

# BHASVIC

## PROPERTY STRATEGY 2016-2019

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## **Draft Property Strategy**

### **THE COLLEGE - BACKGROUND**

Brighton, Hove and Sussex Sixth Form College (BHASVIC) occupies a single site in Hove, within the Unitary Authority of Brighton and Hove. There are four 11-16 comprehensive schools, three 11-18 comprehensive schools, two 11-18 academies, and one Free School which, although currently 11-16, plans to open a sixth form in September 2018. There is also another sixth form college and a college of general further education. There are plans agreed for a new 11-16 school to open in September 2018. BHASVIC currently draws approximately 50% of its 16-18 year old students from outside the unitary authority.

The Unitary Authority was formed in 1997 and has a population of about 273,000. It is a lively cosmopolitan city, which contains some areas of acute social deprivation.

The clear focus for BHASVIC's work, and the basis for its reputation, is in providing courses for full-time 16-19 year olds, predominantly at Level 3. We also meet the needs of the local ethnic minority and refugee communities for ESOL and IT courses. We offer modern foreign language courses on a full-recovery basis.

The College has productive links with a wide range of local and regional organisations. These include working arrangements with the two other colleges and with the schools in Brighton and Hove via the local learning partnership; the Sussex (sixth form) Colleges consortium and FE Sussex (which includes all the colleges of further education in Sussex). Principal among these partnerships is the Brighton and Hove Colleges' Accord.

### **EXISTING SITE AND BUILDINGS**

The College is situated on a triangular site bordered on two sides by the Dyke and the Old Shoreham Roads. The third 'side', to the rear of the College is made up of playing fields, a portion of which is owned by the College, the majority of which are owned by the Local Authority. A Joint User Agreement to which the College, the Local Authority and Cardinal Newman School are partners governs use of the playing fields.

A public footpath maintained by Brighton & Hove City Council bisects the site separating the main campus from the playing fields, and forming a pedestrian link between Dyke Road and Old Shoreham Road.

Since Incorporation, work has been carried out, notwithstanding straitened financial circumstances, to manage the increase in the student population that has more than doubled in that time, to meet Health and Safety requirements and to improve the appearance of the College. The principal achievements have been the creation of a new Sports Centre, the refurbishment and extension of the library that has transformed it into a Library, the addition of ramped access and a lift to the main building and the replacement of large portions of the roof in the main building. In 2010 we created a dedicated Students Services Centre to achieve our aim of co-locating our guidance and welfare provision. In 2011 we completed the refurbishment of College House, to include new roof, new boilers and the replacement of 70 windows, as well as internal redecoration. We have also completely refurbished, and expanded, our toilets, refurbished our science labs and prep rooms, increased provision for bicycles as well as successfully converted a photography wet room into a digital photography facility. A new teaching block, incorporating twelve classrooms, a study support resource area, as well as a large catering facility was completed in 2015 together with associated landscaping and additional bicycle storage.

The premises consist of an older main block attached to a block of teaching accommodation together with a free standing building, which is the former boarding house, called College House, as well as the Copper Building incorporating both teaching and catering accommodation. In addition there is an area of hard standing forming the lower car park as well as a car park at the front of the main building. There are also tennis courts and a pavilion, which is located on the playing fields together with a workshop.

