

Health and Wellbeing Services in Teignmouth

Teignmouth Hospital Six-Facet Survey – Important Notes

3 May 2019

Background and factors influencing change in Teignmouth

In October 2018 the NHS published a briefing on the Reconfiguration of Health and Wellbeing Services in Teignmouth. Part of this briefing outlined the factors that were influencing our thinking and the many reasons why change is needed in Teignmouth – these include:

- The **model of care** (the way care is delivered) which sees GPs, community health and social care teams and the voluntary sector working together to provide for the majority of people's health and wellbeing needs in the locality in which they live. There are four key elements – locality clinical hubs, including community hospital beds and minor injuries units; local health and wellbeing centres; health and wellbeing teams; and intermediate care provision.
- **Securing the future of GP services** in Teignmouth – All three GP practices are suffering from cramped space and deteriorating buildings. Access, especially disability access, is an issue, while there is limited space for training, which in turn has led to recruitment and retention problems. **GPs would like to co-locate in a new building.** The recent engagement showed people supported co-location and wanted their GP practice to be on a flat site, in the centre of town, easily accessible by public transport.
- **Bringing the health and wellbeing team, the voluntary sector and community clinics together under one roof.** Co-locating community services with GPs would enhance multi-agency partnerships. Other services, such as housing and mental health, could be accommodated on a drop-in basis. The recent engagement showed public support for co-locating services with GP practices.
- Basing **specialist outpatients and theatre services** (clinics used once or twice a year by people living across a wide area) in a specialist centre meaning they would be supported by experienced, skilled medical staff, joined with medical beds and minor injury unit. Public engagement showed people wanted to keep these in the locality and not move them to Torbay.
- The success of services introduced since the 2014/15 consultation means that the **12 rehabilitation beds** that were due to be implemented at Teignmouth Hospital **are not needed.**
- The hospital **cannot be economically reconfigured** to provide modern facilities required today and in the future. The most recent hospital condition survey shows that the building is nearing the end of its life.
- There is **limited capital funding** available to invest in new build and refurbishment.

Context

- Following the October briefing, a number of people expressed an interest in seeing the condition survey and so it is now being made available to local stakeholders.

- The NHS has not currently made any proposals with regard to changes in Teignmouth – when we do, proposals will be the subject of a full, formal consultation process.
- The six-facet survey, dated 30 November 2018, was carried out by independent surveyors and was commissioned by Torbay and South Devon NHS Foundation Trust (TSDFT)
- A six-facet survey assesses a building in regard to its existing use, condition and compliance with Health Technical Memoranda (HTMs), which are standards giving guidance on the design, installation and operation of specialised building and engineering technology used in the delivery of healthcare. The six-facet survey considers physical condition, functional suitability, use of space, quality, statutory requirements and environmental management.
- The survey does not constitute a business case for any proposal or idea. It is a single document referencing the condition of the hospital.
- The survey report does not consider the feasibility or any additional costs of the changes needed to convert the hospital into a health and wellbeing centre.
- The NHS Long Term Plan and the recent Naylor Review are clear that improvements are needed in the NHS estate and that the NHS needs to focus on providing healthcare in modern, fit-for-purpose buildings rather than continuing to spend money on out-dated buildings when better alternatives are available.

A summary of the survey

- The six-facet survey states that approx £604,400 (inclusive of VAT) would need to be spent to address backlog maintenance and bring the building up to required standards in the short term.
- An additional £960,000 inclusive of VAT would be needed between now and 2022 to address building issues.
- The overall ratings vary significantly depending on the aspect/facet being assessed.
- The physical condition of the building was found to be sound, operationally safe and exhibits only minor deterioration.
- The quality of the building is 'less than acceptable' requiring significant capital investment.
- Fire and Health and Safety Assessment of the building are below the required statutory standard.
- The space is underutilised – this relates to the current empty ward area.
CCG/TSDFT note: While the current space is underutilised, it would not be sufficient to meet the requirements of a modern health and wellbeing centre with primary care.
- The building contains asbestos.
- The environmental impact of the building is high, it is not energy efficient and would require significant investment to bring it to standard.

Note: The report, which was completed in 2018, identified a number of recommendations for improvement. As TSDFT continues to run services from the Teignmouth Hospital building, it has continued to maintain the building to ensure it is safe to occupy and is up-to-date with the key statutory requirements. TSDFT will update its disability access audit later this year to establish if the recommended modifications are still required for the current services operating from the building.

ENDS

Further information:

- NHS Devon CCG, County Hall, Topsham Road, Exeter, Devon, EX2 4QD
- Telephone: 01392 205 205 or 0845 140 5005
- Email: d-ccg.corporateservices@nhs.net



Torbay and South Devon NHS Foundation Trust

Teignmouth Hospital (Main Building)
6-FACET SURVEY

Project No: 204693
Issue Date: Sept 2018

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1.0 CLARIFICATIONS AND EXCLUSIONS

