



OPPORTUNITY TO LET
BUILDINGS & ANCILLARY SPACE WITHIN PARK SETTING
Rushey Fields Park House and Changing Rooms
Harrison Road, Leicester, LE4 7AB



Closing Date for Offers:
Monday 30th September 2024 at 16:00



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1 Opportunity

Leicester City Council (LCC) invites individuals and groups to submit their expression of interest in the form of a Business Case to support an application for a Full Repair and Insuring Leasehold Tenure for the buildings and land which comprise Rushey Fields Park House and Changing Rooms for a term of 5 years up to 25 years subject to relevant break clauses and rent reviews. Marketing for Expressions of Interest will take place from **Monday 5th August 2024 at 16:00 to Monday 30th September at 16:00.**

Please refer to section 4 for full details in relation to the Expression of Interest process.

2 Site Overview

2.1 Site Description and Location

Both buildings are located within Rushey Fields Recreation Ground which combines parkland with a wide variety of sporting facilities including an outdoor gym, children's play equipment, football pitches, cricket pitches, and a tennis court. There are large, grassed areas suitable for ball games and a cycleway which is part of the cycle trail network.

Rushey Fields Park House comprises a former pavilion building situated at Rushey Fields Recreation Ground in Belgrave, Leicester. The building has two floors, and its most recent use was a youth club. The building is sub-divided into a number of different rooms including activity rooms, offices, kitchen, toilets, and storerooms with a Gross Internal Area of 250m².

Rushey Fields Changing Rooms, adjacent to the Park House, comprises a changing room block situated at Rushey Fields Recreation Ground in Belgrave, Leicester. The building consists of a ground floor and first floor, and its most recent use was changing rooms. The building is sub-divided into a number of different rooms including changing rooms, mess room, kitchen, toilets, shower room and store rooms with a Gross Internal Area of 161m².



Rushey Fields Park House



Rushey Fields Changing Rooms

2.2 Planning

The current planning use for Rushey Fields Park House is understood to be Community Centre Use (Use Class F2) with the changing Rooms used as ancillary changing space for sports activity. Neither building has been used for a number of years, therefore, the successful tenant is expected to conduct their own planning checks with Leicester City Council's Planning Department relating to their proposed use.

The main aim is to bring the buildings back into sustainable and active use which enhances the buildings and surrounding demise. Uses that fall under Planning Use Class F – Local Community and Learning would be consistent with the established use (subject to planning diligence), but other uses could also be appropriate where justified (Subject to Planning Permission). It will also be important to ensure that parking and access issues are considered in any submission.

Rushey Fields Recreation Ground is designated as Green Space in the Local Plan and is also designated as Biodiversity Enhancement Site (BES). Therefore, any proposals for the buildings will need to be sensitive to its location and the importance of the park setting.

2.3 Highways and Access

Pedestrian access to the site will be via multiple entry points to the park which are Harrison Road, Melton Road, Wyvern Avenue, and Rosedale Avenue. Vehicular access to the site will be via Gate A located at the end of Harrison Road which leads to the park grounds and public car park.

Access will be a key issue in considering future uses for both sites and night access to the park from unauthorised vehicle access will be key considerations. Gate A is currently locked at night and is opened and closed in accordance with park opening and closing times which change throughout the year.

Submissions should reflect the above considerations or provide clear evidence of alternate arrangements being managed.

2.4 Business Rates

- Rushey Fields Park House Current Rateable Value £11,250.00.
Property Description: Community Centre and Premises
Rates Payable: £5,590.55
- Rushey Fields Changing Rooms is currently not rated.
- The successful tenant will be liable for the Non-Domestic Rating of the properties and ensuring that they are on the correct rating for the proposed use and added to the rating list as required. Local councils make decisions on whether businesses are eligible for relief, send business rates bills and collect payments.

2.5 EPC Rating

- Rushey Fields Park House – EPC Rating E
- Rushey Fields Changing Rooms – EPC Rating C

2.6 Utilities

The building is connected to gas, electricity, and water.

The electricity supply located within Rushey Fields Park House supplies electricity other areas of the park thus the Council as landlord will require ongoing access to the building.

The tenant will be liable for utilities used entirely by them and where the Council and tenant are jointly liable for utilities, the cost will be apportioned by agreed use or by sub-meter where present.

2.7 Rent

Offers for rent will be assessed in conjunction with the assessment criteria stated in section 4.2. The Council reserves the right to charge Value Added Tax (VAT) on the rent for these properties.

3 Draft Lease Terms Overview

Subject to contract, without prejudice, and subject to formal council approval. Please refer to the full lease draft heads of terms at Appendix B:

The lease term shall be for 5 years up to 25 years from commencement date subject to negotiation. The property will be let on a fully repairing and insuring basis (FRI). The rent per annum will be negotiable exclusive of business rates and utility charges. The buildings shall only be used for Planning Use Class F. Any permitted change of use will require landlord consent and will be subject to planning. The Council reserves the right to contract outside the Landlord and Tenant Act 1954 when negotiating terms for the lease. The lessee will be responsible for the payment of the City Council's legal and surveyor costs.

4 Expressions of Interest Overview

4.1 Process and Timeline

Marketing for Expressions of Interest runs from **Monday 5th August 2024 at 16:00 to Monday 30th September 2024 at 16:00**. During this period, interested parties can view the site, review documentation, and conduct any further due diligence they deem appropriate.

The Expression of Interest with completed business case, supporting documentation and Application form (Appendix A) must be submitted no later than **Monday 30th September at 16:00** to rusheyfieldsparkhouse@leicester.gov.uk and titled:

ORGANISATION / INDIVIDUAL NAME: EXPRESSION OF INTEREST FOR RUSHEY FIELDS PARK HOUSE AND CHANGING ROOMS

4.2 Assessment Criteria

The City Council will have regard to the following matters when considering the offers received:

- **Capital Expenditure Capacity and Financial Standing:** Documented evidence of the financial standing of the organisation (i.e., bank reference, audited accounts). The buildings require significant capital input and therefore it is of significance that the successful bidder has sufficient capital to invest in the buildings. Please see section 9.1 and 9.2 for the condition survey data for Rushey Fields Park House and Changing Rooms respectively which provides indicative costs to remediate various elements of the respective buildings.
- **Rent:** Best rent offers will be assessed in conjunction with the other assessment criteria.
- **Financial Viability:** Provide a 3-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.
- **Governance and track record of organisation:** Details of the bidding organisation, legal identity, structure, personnel, experience, partnership with other groups.
- **Community Benefit:** Demonstrate proposals for provision and enhancements that also serve the needs of Rushey Fields Recreational Ground, Rushey Mead ward, and the wider community.
- **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.

- **Sustainability:** Demonstrated ability to manage service, property and plan for future, history of stability and capability. Demonstrate ability to enhance the energy performance of the buildings.
- **Equality and Inclusion:** Documented evidence of equal opportunities policies.