- The main building, constructed between 1911 and 1914, was originally built as a boys' Grammar School. It is constructed on a sloping site and as a consequence the southern part has a lower ground floor together with ground and two upper floors. The main frontage, while imposing, is not listed. This block comprises traditional teaching accommodation and administration areas around three sides of a central hall, following the perimeter of the building, on the lower ground, ground and first floors. The whole of the second floor is used for teaching purposes. Access to these upper floors is via two solid, spiral staircases located in the north-east and south-east corners of the building. There is lift access to all floors. Construction is traditional brickwork elevations to a multi pitched tiled roof, with solid floors. The majority of windows are timber casements with Georgian style metal framed infill and a significant proportion have been replaced in the original style in modern double glazed units. The windows to the stairwells are timber framed porthole style. The internal finishes include a mixture of terrazzo, linoleum or block work floors, plastered and painted walls for the most part with some classrooms having ceramic tiles to dado height. The majority of ceilings are plastered and painted with a vaulted construction to corridors and some second floor rooms. The central hall comprises a woodblock floor, timber panelling to part of the walls, the remainder being plastered and painted with murals to a vaulted ceiling. A large, leaded, stained glass window forms a feature. Ground floor access and various metal walkways, partly covered, link this block to the teaching block at the rear.
- The teaching block at the rear of the main building (the connecting block) was built in the 1930's and currently provides teaching/learning accommodation, a canteen and a refectory. A lower ground floor is accessed only from the southern elevation, with ground and first floor above. The building is quite narrow and access is via two solid staircases located at the east and west end of the building. There are no internal corridors. Construction is traditional brickwork elevations with a pitched tile roof, floors are a mixture of timber and solid and windows are either timber casement with metal frame infill or Upvc sealed units. Internal finishes are plastered and painted walls with various floor coverings including linoleum, carpet and bare timber.
- College House, built in the same period as the main building, was a purpose built boarding house, with master's residence at the rear. This explains the rather unusual distribution, room shapes and sizes and the inherent structural difficulties. The accommodation is arranged on basement, ground and two upper levels, the design of each floor being such that the front part of the building is at a lower level than the rear, resulting in several half floors. The building has a central courtyard to the rear, and the second floor is smaller than the lower floors. Construction is traditional brickwork elevations to multi pitched roofs, windows are Georgian style timber casements with metal frame infill or Upvc sealed units, dormer windows to part of the second floor have felt covered roofs, and floors are mostly solid with some timber.
- The student common room was a small single storey structure triangular in shape, situated to the west of the main campus and attached to the connecting block, but with no direct access from there. It was constructed during the 1970s. Construction is brickwork elevations with some timber fascia boarding to a flat felt roof, large timber framed picture windows form the western elevation. The floors are solid and linoleum covered, walls are plastered and painted to a suspended acoustic tile ceiling. Due to the slope of the site a walkway giving access to the public footpath, playing fields and gym beyond, passes underneath part of the building. This was converted to a Student learning Centre in 2012, with 40 accessible computers for private study.
- The Sports Centre was opened in April 2003 and comprises a sports hall, changing rooms, two classrooms, a dance studio, a student recreation area with canteen facilities and office space.
- The Student Services Centre was opened in September 2010. It is a space of 634m<sup>2</sup> and has seven classrooms, six tutor rooms, eight offices as well as toilet facilities. This has temporary planning permission until August 2015.
- The pavilion, built in 1956 is located on the playing fields to the north boundary and is used as a changing facility on an irregular basis. It comprises a single storey building with brickwork or block work elevations, which have been rendered, to a pitched tiled roof. The building was extensively refurbished in 2001.

- In 2015 a new stand-alone teaching block on what was a car park adjacent to Dyke Road was completed. This is a three storey building of steel frame structure with brickwork elevations. The whole of the ground floor is catering and social space with the top two floors being used for teaching. Access to these floors is either via a lift or two solid staircases at the south and north ends of the building. The ground floor to the west has opening bi-fold doors onto a landscaped Piazza. The internal finishes include a mixture of linoleum or carpeted floors and plastered and painted walls.

The College owns a portion of the playing fields at the rear of the site. Use of the fields by the College and two other schools is governed by a Joint User Agreement to which the Local Authority is also a signatory.

Original “playground” at the rear of the main building, together with a small area at the front of the College provide car parking space. Vehicular access from the Old Shoreham Road is via 2 entrance/exit routes. All entry routes are narrow and allow only one vehicle to pass at a time, with exit being by the same route as entry. In the last few years, work has been carried out to improve separation of vehicles and pedestrians; however, improved access to the main roads is desirable.

The current accommodation is made up of 83 teaching areas, 15 of which are temporary classrooms, with limited planning permission.

Under the Brighton & Hove City Council Local Plan, 2001, the site is designated for educational purposes. The site does not lie within a conservation area and none of the buildings on site are listed. However, the College is entered as a “building of local interest” which also includes the gates to the east of the site.

## **PHYSICAL CONDITION AND THE PLANNED MAINTENANCE PROGRAMME**

The College commissioned a condition survey in February 2010. This was carried out by Overton-Hart, Chartered Building Surveyors, and resulted in a 5 year planned maintenance programme. All work highlighted in that survey has been completed. This has been made possible by the successful bids made for money under the Building College Improvement Fund initiative.

The following factors are taken into account when considering planned maintenance requirements.

- To ensure the health and safety of users of the building.
- To undertake repairs where delay will increase the eventual cost of the repairs.
- To improve the attractiveness of BHASVIC as a place to learn and work.
- All rooms in the College in a poor or medium condition will be redecorated over a four year cycle.
- Work will be packaged as far as possible in an efficient way, for example using scaffolding to attend to all repairs that are accessible from it.