- 1 -This Report has been prepared by Currie and Brown on the instructions of Torbay & South Devon NHS Foundation Trust and no responsibility is accepted to any third party in respect of the whole or any part of its contents.
- 2 -Neither the whole nor any part of this Report, or any reference thereto, may be included in any part of any published document, circular or statement without the prior written approval of Currie and Brown as to the form and the context in which it may appear.
- 3 - This Report was prepared following a visual, non-intrusive inspection of exposed elements and surfaces only and does not therefore include any parts of the property or other areas that were, at the time of inspection, built-in, covered up or otherwise inaccessible.
- 4 -The possible presence of materials commonly held to be deleterious such as asbestos, high alumina cement, calcium chloride or permanent woodwool shuttering has not been investigated and recorded, unless otherwise noted within this report.
- 5 - This Report should not be interpreted as a Schedule of Works or Schedule of Dilapidation and should not be construed as such.
- 6 -The Client is to note that the costs within the following are indicative only. A full measured survey was not undertaken, therefore quantities included are approximate. The costs are based on works being undertaken as stand alone items and are subject to fluctuation on procurement route and tenders.
- 7 -Costs are Net of VAT.
- 8 -The Client is to note that any quantities within the following report are approximate only.
- 9 -All costs are indicative only and are subject to fluctuation on procurement route and tenders
- 10 -This report is not intended to be used for planned preventative maintenance purposes, but merely as a 6 facet survey.
- 11- The access facet is not intended to be used as a full access audit.
- 12 - Costs do not include for professional fees, contractors over heads and profit, preliminaries or access scaffolding unless otherwise stated.
- 13 -We have not allowed to undertake a survey of existing glazing in relation to The Workplace (Health, Safety and Welfare) Regulations 1992. We have not been provided with a copy of an up to date survey or risk assessment. Regulation 14 requires that every window or other transparent or translucent surface in a wall, partition, door or gate should, where necessary for reasons of health or safety, be of a safety material or be protected against breakage of the transparent or translucent material; and be appropriately marked or incorporate features to make it apparent.
- 14 -We are not responsible for updating the Fire Risk Assessment and should the existing FRA be outdated and any works identified to be undertaken as a matter of priority and an updated survey commissioned.
- 15 - Information supplied within 4.1 M&E Physical condition, Comfort Engineering as part of 4.4 Quality and 4.6 Environment has been provided by the clients in house Engineering team.

Access Limitations
The following areas were not surveyed or had limited access:-

Teignmouth Hospital		Report prepared by:	
Surveyor Name		Title/Qualifications	Signature
GR		BSc (Hons) MRICS	
Approved for Issue			
Surveyor Name		Title/Qualifications	Signature
KP		BSc (Hons) MRICS	
Purpose of Issue:			Date of Issue:
			30/09/2018

2.0 EXECUTIVE SUMMARY

Premises Name:	Teignmouth Hospital		Address	Mill Lane, Teignmouth, TQ14 9BQ	
Surveyed by	GR		Dates	July	Year 2018
Year of Construction	1954	approx.	No. of storeys	Three	
Last Refurbished	Unknown		Overall area (m²)	2165	
Overall volume (m³)	6062		Tenure	Freehold	
			Age of Property	64	

Brief Description	Cost	Category	COST FORECAST				
Teignmouth Hospital was originally constructed in 1954 and has received a number of extensions since. The property is in a reasonable condition from a building fabric condition, with the M&E elements on the mechanical side towards the end of their useful life. A number of improvements could be made to the layout internally to improve the reception and waiting areas and better use of the First floor areas could be made to utilise the facility to its full extent.							
Physical Condition	Cost	Category	2018	2019	2020	2021	2022
The Building Fabric both external and internally is generally in a good condition, with cyclical decorations required. The M&E report suggests there are a number of elements which are towards the end of their useful life on the mechanical side which will need to be addressed.	£ 387,770.00	B	£ 88,500.00	£ -	£ 167,280.00	£ 92,030.00	£ 39,960.00
Functional Suitability	Cost	Category					
Refer to Supplementary Attachment. It should be noted our report has 2 separate tabs for both the Day Surgery area and the Outpatients and the overall rating is based on these 2 reports.		B/C					
Space	Cost	Category					
The first floor of the premises are no longer being used for their original purpose and are currently being utilised as meeting rooms. The hospital did not appear to be fully utilised during our visit.		U					
Quality	Cost	Category					
Privacy and dignity issues need to be addressed along with the disconnect between the main reception and waiting area. Ventilation systems require investment.	£ 25,000	C	£ 25,000.00	£ -	£ -	£ -	£ -
Statutory	Cost	Category					
Provisional allowance included for asbestos removals mentioned within the management survey.	£ 28,000	D	£ 28,000.00				
Energy	Cost	Category					
The premises were constructed prior to modern building regulation standards. The property is well insulated in terms of the flat roof areas, having had coverings replaced within the last 5yrs to a number of areas. There are double glazed windows throughout, although some areas towards the end of their useful life. Allowances included for the upgrade of some taps, showers and cisterns to improve energy efficiency.	£ 104,000	D	£ -	£ -	£ -	£ 22,000.00	£ 60,000.00
Property Certification	Cost	Category					
All missing or outdated certifications need to be updated.	£ 1,500		£ 1,500.00				

SUB TOTAL	£ 546,270.00
PRELIMINARIES (20%)	£ 109,254
CONTINGENCY/RISK (10%)	£ 65,552
PROFESSIONAL FEES (11%)	£ 79,318
OVERALL COST	£ 800,395

(NET OF VAT)

£ 143,000.00	£ -	£ 167,280.00	£114,030.00	£ 99,960.00
£ 28,600	£ -	£ 33,456	£ 22,806	£ 19,992
£ 17,160	£ -	£ 20,074	£ 13,684	£ 11,995
£ 20,764	£ -	£ 24,289	£ 16,557	£ 14,514
£ 209,524	£ -	£ 245,099	£ 167,077	£ 146,461
2018	2019	2020	2021	2022

3.0 PREMISES INFORMATION

Section 1General Information

1.1	Name of building	Teignmouth Hospital	
1.2	Address	Mill Lane, Teignmouth, TQ14 9BQ	
1.3	Survey dates	July	2018
1.4	Approximate age of building (years)	64	
1.5	Tenure	Freehold	
1.6	Surveyed by	GR	

Section 2Property/Locality Information

2.1	General Location		
2.2	Type	Detached	
2.3	Occupation	Whole	
2.4	Design	Purpose built	
2.5	Year of construction	1954	
2.6	Last refurbished (year)	Unknown	
2.7	GIA (m²)	2165	
2.8	NIA (m²)		
2.9	Number of Floors	Three	
2.10	Floor to floor height (m) / volume (m³)	2.8	6062

Section 2

Property/Locality Information (continued)

Location

2.11

Name of nearest A&E

2.12

Traffic Congestion?

