

# Community Asset Transfer Opportunity Information Pack

## Evington Park House

Cordery Road, The Common, LE5 6DE



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**Opportunity**



**AN OPPORTUNITY TO LET IN ACCORDANCE WITH THE PRINCIPLES OF  
LEICESTER CITY COUNCIL'S COMMUNITY ASSET TRANSFER POLICY.**

**Evington Park House**

Cordery Road, The Common, Leicester, LE5 6DE

## **Overview**

Leicester City Council (LCC) invites applications from Community Organisations to submit their proposals in the form of a Business Case to support an application for Community Asset Transfer of Evington Park House for a term of up to five years.

Business Case Submissions will be required from interested parties and must be submitted to the Council by Friday 30 August 2024 at 12:00 noon, whereupon the submissions will be assessed against the attached criteria outlined in the 'Community Business Case Submission Requirements' of this document.

The Council has arranged for independent support to aid interested community organisations find out more about occupying City Council property under the Community Asset Transfer Policy. An initial session has been organised for Tuesday 17 June at 10:00 to 12:00 on MS Teams. This session will assist interested community organisations understand the Evington park House process and decide whether to proceed with a submission.

To request an invitation to this session please email [evingtonparkhouse@leicester.gov.uk](mailto:evingtonparkhouse@leicester.gov.uk).

## **Summary site information**

Evington Park House was built in 1836 as a private dwellinghouse. The Building was then used as an Auxiliary Voluntary Aid Detachment hospital during World War I and as the HQ of the Evington Home Guard during World War II. The property remained a private dwelling until 1948 when it was bought by the Corporation of Leicester and its grounds turned into Evington Park. This property was most recently used as offices by the Council.

The current use is Class E Offices, but use of the building has previously included community room hire. Interested Community Organisations should note that it would be a requirement of any successful future operator to submit their own formal planning application to ensure permitted use for community purposes only.

The building is not listed but falls within the Evington Conservation Area. The property is a two-storey building which consists of basement, ground and first floors including kitchenettes and toilets.

Evington Park House shares its access road with the Council's adjacent depot. Both sites are accessed from Cordery Road with a shared driveway and shared car park with the possibility of 9 spaces being allocated to Evington Park House.

A small front garden immediately to the front of the house and a larger garden to the rear are included in the Evington Park House demise. The rear garden will be accessed from Evington Park House or through the Depot with prior arrangement with LCC.

Evington Park House and Depot have a shared utilities supply and where metering is in place each party will be liable for their own metered costs or apportioned to each party based on usage where metering is not in place.

Total Gross Internal Area of the building is approximately 892m<sup>2</sup> and total site area is 469m<sup>2</sup> / 0.12 acres / 0.05 hectare.

### **Rateable Value**

Current Rateable Value is £27,500 with Business Rates currently payable of £12,911.63 (subject to a successful tenant engaging with the valuation office agency).

### **Rent**

Rent offers will be scored alongside Business Case submissions.

N.B. The current market rent of the property is £36,000 per annum, plus VAT if applicable exclusive of all running costs.

**Terms**- Subject to Contract, Without Prejudice and Subject to Formal Council Approval.

Leicester City Council will grant terms substantially based on the Authorities standard Asset Transfer lease for a term of 5 years (contracted out of the Landlord & Tenant Act 1954) and applicants should therefore be aware that there will be no rights for a renewal of the lease and it is anticipated that the Council will seek possession back at the end of the 5-year term.

The lease will be on a Full Repairing and Insuring (FRI) basis. The tenant will be responsible for LCC's Legal fees of £550 and Surveyor fees of £550 plus VAT (if applicable). If the proposed user does not adequately maintain the site, LCC can terminate the lease with 3 months' notice. The tenant will be responsible for all liabilities including rates, water bills, utilities, insurance etc. The property should be returned to LCC in not a worse state than it currently is. Part of the car park on the right of the entrance will be included for potential 9 car parking spaces. The tenant will have shared responsibility for car park security, cleaning and maintenance with the adjoining property. The garden to the rear has shared access rights with the adjoining property. Any access to the rear garden from the adjoining depot will require LCC's permission.

The Community Asset Transfer Policy can be found within the Council's Constitution (pages 200- 210) which can be accessed here:

<https://www.leicester.gov.uk/media/ud2pyqg5/constitution-may-2022.pdf>

## **Key contact details**

For further information, to view the property or to request an invitation to the independent support session please contact:

Hiren Vaitha at [evingtonparkhouse@leicester.gov.uk](mailto:evingtonparkhouse@leicester.gov.uk) telephone number 0116 4546062

Ritesh Chauhan at [evingtonparkhouse@leicester.gov.uk](mailto:evingtonparkhouse@leicester.gov.uk) telephone number 0116 4541738

Business Case submissions should be sent to: [evingtonparkhouse@leicester.gov.uk](mailto:evingtonparkhouse@leicester.gov.uk) before the closing date.