In addition to the planned maintenance programme, a sum of some £70,000 is spent annually on general repairs and maintenance and minor improvements.

The condition of the College Estate is good, with significant monies having been spent over the last four years, primarily due to the successful application to the Building Condition Improvement Fund (BCIF), which means that maintenance, has been kept up to date.

The following gives estimates of required expenditure for the next five years. As can be seen, there are no significant maintenance requirements but a concentration on a rolling programme of internal redecoration and ensuring electrical works are up to date.

The years are as follows:

PLAN YEAR	YEAR
1	2016/17
2	2017/18
3	2018/19

4	2019/20
5	2020/21

A broad basis for this required expenditure is:

Year 1:

Whole college minor repairs	10,000
Internal redecoration	50,000
Mechanical and electrical	20,000
<b>Total</b>	<b>£80,000</b>

Year 2:

Whole college minor repairs	10,000
Internal redecoration	25,000
Mechanical and electrical	35,000
External redecoration	5,000
<b>Total</b>	<b>£85,000</b>

Year 3:

Whole college minor repairs	10,000
Internal redecoration	25,000
Mechanical and electrical	35,000
External redecoration	10,000
<b>Total</b>	<b>£90,000</b>

Year 4:

Whole college minor repairs	10,000
Internal redecoration	25,000
Mechanical and electrical	35,000
External redecoration	10,000
<b>Total</b>	<b>£90,000</b>

Year 5:

Whole college minor repairs	5,000
Internal redecoration	17,000
Mechanical and electrical	35,000
External redecoration	10,000
<b>Total</b>	<b>£90,000</b>

The total planned expenditure over the next five years is £435,000. All costs are inclusive of VAT. The College has decided that maintenance will be carried out in accordance with the list of priorities detailed above.

Details of significant maintenance work carried out at the College over the last five years is attached at Appendix A.

The condition of the College's estate is categorised in accordance with criteria supplied by the funding body as follows:

Building	GIA (m <sup>2</sup> )	Category
Main building	2545	C

Main building – common ways	327	C
Main building – science labs	365	B
Main building - Theatre	117	C
College House	1676	C
Link building – Ground floor	341	B
Link building – first floor	649	C
Sports Centre - Foyer	80	B
Sports Centre - remainder	1340	B
Student Learning Centre	92	B
Modular buildings	416	D
Short life buildings	831	B
Copper Building	2207	A
<b>Totals</b>	<b>10986</b>	

Definitions of each category are shown in Appendix B.

## **RUNNING COSTS**

Overall running costs for 2014/15 were:

	£
Energy	116,000
Services	26,000
Rates	21,000
Planned maintenance	102,000
General repairs / maintenance	58,000
Cleaning	175,000
Caretaking	101,000
Security (alarms and patrols)	36,000
Waste management	17,000
Rental of Portacabins	74,000
<b>Total</b>	<b>£726,000</b>

This equates to an average running cost of £77 per m<sup>2</sup>. At the time of writing, up to date benchmark costs were not available, however previous benchmarking exercises have indicated that we operate very efficiently.

## **DISABLED FACILITIES**

The age of the buildings and the inherent nature of the original design mean that the needs of the disabled are hard to incorporate. The existing strategy is two-fold. Firstly, when refurbishments take place the opportunity is taken to incorporate as far as practical improvements for disabled access and use. Secondly, the College will make adaptations to facilities to meet the specific needs of students who join the College.

From 1 September 2002, part 4 of the Disability Discrimination Act (DDA) 1995 came into force, introducing duties for all involved in the provision and facilitation of education and learning for disabled pupils and students. The guidance given is that under the reasonable adjustments duty, schools and colleges are not required to remove or alter physical features. Physical alterations are covered by the longer term planning duties. However, this does not mean that schools and colleges should do nothing where there is a physical barrier. There is still a positive duty to make reasonable adjustments to ensure that a disabled student is not at a substantial disadvantage.

Support for disabled pupils comes from the planning duties of the Act. This sets out requirements on education providers to draw up accessibility plans to improve access to education at colleges over time. The College commissioned a disability access survey in May 2003 and implemented all of the recommendations in that report with the exception of any relating to College House. This is because the options available to improve access to the curriculum are limited due to the age and design of the building. The main building is now fully accessible due to the construction of a ramped access at the front of the building, and the installation of a lift.