2.13

Public Highway or Car park

2.14

Parking on Street

2.15

Off Street Parking Numbers

2.16

Nearest Bus Stop

2.17

Primary Bus Route

2.18

Secondary Bus Route

2.19

Nearest Train Station

2.20

Nearest Pharmacy

Development Capacity/Opportunity

2.21

Extension to property without new land

2.22

Site allows for complete new build

2.23

Adjacent land available to extend

2.24

Adjacent land available for a new build

2.25

Improvement from re planning interior

2.26

Listed Building

2.27

Restricted Site (size, location)

Property Certification

2.28

Fire Risk Assessment

2.29

Energy Performance Certificate

2.30

Display Energy Certificate

2.31

DDA Audit

2.32

Asbestos Report

2.33

Legionella Report

2.34

Infection Control Assessment

2.35

Security Audit/Assessment

2.36

Gas Test Certificate

2.37

Fixed Electrical Test

Comments

Comments

Y/N?	Comments	Cost to Survey
		£ -
NO		£ -
YES		£ -
NO		£ -
YES	See Statutory	£ -
		£ -
NO		£ -
NO		£ -
	Certificates are last years dated in March so overdue	£ 1,500.00
YES		£ -
		£ 1,500

4.0 6 Facet Survey

4.1 PHYSICAL CONDITION

Classification Category				Comments	Condition rank	Quantity	Unit	Rate (£'s)	Cost to Repair	Remaining Life (Years)	Cost to Upgrade	COST FORECAST											
A - as new (that is, built within the past 2 yrs) and can be expected to perform adequately over its expected life span												2018	2019	2020	2021	2022							
B - sound, operationally safe and exhibits only minor deterioration																							
C - operational but major repair or replacement will be needed soon, that is, within 3 yrs for building elements and one year for engineering elements																							
D - runs a serious risk of imminent breakdown																							
X - supplementary rating added to C or D to indicate that nothing but a total rebuild or relocation will suffice (that is, improvements are impractical or too expensive to be tenable)																							
1. Building																							
a)	Structure	Roof	Not visible																				
		Frame	Not visible																				
b)	External fabric	Walls and finishes	Masonry walls in a painted render finish	B						50													
		Walls and finishes	Masonry walls in facing brickwork	B						50													
		Walls and finishes	Insulated through render finish to the new extension, in a reasonable condition	B						50													
		Drainage	Did not inspect	N/A						N/A													
		Windows	Upvc double glazed windows to the majority of areas in a reasonable condition	B						15													
		Windows	Aluminium double glazed to the new extension	A																			
		Doors	Aluminium double glazed	B						15													
		Doors	Timber painted, allow for cyclical decorations	B	2	Nr	100.00	£200.00	4						£200.00								
		Doors	Upvc in a reasonable condition	B						15													
		Fascias / soffits	Upvc fascia to main entrance canopy, damaged on edge	C	7	lm	40.00		3	£280.00					£280.00								
		Fittings	Combination of cast iron painted downpipes and gutters, in a reasonable condition, allow for cyclical decorations.	B						6													
		Decorations	Painted render masonry walls, allow for cyclical decorations	B						6													
c)	Roof	Coverings - Pitched	Clay pantile coverings, no evidence of leaks	B						10													
		Coverings - Flat	Single ply roof coverings in a reasonable condition	B						7													
		Coverings - Flat	Felt roof coverings, varying in age from circa 3yrs old to 10yrs old, all in a reasonable condition. There is evidence of a historical leak internally to the First floor area, as a result of previous defective upstand detailing, but appears to have been resolved with the recent covering replacement.	B						7													
d)	GROUND FLOOR - INTERNAL FABRIC	Ceilings	Plaster painted to wards and offices, in a reasonable condition, minor repairs required to plasterwork in one of the wards, allowance for cyclical decorations.	B	762	m2	9.00			5	£6,860.00					£6,860.00							
		Ceilings	Suspended ceiling, with mineral tile and exposed grids generally in good condition.	B						20													
		Walls and finishes	Plaster painted in a reasonable condition, allow for cyclical decorations	B	4370	m2	9.00			4	£39,330.00					£39,330.00							
		Floors	Vinyl sheet, generally in good condition, allowance for minor repairs where vinyl is lifting.	B	1524	m2		£500.00	1		£500.00												
		Doors	Combination of timber painted and timber veneer with SAA ironmongery all generally in good condition, allowance for cyclical decorations to timber painted doors.	B	100	Nr	100.00	£10,000.00	4						£10,000.00								
		Sanitaryware	Vitreous china basins to treatment rooms with lever taps. Pipework is exposed to a large number of areas and should be boxed in to prevent risk of LST. Allowance to box in pipework to these areas.	B	1	Nr		£4,000.00	1		£4,000.00												
		Kitchen	The main kitchen is currently not in use, but in a reasonable condition. Deep clean would be required to bring it back in use.	B																			