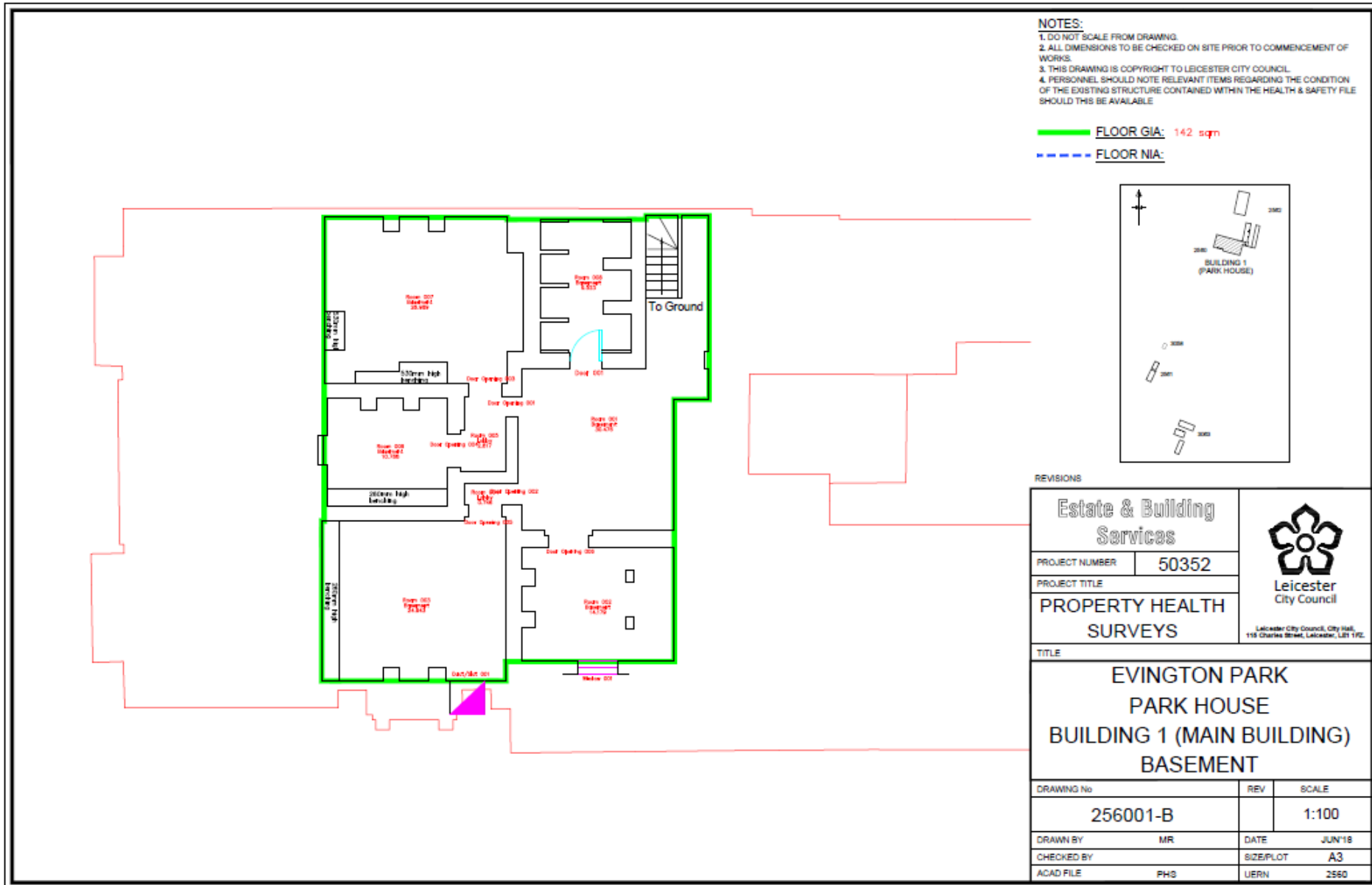
## **Key dates**

<b>Date</b>	<b>Activity</b>
Tuesday 28 May 2024	Launch of the opportunity to let Evington Park House in accordance with the principles of Leicester City Council's Community Asset Transfer Policy.
Monday 17 June 2024 at 10:00	Date of public briefing to explain the CAT process (Online MS Teams).
Friday 30 August 2024 at 12:00 noon	Business Case submissions closing date. (The date Community Organisations must submit their completed application by).