5 Key Contact Details

For further information or to view the property please contact:

Dhiren Acharya at rusheyfieldsparkhouse@leicester.gov.uk Telephone number 0116 454 3159

Ritesh Chauhan at rusheyfieldsparkhouse@leicester.gov.uk Telephone number 0116 454 1738

Expressions of Interest Business Case Submissions should be sent to

rusheyfieldsparkhouse@leicester.gov.uk before the closing date of **Monday 30th September**

2024 at 16:00.

Leicester City Council give notice that:

(i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) all rentals and prices are quoted exclusive of VAT; (iv) measurements are quoted in accordance with the RICS Code of Measuring Practice. (v) Business rates charges may vary depending on individual circumstances.

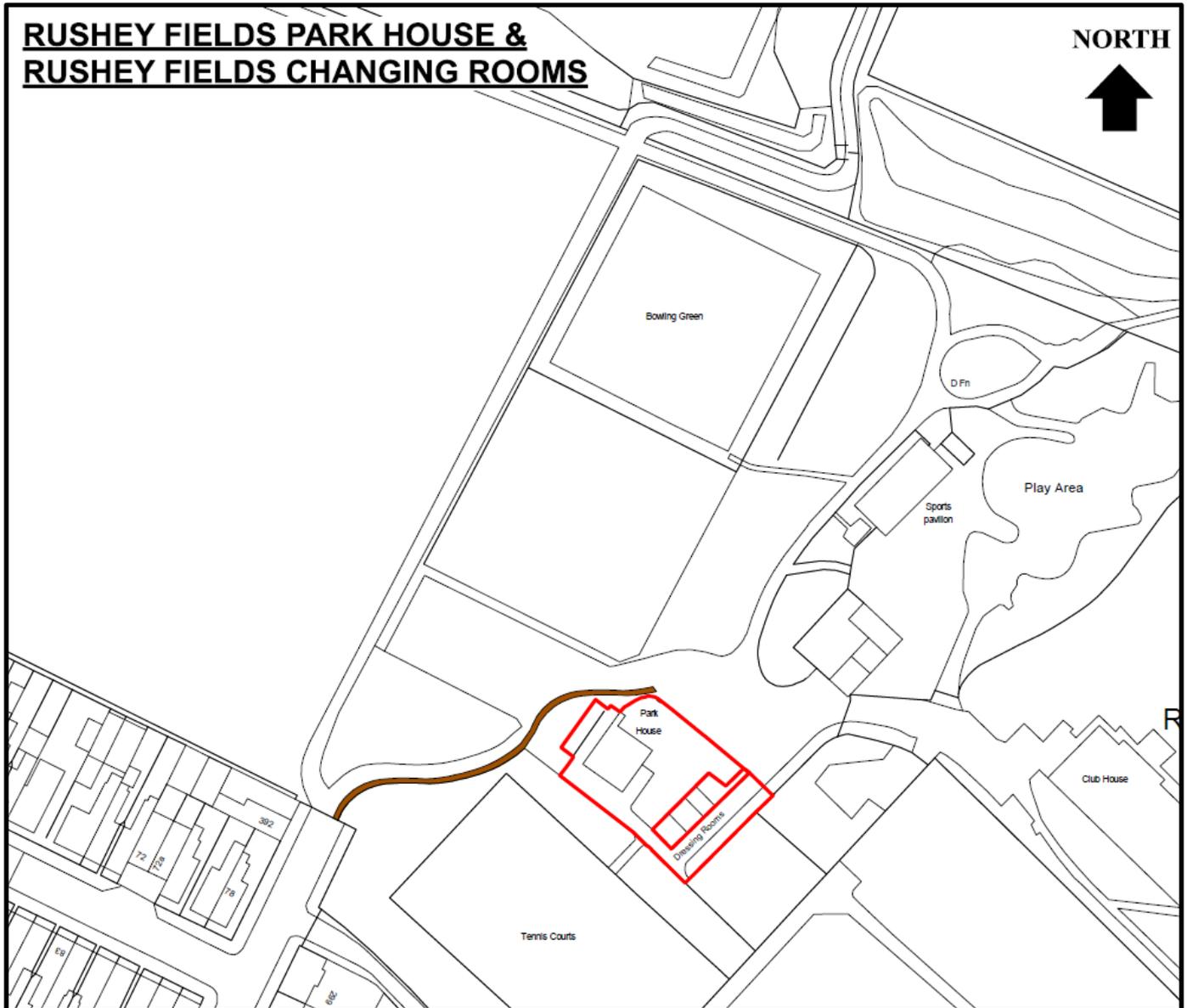
Section 123 of the Local Government 1972

The umbrella under which all local authorities operate in relation to the transfer/disposal of their assets is the Local Government Act 1972. In addition, there is a general fiduciary duty placed on local authorities to act reasonably and in the interest of the taxpayers, and consistent with the effective, economic, and efficient discharge of the authorities' functions. In other words, the Council should not divest itself of a valuable asset at an undervalue unless it is satisfied that circumstances justify such action.

It is Section 123 of the Local Government Act 1972 that requires local authorities to dispose of land for the best price reasonably obtainable, unless either consent is obtained from the Secretary of State to the disposal or the disposal is a short-term one, (less than 7 years). Price can either be a sum of money or something that has a commercial or monetary value that is capable of being assessed. Further, local authorities must be able to evidence that best consideration has been obtained. In some cases, particularly development land, this requires a marketing exercise to be undertaken. Established good practice and a previous public interest report produced by the District Auditor's Office indicates that third party valuations are not adequate evidence of best consideration. The Council therefore needs to ensure an open competitive marketing of property takes place in all but a few circumstances.