e)	FIRST FLOOR - INTERNAL FABRIC	Ceilings	Plaster painted to wards and offices, in a reasonable condition, minor repairs required to plasterwork in one of the wards, allowance for cyclical decorations.	B	298	m2	9.00		5	£2,700.00					£2,700.00
		Ceilings	Suspended ceiling, with mineral tile and exposed grids generally in good condition.	B					20						
		Walls and finishes	Plaster painted in a reasonable condition, allow for cyclical decorations	B	1500	m2	9.00		4	£13,500.00				£13,500.00	
		Floors	Carpet tiles to offices, sheet vinyl to all other areas in good condition	B					7						
		Doors	Combination of timber painted and timber veneer with SAA ironmongery all generally in good condition, allowance for cyclical decorations to timber painted doors.	B	30	Nr			4	£3,000.00				£3,000.00	
		Sanitaryware	Vitreous china basins to treatment rooms with lever taps. Pipework is exposed to a large number of areas and should be boxed in to prevent risk of LST. Allowance to box in pipework to these areas.	B	1	Nr			1	£2,000.00	£2,000.00				
f)	SECOND FLOOR - INTERNAL FABRIC	Ceilings	Plaster painted in a reasonable condition	B	45	m2	9		5	£400.00					£400.00
		Walls and finishes	Plaster painted in a reasonable condition	B	225	m2	9		4	£2,000.00				£2,000.00	
		Floors	Sheet vinyl, in a reasonable condition	B					7						
		Doors	Timber veneer, in good condition, No works	B					10						
g)	External grounds & gardens	Landscaping	The building is surrounded by pathways in both clay tiles and tarmac and concrete pavements. All in a reasonable condition, towards the end of their useful life.	C					7						
		Landscaping	Grounds are tiered, with a number of retaining walls in gabions and masonry with grass areas in between.	B					20						
		Fencing	Dwarf walls to perimeter of the main car park, on one side with armco barrier to the other sides. Galvanised steel handrails to the upper retaining walls. Timber post and rail to the perimeter, with shrubs and trees to the borders, all in a reasonable condition.	B					15						
		Staff Car Parking	Tarmac hard standing surfacing to the main area at the front of the hospital, in a reasonable condition, but towards the end of its useful life. Disabled marking bays are not suitable and need to be remarked to provide a larger footprint. Allowance for relining car parking bays only included.	C	1	Nr		£2,000.00	1		£2,000.00				
Overall/Totals								£16,700.00		£70,070.00	£8,500.00	£0.00	£280.00	£68,030.00	£9,960.00

Classification Category			Comments	Condition rank	Quantity	Unit	Rate	Cost to Repair	Remaining Life (Years)	Cost to Upgrade	COST FORECAST							
A - as new (that is, built within the past 2 yrs) and can be expected to perform adequately over its expected life span																		
B - sound, operationally safe and exhibits only minor deterioration																		
C - operational but major repair or replacement will be needed soon, that is, within 3 yrs for building elements and one year for engineering elements																		
D - runs a serious risk of imminent breakdown																		
X - supplementary rating added to C or D to indicate that nothing but a total rebuild or relocation will suffice (that is, improvements are impractical or too expensive to be tenable)																		
2. Mechanical																		
a)	Heating system	Heater																
		Radiators	Wet system, pipework has been renewed in the last 15 years, allow for replacement of radiators	C						5	£30,000.00					£30,000.00		
		Air conditioning	Theatre ventilation plant is external , allow for replacement of system.	C						1	£70,000.00	£70,000.00						
b)	Ventilation system	Extract Fans	Stand alone fans, require replacing	C						1	£10,000.00	£10,000.00						
c)	Hot and cold water systems	Water Tank	Maintained regularly and cleaned	B														
		Water Heaters	None fitted															
d)	Boilers and calorifiers	Boilers and flues	Boilers replaced in the last 5 years	B														
e)	Fuel storage & distribution	Mains Water	System is old, allow for replacement	C						4	£10,000.00				£10,000.00			
		Gas supply	Relined	B														
Overall/Totals								£0.00		£120,000.00	£80,000.00	£0.00	£0.00	£10,000.00	£30,000.00			

Classification Category	Comments	Condition rank	Quantity	Unit	Rate	Cost to Repair	Remaining Life (Years)	Cost to Upgrade	COST FORECAST				
A - as new (that is, built within the past 2 yrs) and can be expected to perform adequately over its expected life span									2018	2019	2020	2021	2022
B - sound, operationally safe and exhibits only minor deterioration													
C - operational but major repair or replacement will be needed soon, that is, within 3 yrs. for building elements and one year for engineering elements													
D - runs a serious risk of imminent breakdown													
X - supplementary rating added to C or D to indicate that nothing but a total rebuild or relocation will suffice (that is, improvements are impractical or too expensive to be tenable)													

a)	Electrical system	Fittings	Serviceable but at end of life	C					4	£14,000.00				£14,000.00	
		Wiring	Serviceable but at end of life	C					3	£75,000.00			£75,000.00		
		Distribution board	Serviceable but at end of life	C					3	£40,000.00			£40,000.00		
		Lighting	Some areas renewed but some areas serviceable but at end of life	C					3	£32,000.00			£32,000.00		
		Emergency lights	Serviceable but at end of life	C					3	£20,000.00			£20,000.00		
b)	Telecom-communications	Telephones		B											
		Door Access		B											
c)	Alarms and detection systems	Fire alarms		B											
		Attack alarms		B											
Overall/Totals								£0.00		£181,000.00	£0.00	£0.00	£167,000.00	£14,000.00	£0.00

							Cost to Repair		Cost to Upgrade	2018	2019	2020	2021	2022
Building							£ 16,700.00		£ 70,070.00	£ 8,500.00	£ -	£ 280.00	£ 68,030.00	£ 9,960.00
Mechanical							£ -		£ 120,000.00	£ 80,000.00	£ -	£ -	£ 10,000.00	£ 30,000.00
Electrical							£ -		£ 181,000.00	£ -	£ -	£ 167,000.00	£ 14,000.00	£ -
Total:							£ 16,700.00		£ 371,070.00	£ 88,500.00	£ -	£ 167,280.00	£ 92,030.00	£ 39,960.00

Overall Ranking: **B**

4.2 FUNCTIONAL SUITABILITY

OUTPATIENTS

Classification categories:

A – very satisfactory, no change needed
B – satisfactory, minor change needed
C – not satisfactory, major change needed
D – unacceptable in present condition
X – supplementary rating added to C or D to indicate that nothing but a total rebuild or relocation will suffice (that is, improvement are either impractical or too expensive to be tenable)
N/A – criteria not relevant to the use of this building

Teignmouth Community Hospital is located off Mill Lane in Teignmouth. Access to the hospital is via Mill Lane and there is surface car parking available free of charge on the site. The site provides day surgery services and a variety of outpatient clinics for the local community. This assessment of the outpatient department was undertaken through a review of the floor plans and discussions with the nurse in charge.