## **DISABILITY ACCESS**

The College commissioned a Disability Access Survey in 2003 from A P Appleby, Chartered Building Surveyor. In relation to College House, which represents 16% of existing accommodation, the consultant reported that "... the building has many disadvantages in relation to providing suitable accommodation to meet current teaching requirements. Additionally the building has undergone structural modifications to strengthen floors, which has further added to the problems of providing level access. Accordingly all recommendations are restricted to achieving basic improvements..."

In addition to this, we had confirmation from our Architects in 2008, Nick Evans Architects, that it is impractical to consider making College House DDA-compliant.

## **SPACE NEED ASSESSMENT**

The College commissioned GVA Grimley, International Property Advisers, in September 2002, to carry out a Space Needs Assessment, and their report concluded that there is less space at the College than broad guidance figures would suggest necessary. This is evidenced by the latest benchmarking data available for 2014-15, where the College has 4.78m<sup>2</sup> per learner against a sixth form college average of 6.59m<sup>2</sup>. This was re-enforced by the Summary of Sussex Area Estates information report that came from the Area Based Review carried out in 2016, which indicated that in Sussex the average space per student was 7m<sup>2</sup>. Although the date of the report seems to be a long time ago it is felt that no further Space Needs Assessment is needed as despite a 20% increase in accommodation with our new Copper Building there has been a significant increase in 16-18 student numbers to 2,550 in 2015 from 1,377 in 2003.

## **OFSTED**

The Ofsted Inspection of the College in October 2012 noted that:

"The quality of accommodation, a key area for improvement at previous inspections, is still an issue. The popularity of the college, leading to increased learner recruitment, means accommodation continues to be cramped. However, staff use space efficiently and topical wall displays create a vibrant learning environment. Although large areas of the college are not accessible to individuals with restricted mobility, staff make changes to timetables to ensure the needs of these individuals are not compromised".

## **COLLEGE CONCERNS**

The College's Self-Assessment Report indicates that the quality of the College's provision is high. This quality in the provision of teaching and learning is despite the condition of some of the accommodation in which it takes place.

Analysis of the practice within departments graded 1 indicates the benefits of strong teams of subject specialists working together and sharing ideas. Such collaborative working is promoted by appropriate accommodation for staff as well as for students. In order to further drive up the quality of the teaching and learning experience we offer students, the following issues must be addressed:

Replace existing mobile accommodation

- Mobile classrooms should be replaced

Curriculum constraints / college concerns

- Larger classrooms are needed, therefore look to relocate some support functions to maximise the use of the buildings
- More space for Student Services to accommodate growing student numbers
- Science laboratories need expansion in order not to constrict the delivery of courses
- Music accommodation must be made fit for purpose
- Performing Arts accommodation should be co-located
- The College should provide a proper theatre space

#### Infrastructure constraints

- All classrooms to be fit for purpose
- Insufficient independent student study space with online access
- Staff working space (both teaching and support staff) needs to expand and be more rationally located
- Insufficient suitable exam space, particularly for students who have specific exam requirements, as well as exams taken outside the main exam period

#### Access problems

- College House is an unsatisfactory building in a number of ways, particularly in regard to its major disability discrimination access problems
- Science laboratories need expansion in order not to constrict the delivery of courses
- Support staff departments to be co-located where required, particularly IT and CIS.

### **ACCOMMODATION IMPLICATIONS OF THE STRATEGIC PLAN**

Our Strategic Plan states that Our Purpose is to transform lives through learning, and Our Vision is to remain the first choice college for students seeking the highest quality sixth form education in Sussex.

The College Property Strategy must serve to implement the Strategic Plan. Within the Strategic Plan the principal driver in terms of accommodation is the commitment to respond to demand for places for 16-18 year olds, and in line with this principle we grew in student numbers in September 2015 and plan to do so from September 2016.

However, it appears to SMT that considerable growth beyond projected numbers for 2016-17 will be challenging. There are plans in place to provide two more science laboratories to be ready from September 2016 in order to meet demand, the reasons for this being:

- Popularity of facilitating subjects
- Student growth
- Government strategy to increase STEM<sup>1</sup> education
- Linear A levels with defined needs for practical assessment

The assumption that demand for places at the College will continue to grow appears secure for the following reasons:

- 17 year trend of increased enrolments
- Increase in quality goes hand in hand with this
- Context of educational quality in which we work
- Popularity of Higher Education continues to increase year on year
- No further anticipated curriculum reform around academic programmes.