6 Ariel Site Plans

6.1 Red Line Plan showing vehicular access to site



6.2 Rushey Fields Park House and Changing Room Ariel View

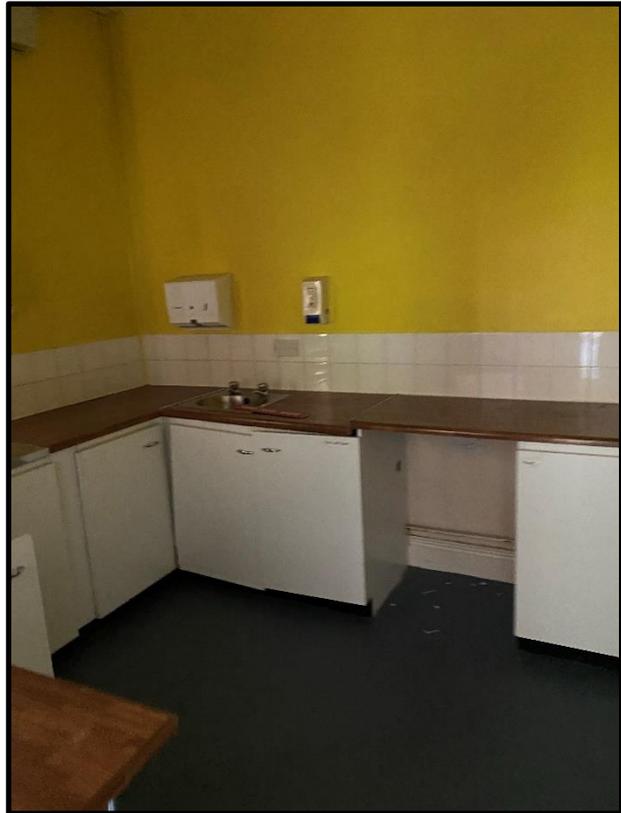


6.3 Rushey Fields Park House and Changing Room Location Plan

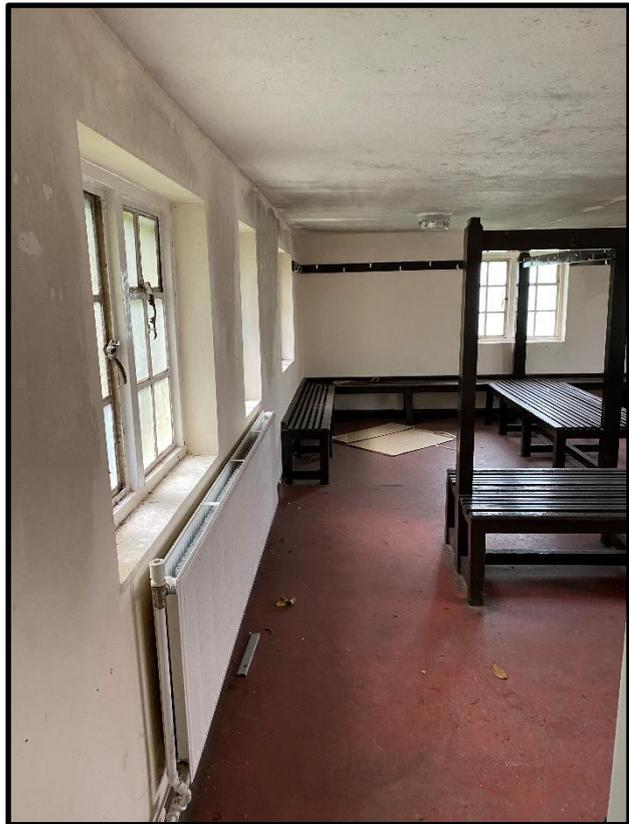
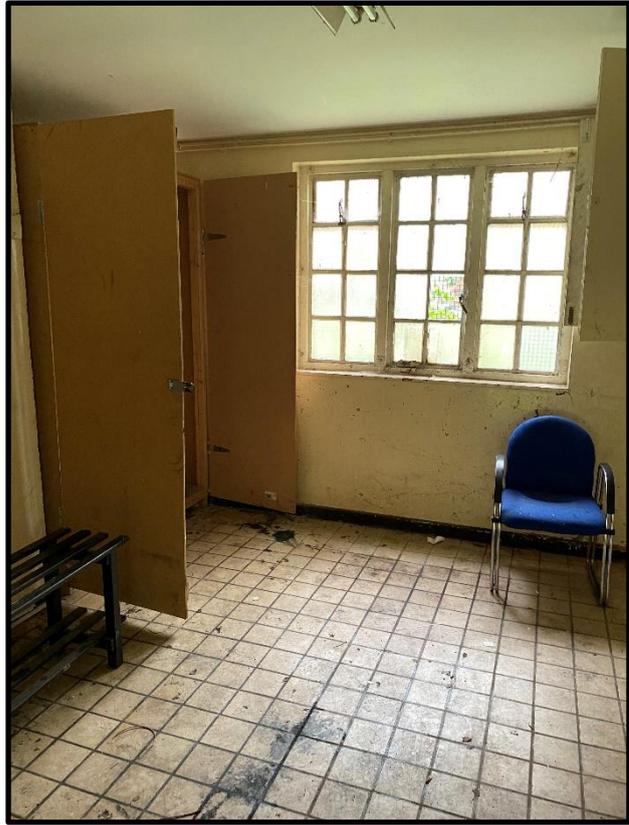