Internal space relationships	Rank	Comment (if C or D)
a) Are critical dimensions suitable for function?	B	The room sizes are acceptable for consulting and treatment.
b) Observation of dependent patients by staff?	B	There is no observation of the waiting area. Reception is located away from the waiting area and clinical staff are not located in a position to observe the waiting area.
c) Separate sex bed/ cubicle areas and toilet facilities?	B	There are three public WCs in the vicinity, one of which appears to be suitable for wheelchair access. There is one WC within the department not labelled as 'public'. It is therefore assumed that this is for staff use.
d) Security is maintained for both staff and patients?	B	Inability to monitor the waiting area poses a potential security risk. All rooms with controlled drugs or medical records are lockable.
e) Access via vertical/ horizontal communication is good (stairs etc)?	B	There is a lift, although patients no longer have a requirement to utilise the first or second floors. Corridor widths are adequate.
Support facilities	Rank	
a) Adequate toilets and bathrooms for the number of users?	B	Adequate numbers of staff and patient WCs although not sized to modern standards.
b) Adequate storage space?	B	Insufficient storage space within the department. No medical records storage space in the department leading to inefficient use of staff time.
c) Adequate seating and waiting space?	B	Waiting area is insufficient in size for busy days. Space is not effectively planned to receive patients in wheelchairs or on trolleys. No observation of patients in waiting area. There is no access to natural daylight, no windows and the space gets hot.
d) Provision has been made for disabled people?	B	There is one WC which is suitably sized for disabled use and one consult/exam room has a wider door set to allow for access with a wheelchair.
Location	Rank	
a) Distance of key linked facilities not excessive?	A	
b) Relationship to car parking areas is clear and reasonably close?	B	The department is located in close proximity to the car park
c) Access to public transport links are good?	B	The hospital is service by three bus routes providing good access for Teignmouth residents
Assessment of overall effectiveness	OVERALL RANK:	B

Additional functionality comments

Feedback from (Outpatient Nurse) suggests that the department, whilst not ideal and not in line with modern standards, is sufficient for the delivery of outpatient services. The inability to access medical records in a timely fashion due to them being located by the main hospital reception, the lack of storage space and the waiting area being too small, hot and not observed are the main issues.

4.2 FUNCTIONAL SUITABILITY

DAY SURGERY UNIT

Classification categories:

A – very satisfactory, no change needed
B – satisfactory, minor change needed
C – not satisfactory, major change needed
D – unacceptable in present condition
X – supplementary rating added to C or D to indicate that nothing but a total rebuild or relocation will suffice (that is, improvement are either impractical or too expensive to be tenable)
N/A – criteria not relevant to the use of this building

Teignmouth Community Hospital is located off Mill Lane in Teignmouth. Access to the hospital is via Mill Lane and there is surface car parking available free of charge on the site. The site provides day surgery services and a variety of outpatient clinics for the local community. This assessment of the outpatient department was undertaken through a review of the floor plans and discussions with the nurse in charge.

Internal space relationships	Rank	Comment (if C or D)
a) Are critical dimensions suitable for function?	C	Theatre size is not in line with latest recommended size (40m2 vs 55m2). Theatre functional adjacencies with prep, CU, DU and staff change acceptable.
b) Observation of dependent patients by staff?	B	There is a reception / staff base within the recovery area to observe patients.
c) Separate sex bed/ cubicle areas and toilet facilities?	C	There are two enclosed recovery areas.. However if a patient requires the toilet they could potentially cross members of the other sex. Four WCs are located, one of which is of a suitable size for wheelchair/assistance. Day admissions are received in the same area as patients recovering. This is not in line with the latest guidance and introduces the risk of dressed patients awaitign surgery mixing with those in gowns awatiting surgery or those recovering.
d) Security is maintained for both staff and patients?	A	The department is lockwd when not in use. Lockable storage available for patient belongings. Drugs are stored in lockable facilities.
e) Access via vertical/ horizontal communication is good (stairs etc)?	A	
Support facilities	Rank	
a) Adequate toilets and bathrooms for the number of users?	B	There are adequate facilities for patients but in adequate numbers for staff (only 1 WC in the dept)
b) Adequate storage space?	B	Insufficient storage facilities for clean supplies
c) Adequate seating and waiting space?	C	There is no dedicated admission suite which should be provided. Waiting areas are shared with patients in recovery
d) Provision has been made for disabled people?	B	There is one WC for wheelchair users/those requiting assistance in the recovery area although it is not sized in accordance with modern standards
Location	Rank	
a) Distance of key linked facilities not excessive?	A	No signifciant linked departments
b) Relationship to car parking areas is clear and reasonably close?	B	The department is located in close proximity to the car park
c) Access to public transport links are good?	B	The hospital is service by three bus routes providing good access for Teignmouth residents
Assessment of overall effectiveness	OVERALL RANK:	C

Additional functionality comments

The department is generally suitable for its use as a one theatre day surgery unit however major modifications are required to maintain privacy and dignity. The facilities allow for separate clean and dirty supply routes and the staff feel that the size of the theatre is sufficient for their needs and the procedures undertaken although it is not in line with modern sizing recommendations. There is insufficient storage for supplies however this is managed operationally. The department has been rated as catergory C due to potential privacy & dignity breaches due to there being no separate admission suite leading to the potential for dressed patients mixing with patients in gowns awaitingn or recovering from their procedure. The toilet facilities within the admissions/recovery area are used by both waiting and recovering patients.