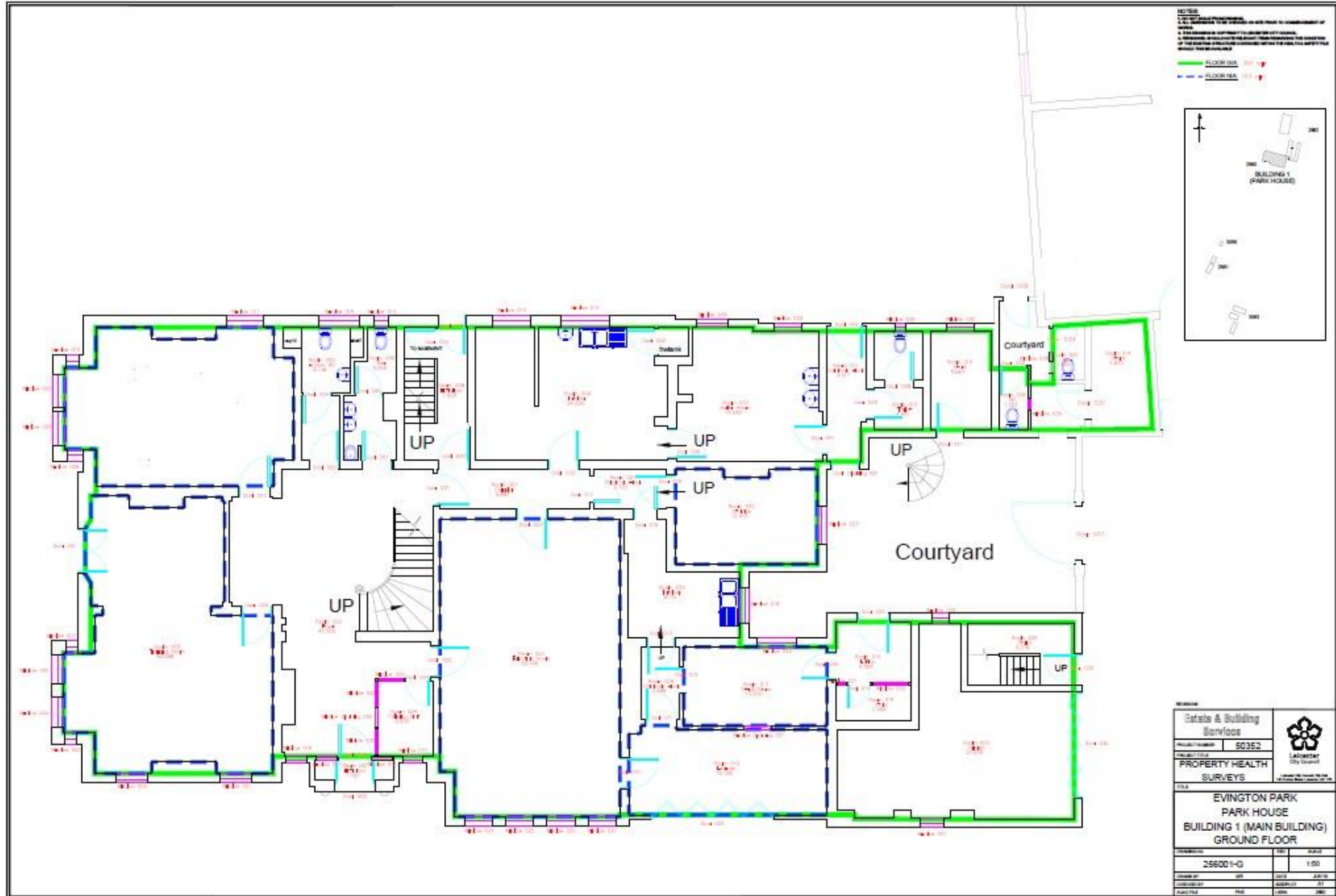
## **Business Case scoring matrix**

<b>Area to be covered in business case</b>	<b>Requirements</b>	<b>Criteria to be met to achieve high score</b>	<b>Maximum score</b>
Community benefit from proposals.	Demonstrate proposals for community provision and ongoing enhancements with particular focus on serving the needs of Evington and community with the building.	Supporting other local charities and community groups in the area.  Significant expansion of local community services from the property with a particular focus on serving the needs of Evington and surrounding areas.	15  15
Financial viability of proposals.	Provide a 2-year income and expenditure cashflow identifying sources of income, an understanding of the use of the building and an appreciation of the total costs of occupying and running.	No ongoing financial support required from the Council.  A viable cashflow which provides evidence of self-sustainability.	10  10
Governance and track record of organisation.	Details of the bidding organisation, legal identity, structure, personnel, experience, partnership with other groups.	Established organisation with significant experience of managing property and evidence of delivering good employment practices and service provision.	15
Financial standing of organisation.	Documented evidence of the financial standing of the organisation (i.e. bank reference, audited accounts).	Established organisation with sound financial position. Established record of financial probity including ability to meet running costs, long term planning – business plan.	15
Equality and inclusion.	Documented evidence of equal opportunities policies.	Evidence of commitment to equal opportunities and promoting diversity.	5
Community impact.	Provide details of any negative impact the proposals may have on neighbours and the local community e.g. parking, noise, hours of operation and how they will be managed.	Minimal negative community impact including management plan for impact factors.  Provision of a Good Neighbour policy to evidence ability to co-operate in co-operation with neighbours	5  5
Sustainability.	Demonstrated ability to manage service, property and plan for future, history of stability and capability.	Previous track record of managing a property of this size, property plans for the future and capability/ expertise consideration.	5