7 Internal Pictures

7.1 Rushey Fields Park House

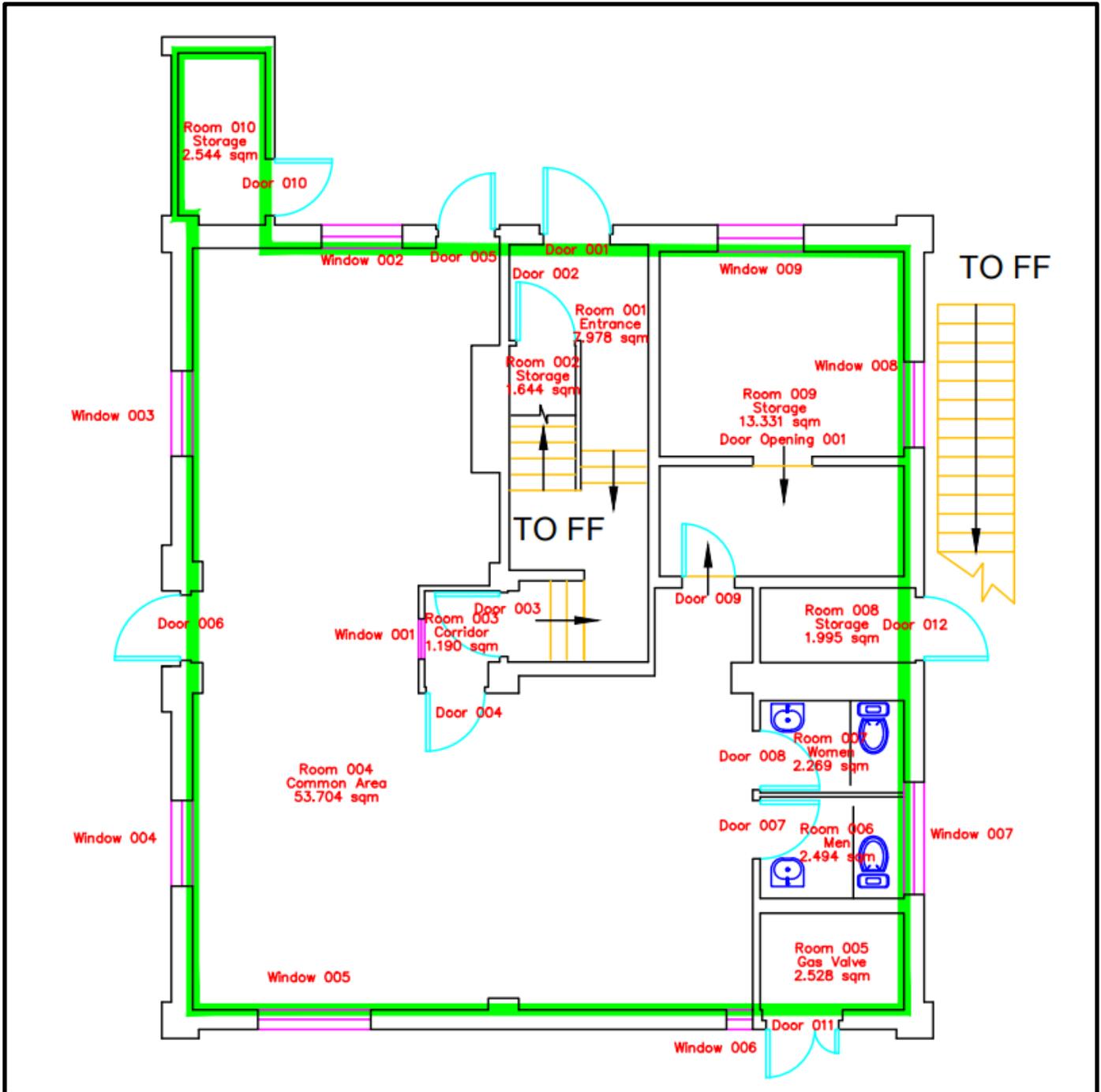


7.2 Rushey Fields Changing Rooms

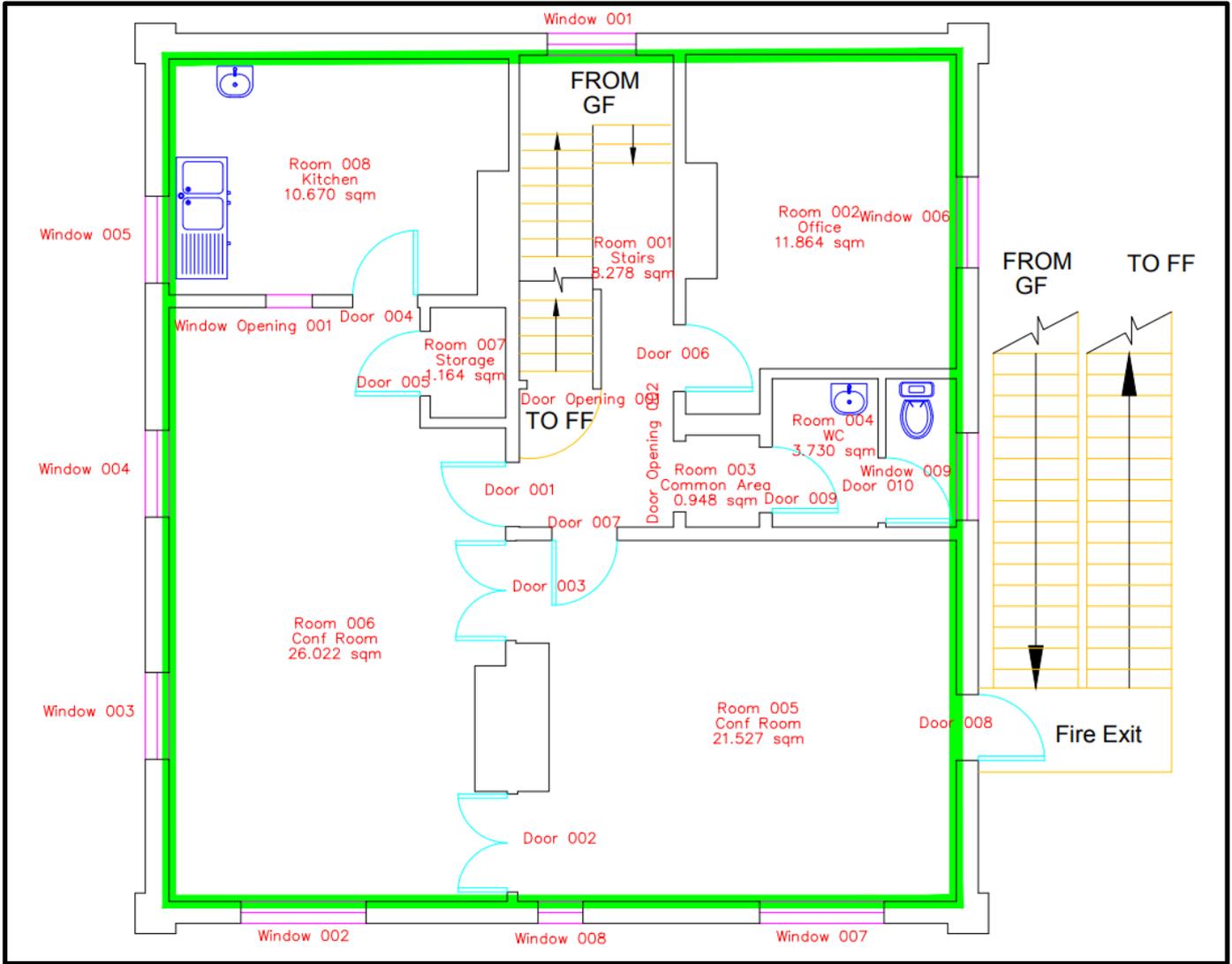


8 Floor Plans

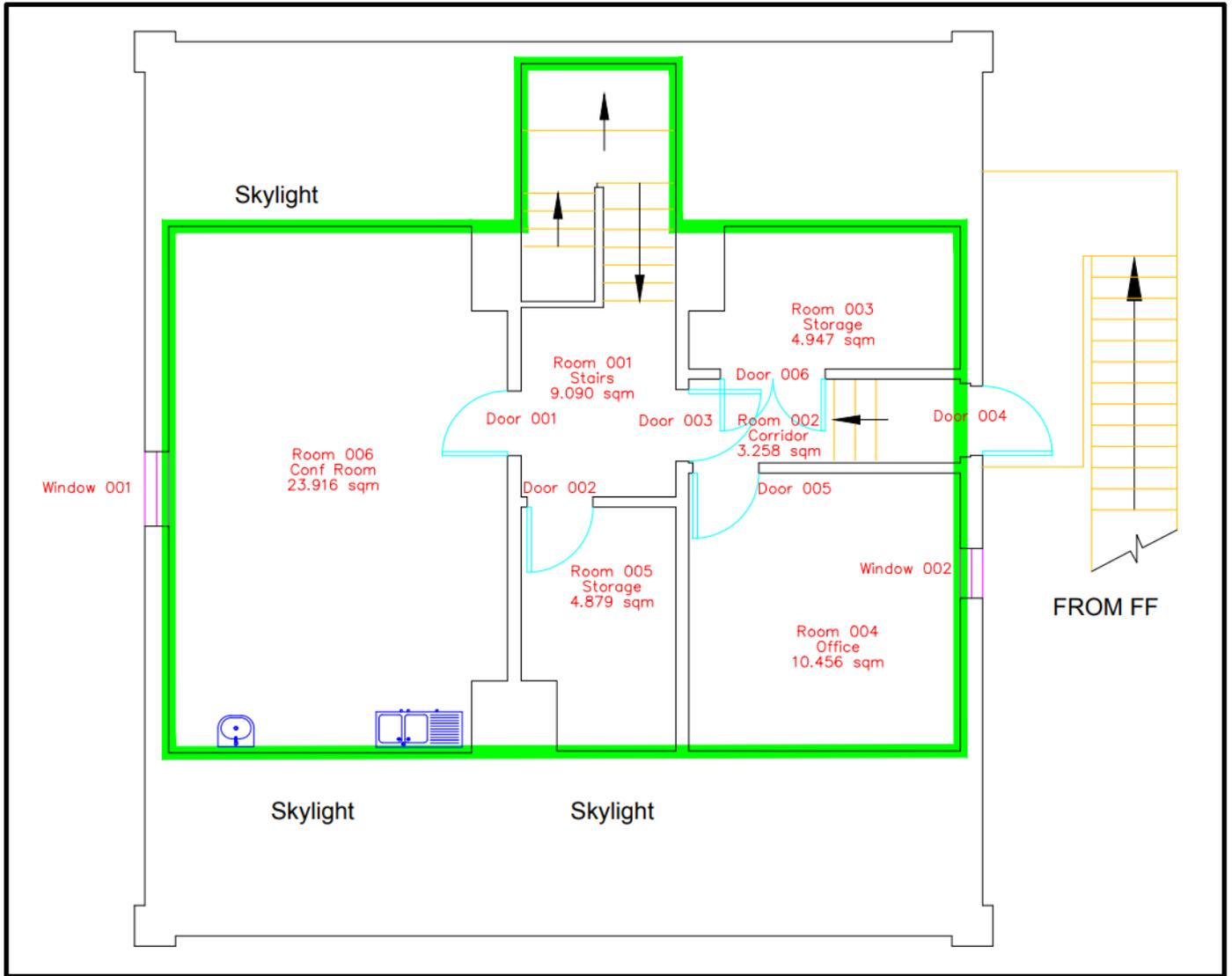
Rushey Fields Park House – Ground Floor Plan