4.3 SPACE

Classification categories:

E - EMPTY - empty or grossly under-used at all times (excl temp closure)
U – UNDER-USED - generally under-used; utilisation could be significantly increased
F – FULLY USED - a satisfactory level of utilisation
O – OVERCROWDED - overcrowded, overloaded and facilities generally over-stretched

OVERALL ASSESSMENT(using above categories)

U

CURRENT USE

How intensively is it being used?

List below any areas/rooms by department not used to optimum capacity

First floor areas are not being fully utilised where wards are no longer being occupied. We understand these rooms are utilised for meetings. There is considerable available space on this floor to uilise for storage of records etc. or other clinical purposes.

USE OVER TIME

How does usage vary over time (i.e. over a working day or week)?

Site confirmed the use over time was fairly consistent during the week
--

GUIDANCE

How does the available space compare with national guidance?

In line, In excess, Less than?

Consulting Rooms	14.00	
Treatment Rooms	20.00	
Reception	4.00	
Offices	Practice Manager: 12.00; General Office - Workstation: 13.50; Records Store & Office: 12.00	
Record Storage Requirements	2.00m2 per 1000 patients	
Waiting Room Seat Requirements	1 Consulting Room: 7 Seats; 2 Consulting Rooms: 12 Seats; 3+ Consulting Rooms: 5 Seats per Room	
Patient/Staff WCs	General:2.00; Specimen WC: 4.50; Disabled 5.5	
	In line, In excess, Less than?	If less than is it generally acceptable to the use?
Consulting Rooms	In Line	
Treatment Rooms	In Line	
Reception	In line	
Offices	In line	
Record Storage Requirements	Less than	Yes, generally acceptable to the use
Waiting Room Seat Requirements	Less Than	No, not acceptable to the use
Patient/Staff WCs	Less Than	No, not acceptable to the use

OVERALL RANK

U

4.4 QUALITY

Classification categories:

A – A facility of excellent quality – 90%
B – A facility requiring general maintenance investment only – 77%-89%
C – A less than acceptable facility requiring capital investment – 58%-76%
D – A very poor facility – <58%
X – supplementary rating added to C or D to indicate that nothing but a total rebuild or relocation will suffice (that is, improvements are either impractical or too expensive to be tenable) 0

Broad assessment – Scores are to be marked from 0-4;

A-4, B-3, C-2, D-1, CX/DX-0

AMENITY	Rank	COMFORT ENGINEERING	Rank
Does it offer an attractive and pleasing area for patients and staff (for example in terms of privacy, dignity, comfort, working conditions, signposting)?	65%	Does it offer an acceptable environment (for example is it well lit, adequately heated and cooled, noise and odour free)?	67%

DESIGN	Rank
Is the internal/ external environment attractively designed (for example in terms of good colour schemes, well furnished, enhanced by art, plants, landscaping, views etc)?	78%

Detailed Assessment (using the above categories)

Attractive main entrance/ reception area/ departments	3
Privacy and dignity issues are addressed	2
Confidential conversations can be held satisfactorily	2
Toilet facilities are well provided	2
Appropriate storage provision has been made	3
Disabled users are catered for	3
Appropriate facilities are provided for children	3
Seating and waiting areas are sufficient	2
Appropriate safety and security measures are in place	3
Way finding is visible, legible and consistent	3

Artificial lighting enhances overall design	3
Comfort conditions are achieved in heating	3
Comfort conditions are achieved in ventilation	2
Acoustic privacy is achieved	2
Noise levels are acceptable	3
Persistent odours are absent	3

Colour is creatively and therapeutically used for definition and variety	3
Landscaping is attractive	3
Planting is optimised for all seasons	3
Natural daylight is used to optimum effect	3
Appropriate finishes are used for floors, ceilings and walls	3
Furniture co-ordinates well with overall design	3
Art and craftwork is integrated into overall design	3
Interior is reassuring and non-clinical where appropriate	3
Where possible, patients and staff have pleasing views from both inside and out	4
First impressions of entrance/ reception areas are welcoming	3

Costs to upgrade from Category C, D or X

Amenity (function)

Item	Approx.	2018	2019	2020	2021	2022
There is a disconnect with the main reception and waiting areas, with a lack of privacy and dignity issues could be improved. Staff mentioned a lack of toilets for their own use. Allowance for reconfiguration of these areas.	£ 25,000.00	£ 25,000.00				
	£ -					
	£ -					
Sub-total	£ 25,000.00	£ 25,000.00	£ -	£ -	£ -	£ -

Comfort engineering

Item	Approx.	2018	2019	2020	2021	2022
Client's Engineers have confirmed issues with the mechanical ventilation systems. Costs included within the physical condition.	£ -					
	£ -					
	£ -					
Sub-total	£ -	0	0	0	0	0

Design (appearance)

Item	Approx.	2018	2019	2020	2021	2022
	£ -					
	£ -					
	£ -					
Sub-total	£ -	£ -	£ -	£ -	£ -	£ -

Total Estimated Cost:	£ 25,000.00	£ 25,000.00	£ -	£ -	£ -	£ -
Overall Ranking:	C					

4.5 STATUTORY

Key Fire Safety Issues. (Note: This information is to be considered 'broad brush' and is not intended to replace or supersede a formal Fire Risk Assessment, which is the responsibility of the Occupier/Responsible Person as defined by the Regulatory Reform (Fire Safety) Order