The fundamental choice the College faces is whether to grow in numbers beyond 2016-17 at the rate of student demand. The advantages and disadvantages of this are:

#### Advantages:

- It would benefit financial revenue
- It would represent status quo in respect of current market strategy

#### Disadvantages:

- Numbers would be very difficult to plan into the future
- Our current accommodation and even our potential to build would be unequal to student demand
- It might become difficult to attract staff in some curriculum areas
- It would make the College highly dependent on its quality of provision (in order to keep attracting students)

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<sup>1</sup> Science, technology, engineering and maths



- It would make the College highly dependent on outlying areas in which conversion rates (of accepted offers to places taken up) are less certain
- Expanding the timetable would become increasingly difficult beyond the 2015-16 parameters
- We would be more vulnerable to development in other schools and colleges in Sussex (improvement in quality, new sixth form provision).

Based on the above, SMT are of the opinion that further *student* growth would be the preferred option.

## MANAGEMENT OF COLLEGE CONCERNS AND ACCOMMODATION IMPLICATIONS OF STRATEGIC PLAN

There are several responses the College could make to the Strategic Plan commitment to respond to student growth. These appear in the top row of the table below. In the left-hand column are key strategic drivers. The table records the extent to which the responses meet the demands of the strategic drivers.

	Status quo	Limited new building to meet demand	Rent space	Re-site the College	Close the College
Houses 2800 students with some room for expansion	No	Yes	Possibly, but at risk	Improbable	No
Unmitigated response to student demand	No	No	Possibly, but at risk	Improbable	No
Replace existing mobile accommodation	No	No	Unlikely	Yes	Yes
Addresses curriculum constraints / college concerns	No	Some certainly	To a limited extent	Presumably	Yes: by winding up
Addresses infrastructure constraints	No	Some certainly	Mitigates in a limited way	Presumably	Yes: by winding up
Addresses access problems	No	Some possibly	Unlikely	Presumably	No: only for the College
<i>Secures the College financially</i>	<i>No</i>	<i>Yes, providing student numbers were sustainable</i>	<i>Yes, but might make us vulnerable through dependency on the rental agreement</i>	<i>Possibly but hard to imagine</i>	<i>No</i>

The College occupies a single site and all its premises are currently used. There is therefore no scope for the sale of surplus sites or for consolidation of activities. Equally there is no scope for the demolition of underused buildings to save on running or maintenance costs.

The College is reliant on easy access to both Hove and Brighton railway stations. A change of site is therefore precluded unless the College were to change the pattern of students for whom it caters very significantly.

In light of the above our preferred option is for further building on site to meet student demand and failing that, no further growth in student numbers beyond 2016-17.

We would need to commission a further Masterplan based on this Property Strategy.

## RISK ANALYSIS

Theoretically the following risks pertain to the favoured option above:

- Funding revenue and capital funding arrangements could change
- The quality of neighbouring competitor establishments could improve
- The quality of provision at BHASVIC could deteriorate
- Demographic trends might lead to a smaller market
- Curriculum change could lead to other risks identified in this section
- The aspirations of young people at 16+ might shift.

Noting that:

- The Government is just completing a major curriculum reform
- The Government has fixed college funding for the next four years
- The pace at which quality improvement can realistically happen (particularly given the Ofsted inspection)
- What is currently known of regional demographics?
- The continuing popularity of university education.

It seems improbable that any of these risks would be the cause for concern over the projected three year life span of the present strategy.

## FUNDING OPTION EVALUATION

The matrix below attempts to summarise, very simply, the extent to which the Development Options are achievable.

	<b>DO1:</b> Status quo	<b>DO3:</b> Limited new building	<b>DO4:</b> Rent space	<b>DO5:</b> Re-site the College	<b>DO6:</b> Close the College
Fundable by College's own resources?	Yes	Possibly	Yes	Unlikely/undesirable	Not applicable
Fundable by Govt. capital support?	Yes	Probably	Unnecessary	Possibly	Not applicable
Fundable via merger?	Presumably	Unlikely	Unnecessary	Unlikely	Not applicable
Fundable by donation?	No	Unlikely	Unnecessary	Unlikely	Not applicable
Fundable only by a combination of the above?	No	No	Unnecessary	Possibly	Not applicable

## FUNDING LIMITATIONS

It is unlikely that there will be funding available from our funding body in the foreseeable future. It therefore appears that the main source of funding that the College will be able to access will be from the Banks. However, due to the popularity and success of the College and the demonstrable limitation on space, the College might have a case that would be successful to bid for Condition Improvement Funds in the next round due in Autumn 2016.