# Basement floor plan

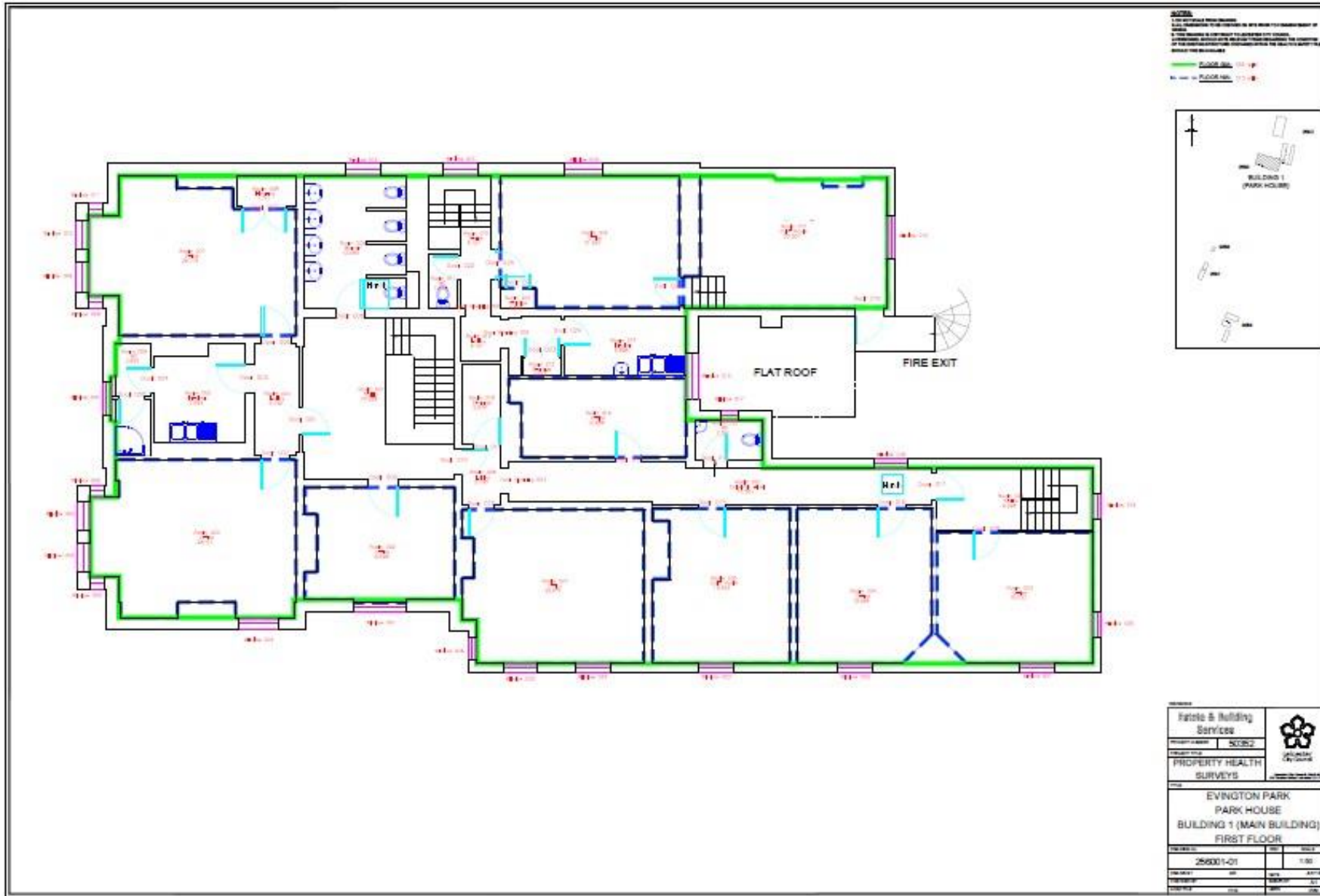


# Ground floor plan

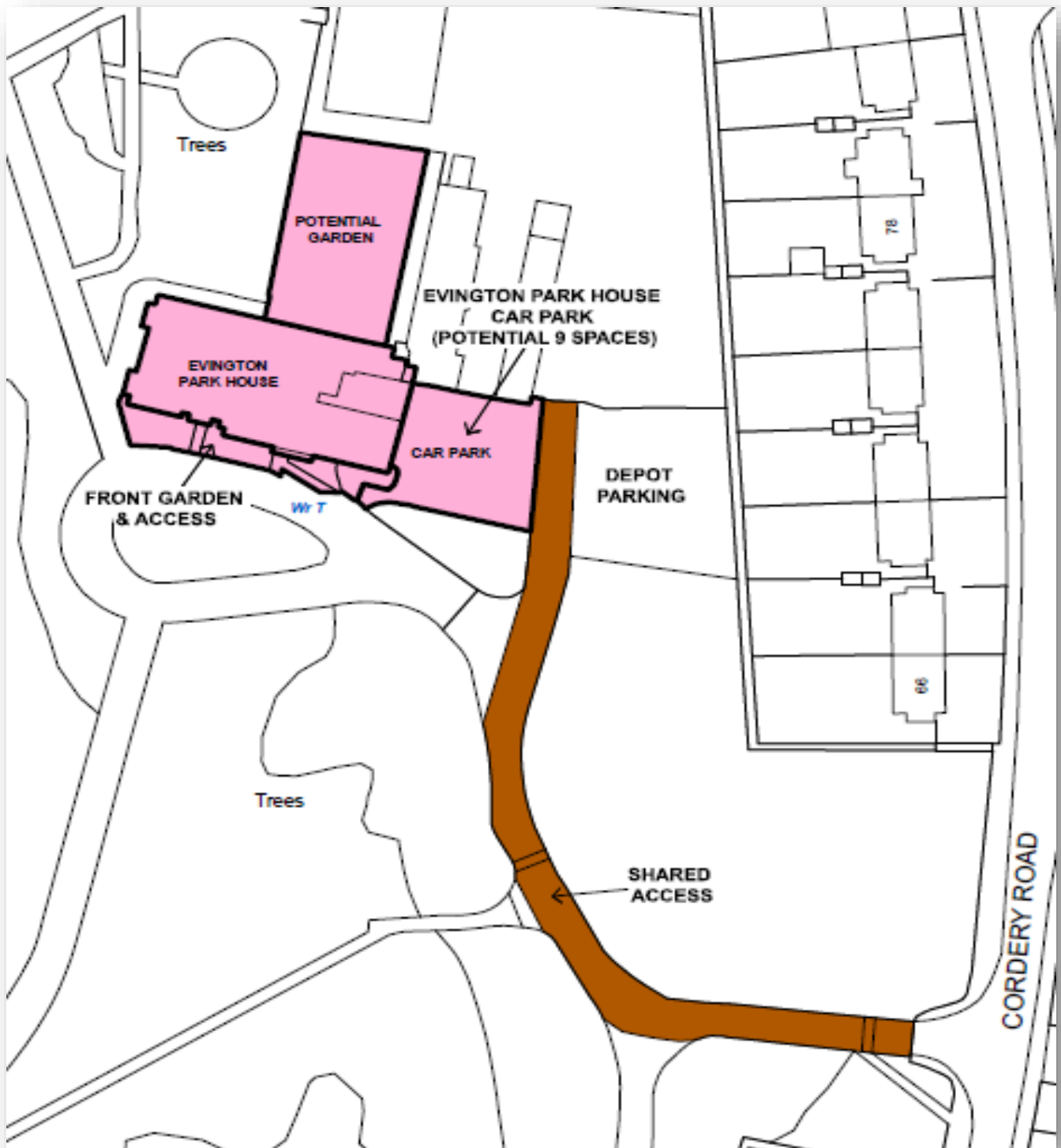




# First floor plan

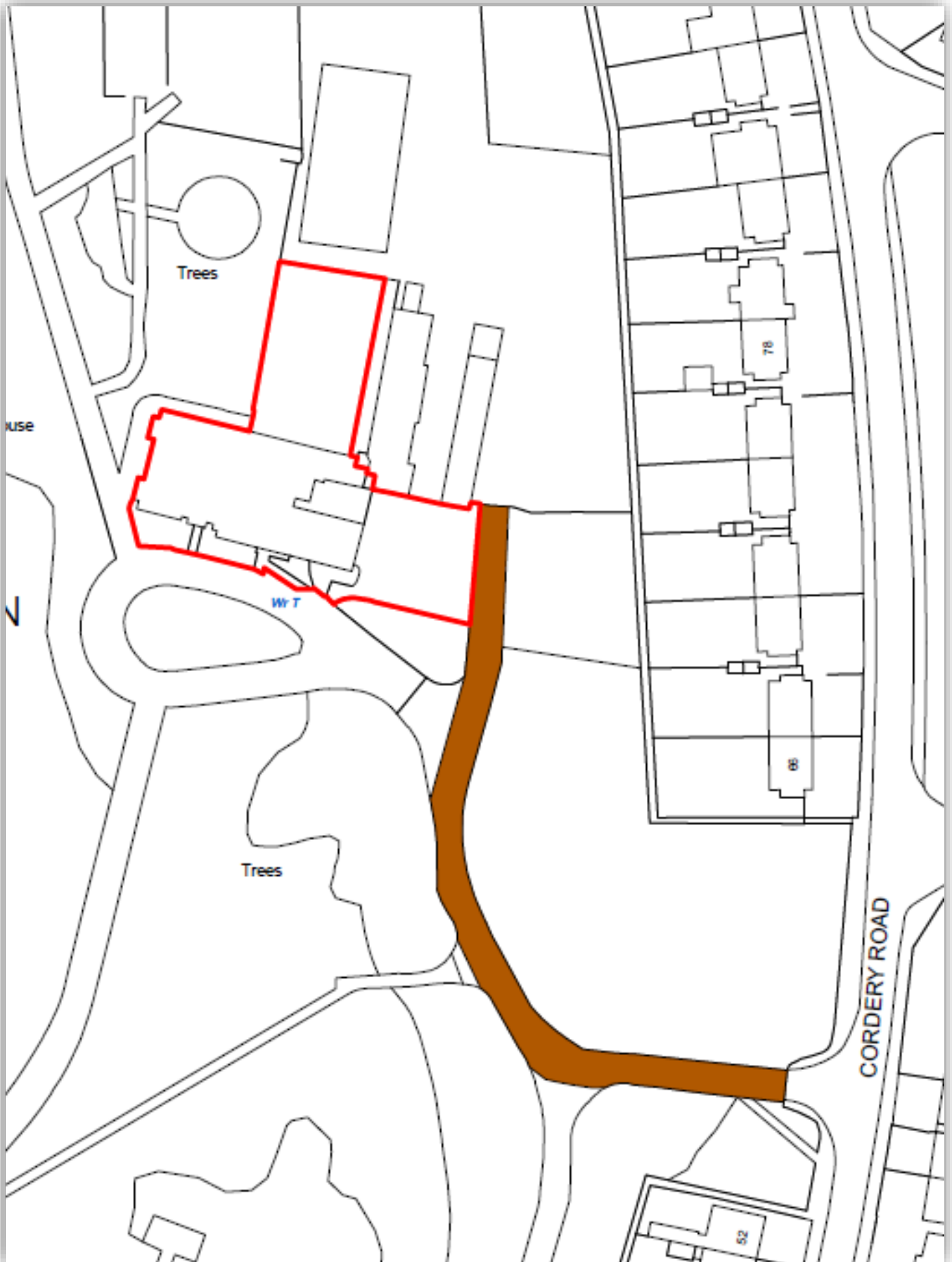


## Evington Park House proposed leased areas



- Leased areas- pink
- Shared access- brown

# Evington Park House site plan





## Sample site images



## **Running costs 2021-2022**

Running cost information provided for reference purposes only- it is recommended that the successful applicant should undertake their own due diligence (regarding uplift of Energy and Utilities).

Annual Revenue cost	Average Annual Cost
Electricity	£3,118
Gas	£4,114
Water (Excluding All Non-House Supply)	£3,047
Sewage	£2,280
Cleaning	£11,228
Non-Domestic Rates *2023	£12,911.63
External Ivy Maintenance	£732
Planned Preventative Maintenance	£4,336
Reactive Maintenance	£7500

See the appended Condition survey for other financial implications.

# Energy performance certificate (EPC)

11/09/2023, 08:46

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)		
Evington Park House Cordery Road LEICESTER LE5 8DE	Energy rating <b>E</b>	Valid until: 7 September 2033 Certificate number: 1659-9111-6628-9555-0739

Property type	Offices and Workshop Businesses
Total floor area	859 square metres

## Rules on letting this property

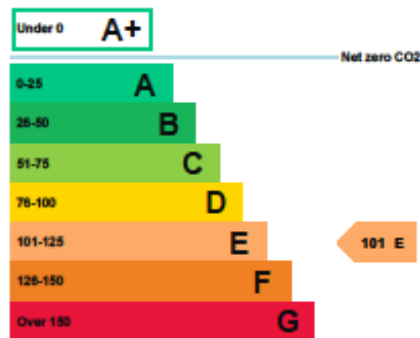
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's current energy rating is E.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



## Condition survey September 2023

Condition survey information provided for reference to support Community Groups Business case submissions.

Any successful applicant would be recommended to undertake their own due diligence.

Site	Block	Level	Main Element	Sub - Element	Item description or condition summary	Repair Quantity	Unit (m <sup>2</sup> /m/no.)	Rate	Indicative Total Cost should replacement be required
Leicester City Council	Evington Park House	All	Structure	Foundations					£0
Leicester City Council	Evington Park House	All	Structure	Walls					£0
Leicester City Council	Evington Park House	All	Structure	Frames					£0
Leicester City Council	Evington Park House	All	Structure	Floors					£0
Leicester City Council	Evington Park House	All	Structure	Roofs					£0
Leicester City Council	Evington Park House	All	External Fabric	Walls & Finishes					£0
Leicester City Council	Evington Park House	All	External Fabric	Windows	Original timber framed single glazed windows are aged with some in poor condition.	96	m <sup>2</sup>	£1,152.00	£110,592
Leicester City Council	Evington Park House	All	External Fabric	Doors	3No external double door sets are aged	3	No.	£3,015.10	£9,045