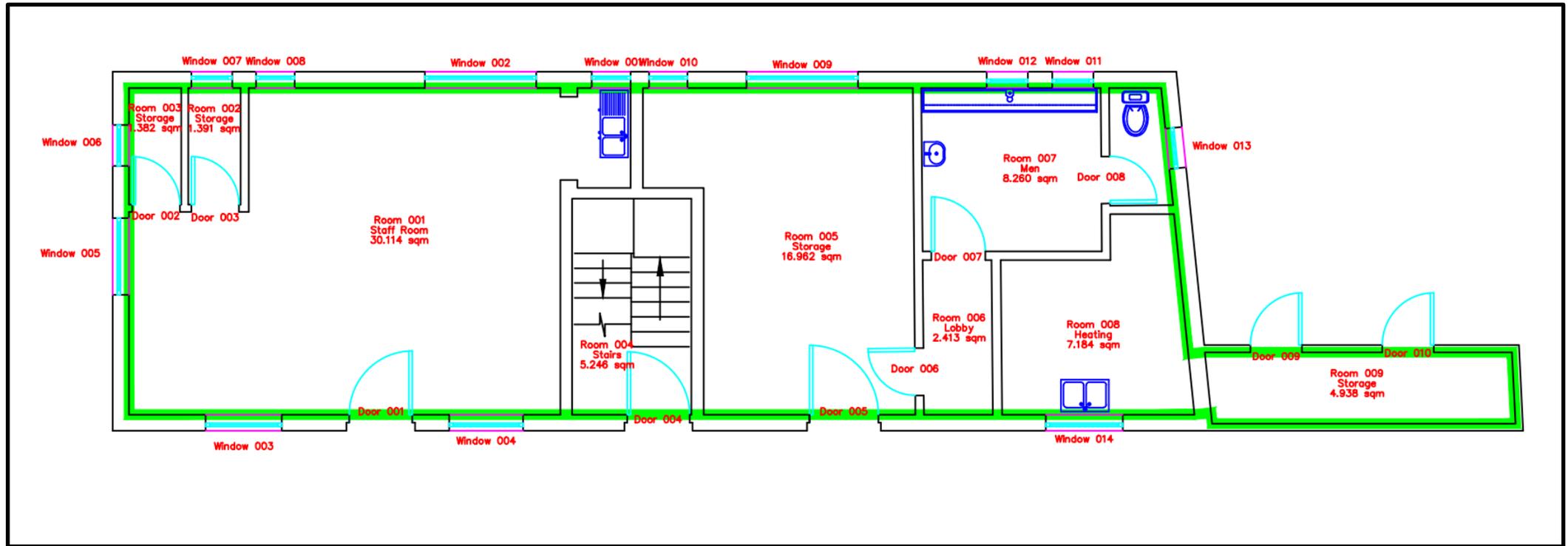
Rushey Fields Park House – First Floor Plan



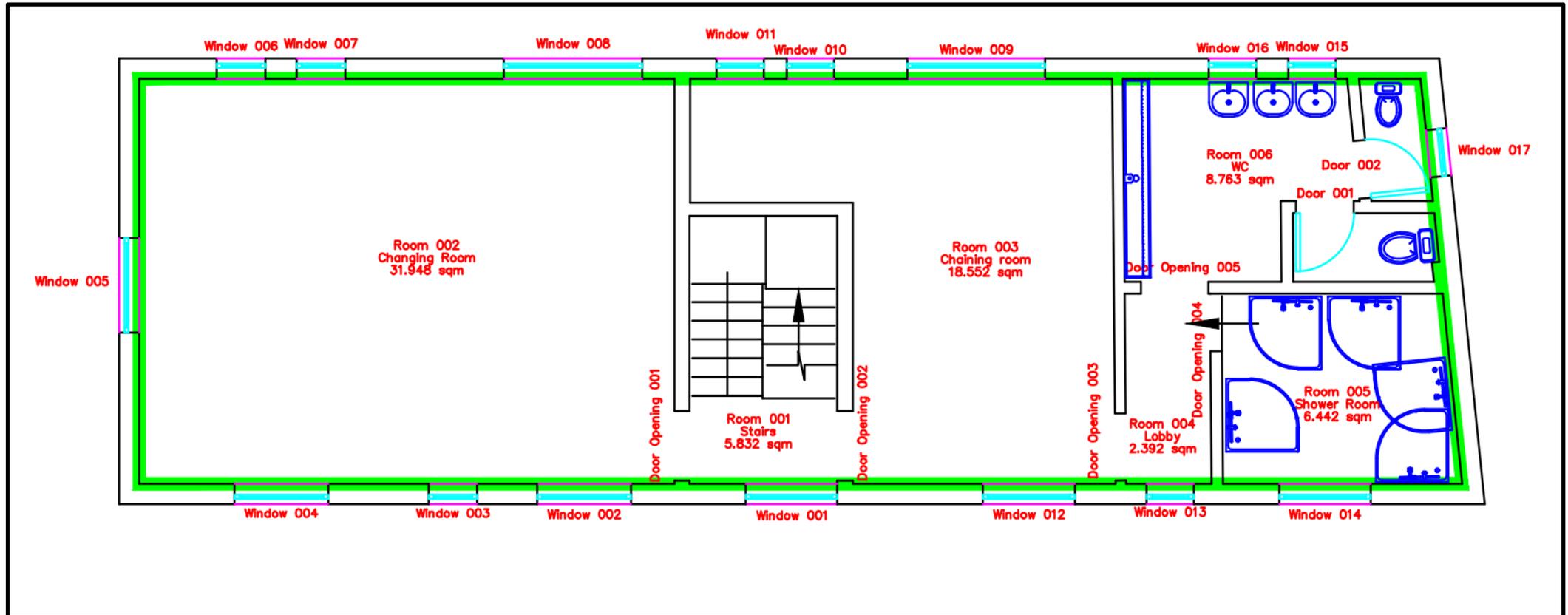
Rushey Fields Park House – Second Floor Plan