Classification categories: A – building complies with all relevant standards and relevant guidance (unlikely to be used except for new or newly upgraded provision) B – building where action will be needed in the current plan period to comply with relevant guidance and statutory requirements C – building with known contravention of one or more standards – which falls short of “B” D – building areas which are dangerously below “B” (for example that have been subject to adverse external inspections) X – supplementary rating added to C or D to indicate that nothing but a total rebuild or relocation will suffice (that is, improvements are either impractical or too expensive to be tenable)

Fire assessment (using above categories)	
	Category
a) Compartmentation	B
b) Fire doors	B
c) Means of escape	B
d) Alarm/ detection systems	
e) Textiles and furniture	B
f) Storage of flammable	B
g) Compliance with Firecode	
Overall Fire assessment	B

TOTAL FIRE AND HEALTH & SAFETY ASSESSMENT:	D
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Health & Safety Assessment	
	Category
a) Electrical services; supply and distribution	C
b) Asbestos	D
c) Control of Legionella	
d) Comments with regard to Health & Safety at Work Act etc	B
e) Food Hygiene	*Unknown
f) Comments with regard to Control of Substance Hazardous to Health (COSHH)	B
g) Comments with regard to DDA	B
h) Pressurised systems	
i) Maintenance and operation of equipment in confined spaces	
j) Surface temperature of heat-emitting devices	C
k) Heating (radiator guards/pipe work exposed)	C
l) Lighting (Cat 1 lighting)	C
Overall Health & Safety assessment	D

General comments	
1) FIRE:	Approx. estimate £
Gas safety tests on all boilers are required. Current certs are over 18 months old and need to be re-tested. Costs included within premises information.	
Fire damper test evidence required, as highlighted in the Fire risk assessment. Provisional allowance for carrying out tests only.	£ 3,500.00
sub-total	£ 3,500
2) H&S:	Approx. estimate £
Asbestos Management Plan recommends the removal of some of the ACM's located across the site. We have allowed a provisional sum of £10,000 to cover these works, although a detailed quotation should be sought for these works.	£ 10,000.00
Electrical test report advises 2 main issues, relating to throughout the premises; there is no earth bar inside the distribution boards, which also contain asbestos. All untraced circuits must have their circuit designations verified.	£ 10,000.00
sub-total	£ 20,000
3) Access:	Approx. estimate £
There was no Disabled Access Audit available for the premises and we would recommend one is carried out. Disabled parking bays need to be enlarged and relined to accommodate disabled users, costs included within physical condition. The main reception counter does not have a lowered section for wheelchair users and needs to be modified to comply. There was no evidence of a mobile or permanent hearing induction loop to the main reception counter.	£ 4,500.00
sub-total	
Total Cost:	£ 28,000.00

4.6 ENVIRONMENT

4.6.1 Energy										
Classification Category	Comments	Condition rank	Cost to Enhance or Upgrade	Remaining Life (Years)	Cost to Replace	COST FORECAST				
A - Towards Zero Carbon										
B - Beyond Part L requirements (efficient)										
C - Part L compliant										
D - Inefficient; enhancement is advised										
E - Major refurbishment is required										
1. General										
HVAC system			£ -		£ -	£ -	£ -	£ -	£ -	£ -
Energy report		D	£ -		£ -	£ -	£ -	£ -	£ -	£ -
2. Fabric Energy efficiency performance										
U-values		D	£ -		£ -	£ -	£ -	£ -	£ -	£ -
Built to 2010 Building regulations	No	E	£ -		£ -	£ -	£ -	£ -	£ -	£ -
Improved insulation/refurbished	No	E	£ -		£ -	£ -	£ -	£ -	£ -	£ -
Glazing	Some areas double glazed	D	£ 60,000.00	5	£ -	£ -	£ -	£ -	£ -	£ 60,000.00
Air tightness test carried out	No		£ -		£ -	£ -	£ -	£ -	£ -	£ -
Automatic door closes	Yes	C	£ -		£ -	£ -	£ -	£ -	£ -	£ -
3. Building Services Energy Efficiency performance										
3.1 HVAC systems	Theatre vent plant is external (cost already included)	D	£ -		£ -	£ -	£ -	£ -	£ -	£ -
Heating generator	Boilers replaced in the last 5 years	B	£ -		£ -	£ -	£ -	£ -	£ -	£ -
Is the building on a heat network	No		£ -		£ -	£ -	£ -	£ -	£ -	£ -
Cooling generator	DX unit for theatre vent plant (cost already included)	D	£ -		£ -	£ -	£ -	£ -	£ -	£ -
Air conditioning - terminal unit	None provided		£ -		£ -	£ -	£ -	£ -	£ -	£ -
Mechanical Ventilation	Stand alone extract fans apart from theatre (cost already	D	£ -		£ -	£ -	£ -	£ -	£ -	£ -
Pumps	Duty and standby on heating and hot water	C	£ -		£ -	£ -	£ -	£ -	£ -	£ -
Controls	Trend	C	£ -		£ -	£ -	£ -	£ -	£ -	£ -
Lighting	Mix of old and newer low energy (cost already included)	D	£ -		£ -	£ -	£ -	£ -	£ -	£ -
Total			£ 60,000.00		£ -	£ -	£ -	£ -	£ -	£ 60,000.00