Leicester City Council	Evington Park House	All	External Fabric	Doors	5No external single doors are aged	5	No.	£1,828.75	£9,144
Leicester City Council	Evington Park House	All	External Fabric	Doors	1No timber concertina garage door is aged	7	m <sup>2</sup>	£1,416.25	£9,914
Leicester City Council	Evington Park House	All	External Fabric	Automatic Doors					£0

Site	Block	Level	Main Element	Sub - Element	Item description or condition summary	Repair Quantity	Unit (m²/m/no.)	Rate	Indicative Total Cost should replacement be required
Leicester City Council	Evington Park House	All	External Fabric	Timber / UPVC Detail	Timber soffit and fascia boards are aged/ some rotten.	1	task	£5,000.00	£5,000
Leicester City Council	Evington Park House	All	External Fabric	Decoration	External décor to handrails, side gates, and courtyard fire escape requires decoration	1	task	£1,500.00	£1,500
Leicester City Council	Evington Park House	All	External Fabric	Decoration	Minimal defects noted.	1	task	£1,500.00	£1,500
Leicester City Council	Evington Park House	All	Roof	Coverings - Pitched	Slate roof covering appears to be in reasonable condition with no visible signs of water ingress to the first floor at the time of survey.				£0
Leicester City Council	Evington Park House	All	Roof	Coverings - Flat					£0
Leicester City Council	Evington Park House	All	Roof	Roof Lights	1No roof light appears to be in reasonable condition with no visible signs of water ingress at the time of survey.				£0
Leicester City Council	Evington Park House	All	Roof	Rain Water Goods	Aged or damaged cast iron rainwater goods.	1	task	£5,000.00	£5,000
Leicester City Council	Evington Park House	All	External Works	Drainage					£0
Leicester City Council	Evington Park House	All	External Works	Fencing & Gates	Side gates appear to be in good order, Décor cost elsewhere within this report.				£0
Leicester City Council	Evington Park House	All	External Works	Landscaping	Excessive Ivy growth	1	task	£750.00	£750
Leicester City Council	Evington Park House	All	External Works	Fire Escapes	Fire escape to internal courtyard appears to be in good order. Décor has been cost for elsewhere within this report.				£0
Leicester City Council	Evington Park House	All	External Works	Paths	Broken and uneven flags noted to the side and rear of the building.	1	task	£2,500.00	£2,500
Leicester City Council	Evington Park House	All	Energy Centre Systems	Fuel Supply, Storage & Distribution	Gas supply appears to be in good order.				£0
Leicester City Council	Evington Park House	All	Energy Centre Systems	Boiler Plant	1No gas fired boiler is in reasonable condition.	1	No.	£3,800.00	£3,800
Leicester City Council	Evington Park House	All	Energy Centre Systems	Pressurisation Plant	1No pressurisation unit appears to be in good order.				£0