The College has already significant levels of borrowing so this avenue is limited. It would cost £73,000 p.a to borrow £1m over 20 years at an interest rate of 4%. The latest available cost example we have is the construction of our Copper Building, which cost £5.7m for 2,207 m<sup>2</sup> with BREEAM excellent.

## Appendix A

### Major maintenance works in previous five years College funded

<b>2011</b>	Convert darkroom to classroom	22,000
	Upgrade science prep rooms	15,000
	New water supply to chemistry labs	17,000
	Resurface lower car park and provide segregation	32,000
	New electricity sub main in link building	5,000
		<b>£91,000</b>

<b>2012</b>	Refurbishment of Art Room	14,000
	Perimeter fencing	18,000
	Rewiring of the Link Building	20,000
	Redecoration of 6 classrooms and Sports Hall toilets	22,000
	Door vision panels in 12 classroom doors	8,000
	Replace entrance doors to College House	5,000
	Redecorate and refurbish the Main Hall	19,000
		<b>£106,000</b>
<b>2013</b>	Conversion of classroom 65 to a science lab	166,000
	Redecorate and refurbish the Sports Centre	22,000
	Partial redecoration of the Library and upgrade lighting	26,000
	Redecoration of 4 classrooms	11,000
	Door vision panels in 12 classroom doors	8,000
		<b>£233,000</b>
<b>2014</b>	Refurbish 2 science labs	110,000
	Redecorate entrance foyer and install automatic doors to Sports Centre	14,000
	Complete Library redecoration	7,000
	Redecoration of 7 classrooms	39,000
	Install new fire doors to classrooms	45,000
		<b>£215,000</b>
<b>2015</b>	Refurbish 2 science labs	90,000
	Redecorate and refurbish 15 classrooms, 7 staff workrooms and offices, boys changing rooms and the Dance Studio	113,000
	Recover and remark tennis courts	6,000
	New fire door to the canteen	5,000
	Replace and upgrade lighting to first floor corridor	8,000
	Electrical works	10,000
		<b>£232,000</b>

### **Major maintenance works in previous five years Building College Improvement Fund partially funded**

#### **2012 - £830k**

- Roofing where not done previously
- External repairs/redecoration including rainwater goods, hanging tiles, isolated window replacement
- Replacement main entrance doors/ironmongery
- Replacement side entrance door with vision panel, level landing and ramp
- Internal redecoration as required
- Boiler replacement.
- Renovate student common room as a Student Learning Centre

### **2013 - £1.4m**

- Roofing to main building where not done previously
- External repairs/redecoration to main building including rainwater goods, hanging tiles, isolated window replacement
- Purchase of two modular science labs
- Refurbishment of, and making fit for purpose, three existing science labs.
- Refurbishment of catwalk

### **2014 – £5.7m**

- New Copper Building

### **2015 - £800k**

- Refurbish canteen and refectory in the link building
- Refurbish the Theatre to include lighting, seating, sprung floor, redecoration and creation of a staff area
- Redecoration of internal common ways, to include lighting and flooring
- New staff kitchen
- Upgrade to IT infrastructure

## **Appendix B: Building Condition Categories**

### **Category A (as new)**

Gross Internal Area (GIA)<sup>2</sup> of space typically built within the last 5 years, or may have undergone a major refurbishment within this period.

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<sup>2</sup> Gross Internal Area is the area of the building in square metres, measured to the internal face of the perimeter walls at each floor level.

Building is maintained / serviced to ensure fabric and building services replicate conditions at installation. No structural, building envelope, building services or statutory compliance issues apparent. No impacts upon operation of the building.

**Category B (sound):**

GIA of space is operationally safe and exhibiting only minor deterioration.

Maintenance will have been carried out and only minor deterioration to internal/external finishes. Few structural, building envelope, building services or statutory compliance issues apparent. Likely to have only minor impacts upon the operation of the building.

**Category C (operational)**

GIA of space for which major repair or replacement needed in the short to medium term (within 3-5 years).

Estate requires replacement of building elements or services elements in the short to medium term. Several structural, building envelope, building services or statutory compliance issues apparent, or one particularly significant issue apparent. Often including identified problems with building envelope (e.g. windows, roof), building services (e.g. boilers, chillers). Likely to have major impacts upon the operation of the building, but still allow it to be operable.

**Category D (inoperable)**

GIA of space at serious risk of major failure or breakdown.

Building is inoperable, or likely to become inoperable, due to statutory compliance issues or condition representing a health and safety risk or breach. May be structural, building envelope, or building services problems coupled with compliance issues.