4.6.2 Water consumption										
Classification Category	Comments	Condition rank	Cost to Repair	Remaining Life (Years)	Cost to Upgrade	COST FORECAST				
A - substantial reduction in water consumption										
B -Market standard water efficient measures installed										
C - Inefficient - enhancement is advised										
D - Inefficient - major refurbishment is required										
X - supplementary rating added to C or D to indicate that nothing but a total rebuild or relocation will suffice (that is, improvements are impractical or too expensive to be tenable)										
1. Water consumption										
Toilets	Mix of old cisterns and dual flush on conventional toilets	C	£ 10,000.00	4	£ 10,000.00	£ -	£ -	£ -	£ 10,000.00	£ -
Urinals	None		£ -		£ -	£ -	£ -	£ -	£ -	£ -
Taps	Hospital taps	C	£ 9,000.00	4	£ 9,000.00	£ -	£ -	£ -	£ 9,000.00	£ -
Showers	Hospital showers	C	£ 3,000.00	4	£ 3,000.00	£ -	£ -	£ -	£ 3,000.00	£ -
Soft landscape	Mostly grass	C	£ -		£ -	£ -	£ -	£ -	£ -	£ -
0										
BMS	Trend system	B	£ -		£ -	£ -	£ -	£ -	£ -	£ -
Water meter	Yes	C	£ -		£ -	£ -	£ -	£ -	£ -	£ -
Leak prevention	None		£ -		£ -	£ -	£ -	£ -	£ -	£ -
Total			£ 22,000.00		£ 22,000.00	£ -	£ -	£ -	£ 22,000.00	£ -
Total rating		D	£ 82,000.00		£ 22,000.00	£ -	£ -	£ -	£ 22,000.00	£ 60,000.00

APPENDIX A - Backlog Maintenance

APPENDIX A - BACKLOG MAINTENANCE SUMMARY SCHEDULE RISK ASSESSMENT

Low to High Works

Property Name	Facet	Required Works	Works Completed	Estimated Cost	Score 1 to 5 Consequence	Score 1 to 5 Likelihood	Risk Score	Risk Rank
Teignmouth Hospital (Main)	Physical Condition	Allow for cyclical decorations of external timber doors	2021	£ 200.00	1	1	1	1
Teignmouth Hospital (Main)	Physical Condition	Upvc fascia to main entrance canopy, damaged on edge	2020	£ 280.00	1	1	1	1
Teignmouth Hospital (Main)	Physical Condition	Plaster painted ceilings to wards and offices, in a reasonable condition, minor repairs required to plasterwork in one of the wards, allowance for cyclical decorations.	2022	£ 9,960.00	1	1	1	1
Teignmouth Hospital (Main)	Physical Condition	Plaster painted in a reasonable condition, allow for cyclical decorations	2021	£ 54,830.00	1	1	1	1
Teignmouth Hospital (Main)	Physical Condition	Vinyl sheet, generally in good condition, allowance for minor repairs where vinyl is lifting.	2018	£ 500.00	3	3	9	9
Teignmouth Hospital (Main)	Physical Condition	Combination of timber painted and timber veneer doors with SAA ironmongery all generally in good condition, allowance for cyclical decorations to timber painted doors.	2021	£ 13,000.00	1	1	1	1
Teignmouth Hospital (Main)	Physical Condition	Vitreous china basins to treatment rooms with lever taps. Pipework is exposed to a large number of areas and should be boxed in to prevent risks associated with LST. Allowance to box in pipework to these areas.	2018	£ 6,000.00	4	3	12	12
Teignmouth Hospital (Main)	Physical Condition	Tarmacadam hard standing surfacing to the main area at the front of the hospital, in a reasonable condition, but towards the end of its useful life. Disabled parking bays are not suitable and need to be remarked to provide a larger footprint. Allowance for relining car parking bays only included.	2018	£ 2,000.00	3	3	9	9
Teignmouth Hospital (Main)	Physical Condition	Wet system, pipework has been renewed within the last 15 years, allow for replacement of radiators.	2022	£ 30,000.00	3	3	9	9
Teignmouth Hospital (Main)	Physical Condition	Theatre ventilation plant is external, allow for replacement of system.	2018	£ 70,000.00	4	3	12	12
Teignmouth Hospital (Main)	Physical Condition	Allow for the replacement of standalone extract fans	2018	£ 10,000.00	3	3	9	9
Teignmouth Hospital (Main)	Physical Condition	Allow for the replacement of the incoming mains water supply, based on age	2021	£ 10,000.00	4	3	12	12
Teignmouth Hospital (Main)	Physical Condition	Allow for the complete replacement of the electrical systems	2020	£ 181,000.00	4	3	12	12
Teignmouth Hospital (Main)	Quality	Allow for the reconfiguration of the reception and waiting areas, as there is currently a disconnect between the two areas, as highlighted within the functional suitability	2018	£ 25,000.00	4	3	12	12
Teignmouth Hospital (Main)	Statutory	Provisional allowance for tests on fire dampers	2018	£ 3,500.00	4	4	16	16
Teignmouth Hospital (Main)	Statutory	Provisional allowance for asbestos removals	2018	£ 10,000.00	4	3	12	12
Teignmouth Hospital (Main)	Statutory	Provisional allowance for rectification of works raised within the electrical report	2018	£ 10,000.00	4	3	12	12
Teignmouth Hospital (Main)	Statutory	Provisional allowance for access improvements as detailed within the statutory facet	2018	£ 4,500.00	4	2	8	8
Teignmouth Hospital (Main)	Environment	Provisional allowance for upgrading areas of double glazing	2022	£ 60,000.00	2	2	4	4
Teignmouth Hospital (Main)	Physical Condition	Provisional allowance for upgrading works in connection with water consumption, including showers, taps and cisterns.	2021	£ 22,000.00	2	2	4	4
				£ 522,770				

Risk Rank		
1	1-6	Low
2	7-10	Moderate
3 or 4	11-15	Significant
5	16-25	High

APPENDIX B - Photographic Schedule

Photo 1:

Photo 2:

Photo 3:

Photo 4:

Photo 5:

Photo 6:

Photo 7:

Photo 8:

Photo 9:

Photo 10:

Photo 11:

Photo 12:

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