Rushey Fields Changing Rooms – Ground Floor Plan



Rushey Fields Changing Rooms – First Floor



9 Rushey Fields Park House and Changing Rooms Condition Survey Data Summary

August 2023 - Property Appraisal Summary - Condition

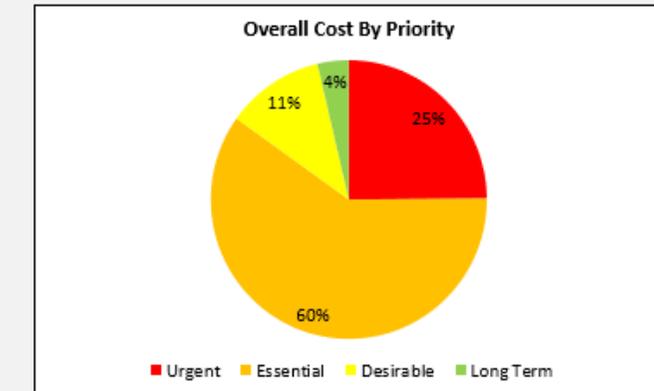
Site Totals

Total Costs (Year 0-10)

£506,277

Note costs are nett and do not allow for preliminaries, contingency, consultants fees etc.

| Condition | Total Costs | Overall Priority | | | |
|-----------|-------------|------------------|-----------|-----------|-----------|
| | | Urgent | Essential | Desirable | Long Term |
| | £506,277 | £125,996 | £303,638 | £58,148 | £18,495 |



9.1 Rushey Fields Park House

| Building | Level | Main Element | Sub - Element | Priority | Current Faults / Defects If below condition B | Remedial Action | Total Cost |
|--------------------------|-------|----------------------------|------------------------|-----------|--|--|------------|
| Rushey Fields Park House | All | Roof | Coverings - Pitched | Urgent | Original slate roof covering is aged and in poor condition. Some broken and slipped tiles noted at the time of survey as well as a small section that has now fallen away from the building. | Full replacement of the original roof covering is recommended. | £43,482 |
| Rushey Fields Park House | All | External Works | Fire Escapes | Urgent | The lower section of the steel fire escape to the rear of the building has significant defects and corrosion. | Replace lower section of external fire escape. | £25,000 |
| Rushey Fields Park House | First | Internal Fabric & Fixtures | Doors & Door Furniture | Essential | All internal doors are aged and due replacement. | Replace. | £17,201 |
| Rushey Fields Park House | All | Communication Systems | Telephone Systems | Essential | Telecommunications appears to be aged and due replacement. | Replace. | £14,421 |

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| Rushey Fields Park House | Ground | Internal Fabric & Fixtures | Doors & Door Furniture | Essential | All internal doors are aged and due replacement. | Replace. | £11,468 |
| Rushey Fields Park House | All | External Fabric | Walls & Finishes | Essential | Some decayed mortar joins along with some blown brick faces noted to all elevations at the time of survey. One or two missing coping stones as well as some decorative masonry work also missing. | Undertake a scheme of external wall repairs. | £10,000 |
| Rushey Fields Park House | Second | Internal Fabric & Fixtures | Doors & Door Furniture | Essential | All internal doors are aged and due replacement. | Replace. | £9,556 |
| Rushey Fields Park House | All | External Fabric | Doors | Essential | 4No External timber doors are aged and remain in situ beyond intended design life. | Replace. | £7,315 |
| Rushey Fields Park House | Ground | Electrical Systems | Wiring Systems - Power | Essential | Electrical systems are aged and due replacement. | Replace power wiring. | £7,308 |

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|--------------------------|--------|----------------------------|---------------------------|-----------|--|--|--------|
| Rushey Fields Park House | Ground | Electrical Systems | Wiring Systems - Lighting | Essential | Electrical systems are aged and due replacement. | Replace lighting wiring. | £5,927 |
| Rushey Fields Park House | All | External Fabric | Timber / UPVC Detailing | Essential | Timber soffit and fascia boards are aged and in poor condition with rot evident in places. | Replace timber soffit and fascia boards. | £5,000 |
| Rushey Fields Park House | All | Hot & Cold Water Systems | Potable CW Tanks | Essential | 1No Cold water storage tank to second floor is aged and not suitable. | Replace for GRP water tank. | £5,000 |
| Rushey Fields Park House | First | Internal Fabric & Fixtures | Floor Coverings | Essential | Floor coverings throughout floor level are aged and due replacement. | Replace. | £4,867 |
| Rushey Fields Park House | Second | Internal Fabric & Fixtures | Floor Coverings | Essential | Floor coverings throughout floor level are aged and due replacement. | Replace. | £4,867 |
| Rushey Fields Park House | First | Electrical Systems | Wiring Systems - Power | Essential | Electrical systems are aged and due replacement. | Replace power wiring. | £4,644 |

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| Rushey Fields Park House | Second | Electrical Systems | Wiring Systems - Power | Essential | Electrical systems are aged and due replacement. | Replace power wiring. | £4,644 |
| Rushey Fields Park House | Ground | Electrical Systems | Switchgear | Essential | 6No isolators under the stairs on the ground floor are aged and due replacement. | Replace. | £4,500 |
| Rushey Fields Park House | Ground | Electrical Systems | Internal Luminaires | Essential | Majority of internal light fittings are aged and due replacement. | Replace. | £3,951 |
| Rushey Fields Park House | First | Electrical Systems | Wiring Systems - Lighting | Essential | Electrical systems are aged and due replacement. | Replace lighting wiring. | £3,766 |
| Rushey Fields Park House | Second | Electrical Systems | Wiring Systems - Lighting | Essential | Electrical systems are aged and due replacement. | Replace lighting wiring. | £3,766 |
| Rushey Fields Park House | Ground | Internal Fabric & Fixtures | Walls & Finishes | Essential | Internal wall finishes are damaged in places with some areas of moisture penetration. | Hack out defective areas and make good. | £3,500 |