Site	Block	Level	Main Element	Sub - Element	Item description or condition summary	Repair Quantity	Unit (m²/m/no.)	Rate	Indicative Total Cost should replacement be required
Leicester City Council	Evington Park House	All	Energy Centre Systems	Boiler Treatment Plant					£0
Leicester City Council	Evington Park House	All	Energy Centre Systems	Calorifiers / Heat Exchangers	1No hot water heater appears to be in reasonable condition.	1	No.	£3,000.00	£3,000
Leicester City Council	Evington Park House	All	Energy Centre Systems	DHW Storage / Non Storage					£0
Leicester City Council	Evington Park House	All	Energy Centre Systems	Flues - Separate					£0
Leicester City Council	Evington Park House	All	Energy Centre Systems	Controls / Meters	1No small control panel for boiler and associated pumps is in reasonable condition.	1	No.	£3,000.00	£3,000
Leicester City Council	Evington Park House	All	Energy Centre Systems	Generators					£0
Leicester City Council	Evington Park House	All	Heating Systems	Header Tanks					£0
Leicester City Council	Evington Park House	All	Heating Systems	Pumps	1No heating circulation pump is in reasonable condition.	1	No.	£750.00	£750
Leicester City Council	Evington Park House	All	Hot & Cold Water Systems	Potable CW Tanks					£0
Leicester City Council	Evington Park House	All	Hot & Cold Water Systems	DHW Header Tanks					£0
Leicester City Council	Evington Park House	All	Hot & Cold Water Systems	Water Treatment Plant					£0
Leicester City Council	Evington Park House	All	Hot & Cold Water Systems	Pumps	1No Hot water circ pump and 1No destratification pump are in reasonable condition.	2	No.	£750.00	£1,500
Leicester City Council	Evington Park House	All	Ventilation Systems	Ventilation Plant					£0
Leicester City Council	Evington Park House	All	Ventilation Systems	Extract Plant					£0
Leicester City Council	Evington Park House	All	Ventilation Systems	Distribution					£0

Site	Block	Level	Main Element	Sub - Element	Item description or condition summary	Repair Quantity	Unit (m²/m/no.)	Rate	Indicative Total Cost should replacement be required
Leicester City Council	Evington Park House	All	Ventilation Systems	Room Split Chillers / Compressors					£0
Leicester City Council	Evington Park House	All	Ventilation Systems	Chillers / Cooling Systems					£0
Leicester City Council	Evington Park House	All	Ventilation Systems	Chilled Water Distribution					£0
Leicester City Council	Evington Park House	All	Ventilation Systems	Chilled Water Pumps					£0
Leicester City Council	Evington Park House	All	Ventilation Systems	Controls					£0
Leicester City Council	Evington Park House	All	Ventilation Systems	Insulation					£0
Leicester City Council	Evington Park House	All	Lifts & Hoists	Passenger					£0
Leicester City Council	Evington Park House	All	Lifts & Hoists	Goods					£0
Leicester City Council	Evington Park House	All	Lifts & Hoists	Hoists					£0
Leicester City Council	Evington Park House	All	Lifts & Hoists	Control Panel					£0
Leicester City Council	Evington Park House	All	Fixed Plant / Equipment	Wet & Dry Risers					£0
Leicester City Council	Evington Park House	All	Fixed Plant / Equipment	Miscellaneous Equipment					£0
Leicester City Council	Evington Park House	All	Electrical Systems	Substations / Transformers					£0
Leicester City Council	Evington Park House	All	Electrical Systems	Switchgear	Some aged LV Switchgear.	1	task	£5,000.00	£5,000
Leicester City Council	Evington Park House	All	Electrical Systems	Sub-mains	Some aged LV Sub mains remain in situ.	1	task	£2,500.00	£2,500

Site	Block	Level	Main Element	Sub - Element	Item description or condition summary	Repair Quantity	Unit (m²/m/no.)	Rate	Indicative Total Cost should replacement be required
Leicester City Council	Evington Park House	All	Electrical Systems	Lightning Protection					£0
Leicester City Council	Evington Park House	All	Electrical Systems	External Luminaires	4No external light fittings appears to be aged.	4	No.	£250.00	£1,000
Leicester City Council	Evington Park House	All	Communication Systems	Telephone Systems	Telephone cable and outlets are aged.	750	m²	£66.15	£49,613
Leicester City Council	Evington Park House	All	Communication Systems	Data Communication Systems					£0
Leicester City Council	Evington Park House	All	Communication Systems	Radio & Television Systems					£0
Leicester City Council	Evington Park House	All	Communication Systems	Building Management systems					£0
Leicester City Council	Evington Park House	All	Miscellaneous	Miscellaneous					£0
Leicester City Council	Evington Park House	Basement	Internal Fabric & Fixtures	Walls & Finishes					£0
Leicester City Council	Evington Park House	Basement	Internal Fabric & Fixtures	Ceilings					£0
Leicester City Council	Evington Park House	Basement	Internal Fabric & Fixtures	Floor Coverings					£0
Leicester City Council	Evington Park House	Basement	Internal Fabric & Fixtures	Doors & Door Furniture	Internal timber doors are aged.	1	No.	£1,177.00	£1,177
Leicester City Council	Evington Park House	Basement	Internal Fabric & Fixtures	Fixed Furniture					£0
Leicester City Council	Evington Park House	Basement	Internal Fabric & Fixtures	Decoration					£0
Leicester City Council	Evington Park House	Basement	Heating Systems	Pipework					£0
Leicester City Council	Evington Park House	Basement	Heating Systems	Heat Emitters					£0

