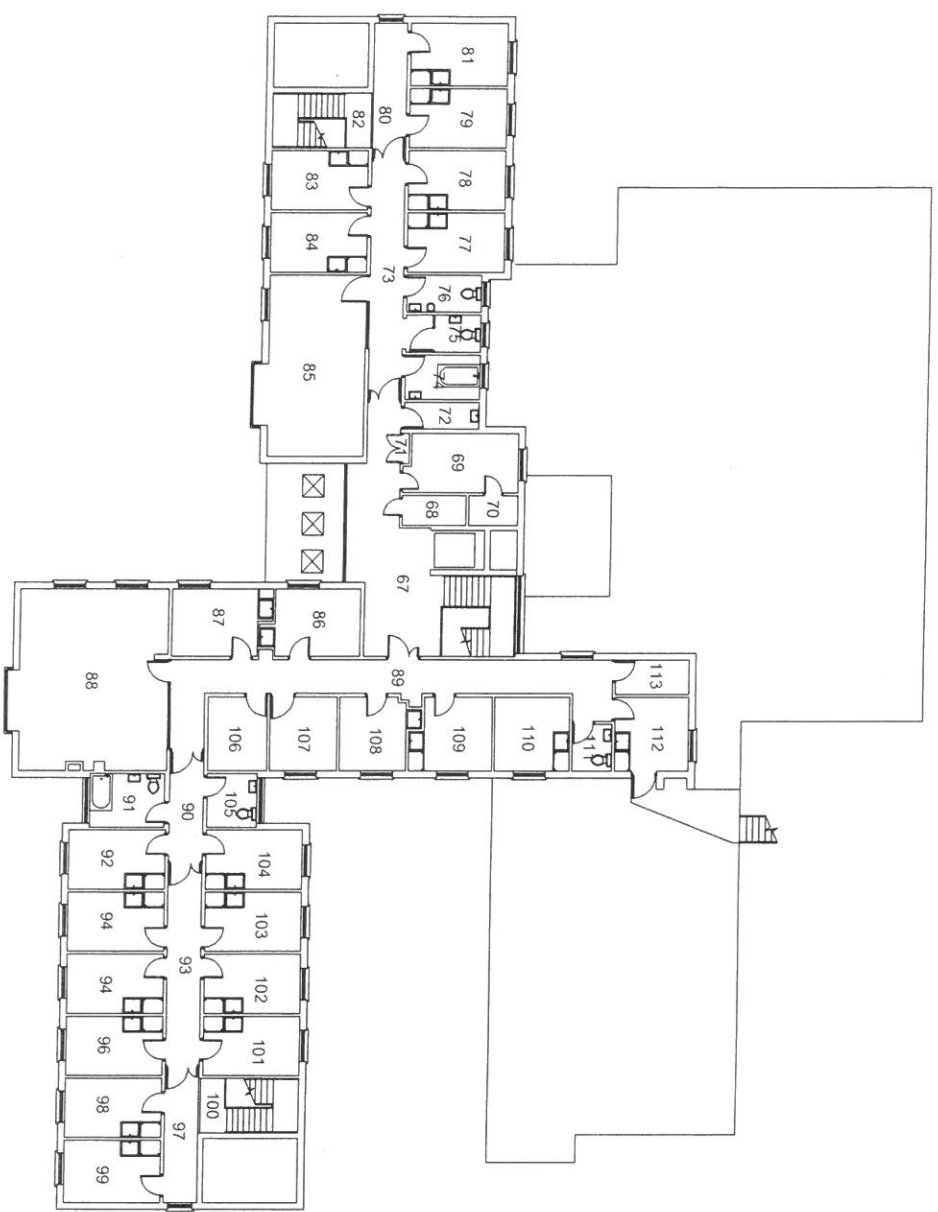
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