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| Rushey Fields Park House | All | External Fabric | Windows | Essential | Upvc frames are generally in good condition, however, some glazed panes were noted to be damaged through local vandalism and therefore require replacement. | Replace broken panes. | £3,000 |
| Rushey Fields Park House | All | Energy Centre Systems | Calorifiers/Heat Exchangers | Urgent | 1No original immersion heater remain in situ beyond intended design life and is due for replacement. | Replace. | £3,000 |
| Rushey Fields Park House | Ground | Heating Systems | Pipework | Essential | Heating distribution pipework is aged and due replacement. | Replace. | £2,883 |
| Rushey Fields Park House | Ground | Alarms & Detection Systems | Fire Alarm System | Urgent | Fire alarm system appears to be aged and due replacement. | Replace. | £2,571 |
| Rushey Fields Park House | First | Electrical Systems | Internal Luminaires | Essential | Majority of internal light fittings are aged and due replacement. | Replace. | £2,511 |

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| Rushey Fields Park House | Second | Electrical Systems | Internal Luminaires | Essential | Majority of internal light fittings are aged and due replacement. | Replace. | £2,511 |
| Rushey Fields Park House | First | Internal Fabric & Fixtures | Walls & Finishes | Essential | Internal wall finishes are damaged in places with some areas of moisture penetration. | Hack out defective areas and make good. | £2,500 |
| Rushey Fields Park House | Ground | Hot & Cold Water Systems | Internal Drainage | Essential | Aged internal drainage system noted at the time of survey. | Replace. | £2,303 |
| Rushey Fields Park House | All | Roof | Rain Water Goods | Essential | Wear and tear evident to original rainwater goods. Damaged and leaking in places. | Replace. | £2,000 |
| Rushey Fields Park House | All | External Works | Drainage | Essential | Waste drainage and sewer connections are original and unable to be surveyed as part of visual inspection. | Recommend a CCTV survey is undertake of the drainage system. | £2,000 |
| Rushey Fields Park House | All | Electrical Systems | External Luminaires | Essential | External lighting system appears to be aged and due replacement. | Replace. | £2,000 |

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| Rushey Fields Park House | Ground | Electrical Systems | Distribution Boards | Essential | 2No Distribution boards are aged and due replacement. | Replace. | £2,000 |
| Rushey Fields Park House | Ground | Hot & Cold Water Systems | Distribution | Essential | Hot and cold water distribution is aged and due replacement. | Replace. | £1,967 |
| Rushey Fields Park House | Ground | Heating Systems | Heat Emitters | Essential | Heat emitters are aged and due replacement. | Replace. | £1,922 |
| Rushey Fields Park House | First | Heating Systems | Pipework | Essential | Heating distribution pipework is aged and due replacement. | Replace. | £1,832 |
| Rushey Fields Park House | Second | Heating Systems | Pipework | Essential | Heating distribution pipework is aged and due replacement. | Replace. | £1,832 |
| Rushey Fields Park House | First | Alarms & Detection Systems | Fire Alarm System | Urgent | Fire alarm system appears to be aged and due replacement. | Replace. | £1,634 |

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| Rushey Fields Park House | Second | Alarms & Detection Systems | Fire Alarm System | Urgent | Fire alarm system appears to be aged and due replacement. | Replace. | £1,634 |
| Rushey Fields Park House | Ground | Alarms & Detection Systems | Security Systems | Essential | Intruder alarm system appears to be aged and due replacement. | Replace. | £1,584 |
| Rushey Fields Park House | All | Roof | Roof Lights | Urgent | 1No original timber framed Georgian wired roof light is aged with moisture ingress evident. | Replace. | £1,500 |
| Rushey Fields Park House | Ground | Internal Fabric & Fixtures | Ceilings | Essential | Some minor damage and wear evident to ceiling finishes. | Repair as required. | £1,500 |
| Rushey Fields Park House | First | Heating Systems | Heat Emitters | Essential | Heat emitters are aged and due replacement. | Replace. | £1,221 |
| Rushey Fields Park House | Second | Heating Systems | Heat Emitters | Essential | Heat emitters are aged and due replacement. | Replace. | £1,221 |

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| Rushey Fields Park House | First | Hot & Cold Water Systems | Internal Drainage | Essential | Aged internal drainage system noted at the time of survey. | Replace. | £1,024 |
| Rushey Fields Park House | First | Alarms & Detection Systems | Security Systems | Essential | Intruder alarm system appears to be aged and due replacement. | Replace. | £1,007 |
| Rushey Fields Park House | First | Internal Fabric & Fixtures | Ceilings | Essential | Some minor damage and wear evident to ceiling finishes. | Repair as required. | £1,000 |
| Rushey Fields Park House | First | Electrical Systems | Distribution Boards | Essential | 1No Distribution board is aged and due replacement. | Replace. | £1,000 |
| Rushey Fields Park House | Ground | Internal Fabric & Fixtures | Floor Coverings | Essential | Vinyl flooring to ground floor entrance and stairs is aged and due for replacement. | Replace vinyl flooring. | £931 |
| Rushey Fields Park House | First | Hot & Cold Water Systems | Distribution | Essential | Hot and cold water distribution is aged and due replacement. | Replace. | £874 |

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| Rushey Fields Park House | Second | Internal Fabric & Fixtures | Walls & Finishes | Essential | Internal wall finishes are damaged in places. | Hack out defective areas and make good. | £800 |
| Rushey Fields Park House | Second | Hot & Cold Water Systems | Internal Drainage | Essential | Aged internal drainage system noted at the time of survey. | Replace. | £512 |
| Rushey Fields Park House | All | Heating Systems | Pumps | Essential | 1No heating circulation pump appears to be aged and due replacement. | Replace. | £500 |
| Rushey Fields Park House | All | Hot & Cold Water Systems | Pumps | Essential | 1No Hot water pump is aged and due replacement. | Replace. | £500 |
| Rushey Fields Park House | Ground | Internal Fabric & Fixtures | Floor Coverings | Essential | Tiled floor covering to the majority of the ground floor is in reasonable condition. | Clean tiled floor surfaces. | £500 |
| Rushey Fields Park House | Second | Internal Fabric & Fixtures | Ceilings | Essential | Some minor damage and wear evident to ceiling finishes. | Repair as required. | £500 |

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| Rushey Fields Park House | Second | Hot & Cold Water Systems | Distribution | Essential | Hot and cold water distribution is aged and due replacement. | Replace. | £437 |
| Rushey Fields Park House | Second | Hot & Cold Water Systems | Local Water Heaters | Essential | 1No point of use water heater to room 006 is aged and due replacement. | Replace. | £350 |