Site	Block	Level	Main Element	Sub - Element	Item description or condition summary	Repair Quantity	Unit (m²/m/no.)	Rate	Indicative Total Cost should replacement be required
Leicester City Council	Evington Park House	Basement	Heating Systems	Insulation					£0
Leicester City Council	Evington Park House	Basement	Hot & Cold Water Systems	Distribution					£0
Leicester City Council	Evington Park House	Basement	Hot & Cold Water Systems	Insulation					£0
Leicester City Council	Evington Park House	Basement	Hot & Cold Water Systems	Sanitary Ware & Fittings					£0
Leicester City Council	Evington Park House	Basement	Hot & Cold Water Systems	Internal Drainage					£0
Leicester City Council	Evington Park House	Basement	Hot & Cold Water Systems	Local Water Heaters					£0
Leicester City Council	Evington Park House	Basement	Ventilation Systems	Local Extract					£0
Leicester City Council	Evington Park House	Basement	Fixed Plant / Equipment	Catering Equipment					£0
Leicester City Council	Evington Park House	Basement	Fixed Plant / Equipment	Laundry Equipment					£0
Leicester City Council	Evington Park House	Basement	Fixed Plant / Equipment	Miscellaneous					£0
Leicester City Council	Evington Park House	Basement	Electrical Systems	Distribution Boards	1No distribution board is aged.	1	No.	£1,500.00	£1,500
Leicester City Council	Evington Park House	Basement	Electrical Systems	Wiring Systems - Power	Power wiring appears to be aged.	142	m²	£76.13	£10,810
Leicester City Council	Evington Park House	Basement	Electrical Systems	Wiring Systems - Lighting	Lighting wiring appears to be aged.	142	m²	£61.74	£8,767
Leicester City Council	Evington Park House	Basement	Electrical Systems	Switchgear					£0
Leicester City Council	Evington Park House	Basement	Electrical Systems	Internal Luminaires	Internal light fittings are aged.	142	m²	£41.16	£5,845

Site	Block	Level	Main Element	Sub - Element	Item description or condition summary	Repair Quantity	Unit (m²/m/no.)	Rate	Indicative Total Cost should replacement be required
Leicester City Council	Evington Park House	Basement	Electrical Systems	Emergency Lighting System	Appears aged.	142	m²	£29.40	£4,175
Leicester City Council	Evington Park House	Basement	Alarms & Detection Systems	Fire Alarm System	Minimal defects noted.	142	m²	£39.38	£5,592
Leicester City Council	Evington Park House	Basement	Alarms & Detection Systems	Security Systems					£0
Leicester City Council	Evington Park House	Basement	Alarms & Detection Systems	Other Alarm Systems					£0
Leicester City Council	Evington Park House	Basement	Miscellaneous	Miscellaneous Systems					£0
Leicester City Council	Evington Park House	Ground	Internal Fabric & Fixtures	Walls & Finishes	Minor wear and tear evident to internal wall finish.	1	task	£1,500.00	£1,500
Leicester City Council	Evington Park House	Ground	Internal Fabric & Fixtures	Ceilings	Minor wear and tear evident to internal ceiling finish.	1	task	£1,500.00	£1,500
Leicester City Council	Evington Park House	Ground	Internal Fabric & Fixtures	Floor Coverings	Aged carpet flooring noted to some areas throughout the ground floor.	197	m²	£79.78	£15,717
Leicester City Council	Evington Park House	Ground	Internal Fabric & Fixtures	Floor Coverings	Woodblock flooring appears to be in reasonable condition.	50	m²	£30.71	£1,536
Leicester City Council	Evington Park House	Ground	Internal Fabric & Fixtures	Doors & Door Furniture	Internal timber doors are aged.	28	No.	£1,177.00	£32,956
Leicester City Council	Evington Park House	Ground	Internal Fabric & Fixtures	Fixed Furniture	Fitted kitchen units to the ground floor.	1	task	£15,000.00	£15,000
Leicester City Council	Evington Park House	Ground	Internal Fabric & Fixtures	Fixed Furniture	Fixed furniture reception desk	1	task	£10,000.00	£10,000
Leicester City Council	Evington Park House	Ground	Internal Fabric & Fixtures	Decoration	Wear and tear evident to internal décor.	394	m²	£16.39	£6,458
Leicester City Council	Evington Park House	Ground	Internal Fabric & Fixtures	Decoration	Minimal defects noted.	394	m²	£16.39	£6,458
Leicester City Council	Evington Park House	Ground	Heating Systems	Pipework	Heating pipework appears to be aged.	394	m²	£30.03	£11,832

Site	Block	Level	Main Element	Sub - Element	Item description or condition summary	Repair Quantity	Unit (m²/m/no.)	Rate	Indicative Total Cost should replacement be required
Leicester City Council	Evington Park House	Ground	Heating Systems	Heat Emitters	Heat emitters some aged.	394	m²	£20.02	£7,888
Leicester City Council	Evington Park House	Ground	Heating Systems	Insulation	Cost included above as part of pipework replacement.				£0
Leicester City Council	Evington Park House	Ground	Hot & Cold Water Systems	Distribution	Hot and cold water system is aged	120	m²	£43.70	£5,244
Leicester City Council	Evington Park House	Ground	Hot & Cold Water Systems	Insulation	Cost included above as part of pipework replacement.				£0
Leicester City Council	Evington Park House	Ground	Hot & Cold Water Systems	Sanitary Ware & Fittings	Aged sanitary ware noted at the time of survey.	120	m²	£18.98	£2,278
Leicester City Council	Evington Park House	Ground	Hot & Cold Water Systems	Internal Drainage	Internal drainage is aged	120	m²	£51.18	£6,142
Leicester City Council	Evington Park House	Ground	Hot & Cold Water Systems	Local Water Heaters	2No local water heater to ground floor kitchens aged	2	No.	£739.87	£1,480
Leicester City Council	Evington Park House	Ground	Ventilation Systems	Local Extract	2No local extract fans are aged	2	No.	£250.00	£500
Leicester City Council	Evington Park House	Ground	Fixed Plant / Equipment	Catering Equipment					£0
Leicester City Council	Evington Park House	Ground	Fixed Plant / Equipment	Laundry Equipment					£0
Leicester City Council	Evington Park House	Ground	Fixed Plant / Equipment	Miscellaneous					£0
Leicester City Council	Evington Park House	Ground	Electrical Systems	Distribution Boards	3No Distribution Boards are aged.	3	No.	£2,500.00	£7,500
Leicester City Council	Evington Park House	Ground	Electrical Systems	Wiring Systems - Power	Majority of power wiring appears to be aged.	300	m²	£76.13	£22,839
Leicester City Council	Evington Park House	Ground	Electrical Systems	Wiring Systems - Lighting	Majority of lighting wiring appears to be aged.	300	m²	£61.74	£18,522
Leicester City Council	Evington Park House	Ground	Electrical Systems	Switchgear					£0