9.2 Rushey Fields Changing Rooms Condition Survey Data

| Building | Level | Main Element | Sub - Element | Priority | Current Faults / Defects If below condition B | Remedial Action | Total Cost |
|------------------------------|-------|----------------------------|------------------------|-----------|--|--|------------|
| Rushey Fields Changing Rooms | All | Roof | Coverings - Pitched | Urgent | Original slate roof covering is aged and in poor condition. Some broken and slipped tiles noted at the time of survey. | Full replacement of the original roof covering is recommended. | £27,176 |
| Rushey Fields Changing Rooms | All | External Fabric | Windows | Essential | Original metal crittal windows are aged and due replacement. | Replace. | £20,736 |
| Rushey Fields Changing Rooms | All | Energy Centre Systems | Boiler Plant | Urgent | 1No floor standing gas fired commercial boiler appears to be aged and remains in situ beyond intended design life. | Replace. | £15,000 |
| Rushey Fields Changing Rooms | First | Internal Fabric & Fixtures | Doors & Door Furniture | Essential | All internal doors are missing. | Replace. | £11,468 |
| Rushey Fields Changing Rooms | All | External Fabric | Doors | Essential | 6No External timber doors are aged and remain in situ beyond intended design life. | Replace. | £10,973 |

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| Rushey Fields Changing Rooms | Ground | Internal Fabric & Fixtures | Doors & Door Furniture | Essential | All internal doors are aged and due replacement. | Replace. | £9,556 |
| Rushey Fields Changing Rooms | Ground | Electrical Systems | Wiring Systems - Power | Essential | Electrical systems are aged and due replacement. | Replace power wiring. | £6,319 |
| Rushey Fields Changing Rooms | First | Internal Fabric & Fixtures | Floor Coverings | Essential | Floor coverings throughout floor level are aged and due replacement. | Replace. | £6,143 |
| Rushey Fields Changing Rooms | First | Electrical Systems | Wiring Systems - Power | Essential | Electrical systems are aged and due replacement. | Replace power wiring. | £5,862 |
| Rushey Fields Changing Rooms | Ground | Electrical Systems | Wiring Systems - Lighting | Essential | Electrical systems are aged and due replacement. | Replace lighting wiring. | £5,124 |
| Rushey Fields Changing Rooms | All | External Fabric | Walls & Finishes | Essential | Some decayed mortar joins along with some blown brick faces noted to all elevations at the time of survey. One or | Undertake a scheme of external wall repairs. | £5,000 |

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| | | | | | two missing coping stones as well as some decorative masonry work also missing. | | |
| Rushey Fields Changing Rooms | All | Energy Centre Systems | Flues | Urgent | Original boiler flue rising up the chimney is aged and in need of replacement. | Replace. | £5,000 |
| Rushey Fields Changing Rooms | First | Electrical Systems | Wiring Systems - Lighting | Essential | Electrical systems are aged and due replacement. | Replace lighting wiring. | £4,754 |
| Rushey Fields Changing Rooms | Ground | Electrical Systems | Internal Luminaires | Essential | Majority of internal light fittings are aged and due replacement. | Replace. | £3,416 |
| Rushey Fields Changing Rooms | First | Electrical Systems | Internal Luminaires | Essential | Majority of internal light fittings are aged and due replacement. | Replace. | £3,169 |
| Rushey Fields Changing Rooms | All | External Fabric | Timber / UPVC Detailing | Essential | Timber soffit and fascia boards are aged and in poor condition with rot evident in places. | Replace timber soffit and fascia boards. | £2,500 |

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|---|---------------|---|---------------------------------|-----------|---|---|---------------|
| Rushey Fields Changing Rooms | Ground | Heating Systems | Pipework | Essential | Heating distribution pipework is aged and due replacement. | Replace. | £2,492 |
| Rushey Fields Changing Rooms | First | Heating Systems | Pipework | Essential | Heating distribution pipework is aged and due replacement. | Replace. | £2,312 |
| Rushey Fields Changing Rooms | Ground | Hot & Cold Water Systems | Internal Drainage | Essential | Aged internal drainage system noted at the time of survey. | Replace. | £2,303 |
| Rushey Fields Changing Rooms | First | Hot & Cold Water Systems | Internal Drainage | Essential | Aged internal drainage system noted at the time of survey. | Replace. | £2,303 |
| Rushey Fields Changing Rooms | Ground | Internal Fabric & Fixtures | Walls & Finishes | Essential | Internal wall finishes are damaged in places with some areas of moisture penetration. | Hack out defective areas and make good. | £2,200 |
| Rushey Fields Changing Rooms | First | Internal Fabric & Fixtures | Walls & Finishes | Essential | Internal wall finishes are damaged in places with some areas of moisture penetration. | Hack out defective areas and make good. | £2,200 |

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|------------------------------|--------|--------------------------|------------------|-----------|---|--|--------|
| Rushey Fields Changing Rooms | Ground | Hot & Cold Water Systems | Distribution | Essential | Hot and cold water distribution is aged and due replacement. | Replace. | £1,967 |
| Rushey Fields Changing Rooms | First | Hot & Cold Water Systems | Distribution | Essential | Hot and cold water distribution is aged and due replacement. | Replace. | £1,967 |
| Rushey Fields Changing Rooms | Ground | Heating Systems | Heat Emitters | Essential | Heat emitters are aged and due replacement. | Replace. | £1,662 |
| Rushey Fields Changing Rooms | First | Heating Systems | Heat Emitters | Essential | Heat emitters are aged and due replacement. | Replace. | £1,542 |
| Rushey Fields Changing Rooms | All | Roof | Rain Water Goods | Essential | Wear and tear evident to original rainwater goods. Damaged and leaking in places. | Replace. | £1,500 |
| Rushey Fields Changing Rooms | All | External Works | Drainage | Essential | Waste drainage and sewer connections are original and unable to be surveyed as part of visual inspection. | Recommend a CCTV survey is undertake of the drainage system. | £1,500 |

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| Rushey Fields Changing Rooms | Ground | Internal Fabric & Fixtures | Ceilings | Essential | Some minor damage and wear evident to ceiling finishes. | Repair as required. | £1,500 |
| Rushey Fields Changing Rooms | First | Internal Fabric & Fixtures | Ceilings | Essential | Some minor damage and wear evident to ceiling finishes. | Repair as required. | £1,500 |
| Rushey Fields Changing Rooms | All | Electrical Systems | External Luminaires | Essential | External lighting system appears to be aged and due replacement. | Replace. | £1,000 |
| Rushey Fields Changing Rooms | Ground | Electrical Systems | Switchgear | Essential | 3No isolators to ground floor electrical cupboard for tennis court lighting are aged and due replacement. | Replace. | £750 |
| Rushey Fields Changing Rooms | All | Heating Systems | Pumps | Essential | 1No heating circulation pump appears to be aged and approaching end of design life. | Lifecycle replacement will be required. | £500 |
| Rushey Fields Changing Rooms | All | Hot & Cold Water Systems | Pumps | Essential | 1No Hot water pump is aged and approaching end of design life. | Lifecycle replacement will be required. | £500 |

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| Rushey Fields Changing Rooms | Ground | Internal Fabric & Fixtures | Floor Coverings | Essential | Tiled floor covering to the majority of the ground floor is in reasonable condition. | Clean tiled floor surfaces. | £500 |
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