Site	Block	Level	Main Element	Sub - Element	Item description or condition summary	Repair Quantity	Unit (m²/m/no.)	Rate	Indicative Total Cost should replacement be required
Leicester City Council	Evington Park House	Ground	Electrical Systems	Internal Luminaires	Internal light fittings are in reasonable condition.	394	m²	£41.16	£16,217
Leicester City Council	Evington Park House	Ground	Electrical Systems	Emergency Lighting System	EML system appears to be aged	394	m²	£29.40	£11,584
Leicester City Council	Evington Park House	Ground	Alarms & Detection Systems	Fire Alarm System	Minimal defects noted.	394	m²	£39.38	£15,516
Leicester City Council	Evington Park House	Ground	Alarms & Detection Systems	Security Systems	Intruder alarm system.	394	m²	£37.80	£14,893
Leicester City Council	Evington Park House	Ground	Alarms & Detection Systems	Other Alarm Systems					£0
Leicester City Council	Evington Park House	Ground	Miscellaneous	Miscellaneous Systems					£0
Leicester City Council	Evington Park House	First	Internal Fabric & Fixtures	Walls & Finishes	Wear and tear evident to internal wall finish.	1	task	£1,500.00	£1,500
Leicester City Council	Evington Park House	First	Internal Fabric & Fixtures	Ceilings	Wear and tear evident to internal ceiling finish.	1	task	£1,500.00	£1,500
Leicester City Council	Evington Park House	First	Internal Fabric & Fixtures	Floor Coverings	Aged flooring evident throughout.	200	m²	£79.78	£15,956
Leicester City Council	Evington Park House	First	Internal Fabric & Fixtures	Floor Coverings	Aged flooring evident throughout.	156	m²	£79.78	£12,446
Leicester City Council	Evington Park House	First	Internal Fabric & Fixtures	Doors & Door Furniture	Internal timber doors are in reasonable condition.	22	No.	£1,177.00	£25,894
Leicester City Council	Evington Park House	First	Internal Fabric & Fixtures	Fixed Furniture	Fitted kitchen to the first floor is aged	1	task	£5,000.00	£5,000
Leicester City Council	Evington Park House	First	Internal Fabric & Fixtures	Decoration	Wear and tear evident to internal décor.	356	m²	£16.39	£5,835
Leicester City Council	Evington Park House	First	Internal Fabric & Fixtures	Decoration	Minimal defects noted.	356	m²	£16.39	£5,835
Leicester City Council	Evington Park House	First	Heating Systems	Pipework	Heating pipework appears to be aged	394	m²	£30.03	£11,832

Site	Block	Level	Main Element	Sub - Element	Item description or condition summary	Repair Quantity	Unit (m²/m/no.)	Rate	Indicative Total Cost should replacement be required
Leicester City Council	Evington Park House	First	Heating Systems	Heat Emitters	Heat emitters some are aged	394	m²	£20.02	£7,888
Leicester City Council	Evington Park House	First	Heating Systems	Insulation	Cost included above as part of pipework replacement.				£0
Leicester City Council	Evington Park House	First	Hot & Cold Water Systems	Distribution	Hot and cold water system is aged	106	m²	£43.70	£4,632
Leicester City Council	Evington Park House	First	Hot & Cold Water Systems	Insulation	Cost included above as part of pipework replacement.				£0
Leicester City Council	Evington Park House	First	Hot & Cold Water Systems	Sanitary Ware & Fittings	Sanitary ware to first floor bathroom is aged.	106	m²	£18.98	£2,012
Leicester City Council	Evington Park House	First	Hot & Cold Water Systems	Internal Drainage	Internal drainage is aged.	106	m²	£51.18	£5,425
Leicester City Council	Evington Park House	First	Hot & Cold Water Systems	Local Water Heaters					£0
Leicester City Council	Evington Park House	First	Ventilation Systems	Local Extract	3No local extract fans are aged	3	No.	£250.00	£750
Leicester City Council	Evington Park House	First	Fixed Plant / Equipment	Catering Equipment					£0
Leicester City Council	Evington Park House	First	Fixed Plant / Equipment	Laundry Equipment					£0
Leicester City Council	Evington Park House	First	Fixed Plant / Equipment	Miscellaneous					£0
Leicester City Council	Evington Park House	First	Electrical Systems	Distribution Boards					£0
Leicester City Council	Evington Park House	First	Electrical Systems	Wiring Systems - Power	Some power wiring appears to be aged	150	m²	£76.13	£11,420
Leicester City Council	Evington Park House	First	Electrical Systems	Wiring Systems - Lighting	Some lighting wiring appears to be aged	150	m²	£61.74	£9,261
Leicester City Council	Evington Park House	First	Electrical Systems	Switchgear					£0



Site	Block	Level	Main Element	Sub - Element	Item description or condition summary	Repair Quantity	Unit (m²/m/no.)	Rate	Indicative Total Cost should replacement be required
Leicester City Council	Evington Park House	First	Electrical Systems	Internal Luminaires	Internal light fittings are aged and due replacement.	250	m²	£41.16	£10,290
Leicester City Council	Evington Park House	First	Electrical Systems	Emergency Lighting System	EML system appears to be aged.	356	m²	£29.40	£10,466
Leicester City Council	Evington Park House	First	Alarms & Detection Systems	Fire Alarm System	Minimal defects noted.	356	m²	£39.38	£14,019
Leicester City Council	Evington Park House	First	Alarms & Detection Systems	Security Systems	Intruder alarm system is aged and due replacement.	356	m²	£37.80	£13,457
Leicester City Council	Evington Park House	First	Alarms & Detection Systems	Other Alarm Systems					£0
Leicester City Council	Evington Park House	First	Miscellaneous	Miscellaneous Systems					£0

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