



Feasibility Report

On the Property

Situate and Known As

**Rayner Stephens High School
Yew Tree Lane
Dukinfield
SK16 5BL**



Prepared on behalf of: **AspirePlus Education Trust**

Prepared by: **Roger Hannah
Chartered Surveyors
Century Buildings
14 St Mary's Parsonage
Manchester
M3 2DF
Tel: 0161 817 3399**

Date: **15 January 2021**

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1. INTRODUCTION

In accordance with instructions received from Natalie Harris we hereby submit this Feasibility Report prepared in accordance with our Standard Terms of Engagement and Limitations, a further copy of which is included at Appendix 6.

2. SITUATION

Rayner Stephens High School is located in Dukinfield, Tameside, situated 8 miles east of Manchester city centre. The school has 636 pupils (Ofsted Report March 2020) aged 11-16. The school currently adjoins to Cromwell High School and Yew Tree Primary School is to the West of the site.

3. DESCRIPTION

All design proposals are to RIBA Plan of Work stage 2 – concept design. Please see a copy of all RIBA stages in appendix 1.

We must state that we have not inspected any timber or other parts of the property which were covered, unexposed or inaccessible and cannot report that such are free from rot, beetle, or any other defect.

We further confirm that this report has been prepared in accordance with our standard terms of Engagement, a further copy of which is enclosed.

Please note that the contents of the report are confidential and must not be divulged to any third party other than your own professional advisors without our specific written consent. Any third party relying upon the report or any part thereof does so entirely at their own risk.

Please note that all reference in this report to “left” or “right” is taken looking from the front of the property towards the rear.

4. CLIENT BRIEF

The general purpose of this feasibility as directed by the Academy is described below.

- Science to move to where Maths is currently. Creation of new labs and classrooms fit for purpose for Science back in the main body of the building.
- Science pre-fab to house MFL/Drama and PE theory lessons - a fit for purpose drama space and then just ordinary classrooms with existing toilets remaining.
- Music to move to old oasis – potentially
- Reconfiguration of dining hall/kitchen space – possibly utilising PE office and making smaller kitchen area (house larger numbers both in terms of Rayner and Cromwell).
- If monies/priorities allowed a second food room and a refurb of the current one. (More recently become more of a pressing issue as Cromwell would ideally like the current food room back so we do need to find space ideally anyway for this and 1 more if possible)

5. EXECUTIVE SUMMARY

All of the concept designs and options that follow are to cover all of the Academies eventualities where possible. It is generally accepted that not all options will be viable due to budget constraints, therefore we have offered each option as standalone projects to help in identifying which options are to be taken forward to more detailed design stage that will satisfy the final budget sum.

All concept proposals are designed to comply with the Department of Education's Building Bulletin 103 where possible.

6. EXISTING REVIEW

WC Facilities

As per the Department of Education's Building Bulletin 103 a secondary school (aged 11-16) should aim to have 1 toilet per 20 pupils. Ofsted report March 2020 states that Rayner Stephens has 636 pupils, therefore requiring 32 toilet units.

It is noted that the school has circa 24 toilet units currently in use.

Mechanical & Electrical Services Infrastructure

Natural Gas Service

The site is provided with a 310m³/hr rotary type meter located within the external meter house, adjacent to the main entrance. The gas service is capable of providing circa 3MW of energy and is adequate to support the development. However, due to the current drive for decarbonisation of heat supply capacity, it is considered that natural gas would not be utilised to serve the development, other than process loads, cooking, CDT or laboratory supplies.

Potable Mains Water Supply

A 63mm MDPE water main enters the building within the external gas meter house and is fitted with a main isolation valve. An external meter is provided within a meter chamber located within the roadway. Depending upon the final water use requirement and location of the development, a water supply could be derived locally or from within the mobile class block. Alternatively, a new private supply could be derived from the consumer side of the meter and be routed underground around the perimeter of the school buildings and sports facility to serve the development.

Electrical Supply

The school's electrical supply is derived from a dedicated substation located within the school grounds. The supply serves the main Eaton manufactured section board located within the basement boiler room and is provided with CT metering. The supply maximum demand is noted as 162kVa. The agreed supply capacity should be sought from the electricity supplier.

A new dedicated supply could be derived from the section board within the boiler room and would be provided with metering. The supply cable would be typically clipped directly to the existing building structure or routed underground where passing roadways, trafficked areas or the school yard.

7. OPTIONS APPRAISAL

Science Relocation – Appendix 3

The main objective of the proposed works to be undertaken by the Academy is to relocate the science classrooms/laboratories back into the main school building. Within appendix 3 is a space planning drawing highlighting the science relocation proposals.

Reviewing previous tenders and works undertaken, a reasonable budget figure for supply and installation of the lab furniture would be around £18k per lab and £12k for the Prep Room, this would be based upon the output specification from the DFE (Department of Education). For an improved, more contemporary specification utilising Corian worktops with thermoformed turrets (examples of which can be seen in appendix 5) the costs would be around £25k per lab and £16k for the Prep Room.

Labs Cost @ 90m²

Element	Rate £	Unit	Quantity	Total
Strip out of existing	£850.00	Item	1	£850.00
Floor coverings & screed	£35.00	m2	90	£3,150.00
Decoration	£600.00	Item	1	£600.00
Suspended ceilings	£45.00	m2	90	£4,050.00
Fire door & frame	£850.00	Item	1	£850.00
Lab equipment/furniture	£25,000.00	Item	1	£25,000.00
Mains gas connection	£2,500.00	Item	1	£2,500.00
Piped services	£35.00	m2	90	£3,150.00
Gas detection and interlocks	£1.00	Item	3500	£3,500.00
Heating	£25.00	m2	90	£2,250.00
Ventilation	£75.00	m2	90	£6,750.00
Above ground drainage	£18.00	m2	90	£1,620.00
Lighting	£75.00	m2	90	£6,750.00
Small power	£45.00	m2	90	£4,050.00
Data/comms	£25.00	m2	90	£2,250.00
Mechanical services wiring	£15.00	m2	90	£1,350.00
Fire detection	£4.50	m2	90	£405.00
			Sub-total	£69,075.00

Classroom Cost @ 60m²

Element	Rate £	Unit	Quantity	Total
Strip out of existing	£850.00	Item	1	£850.00
Floor coverings & screed	£35.00	m2	60	£2,100.00
Decoration	£450.00	Item	1	£450.00
Suspended ceilings	£45.00	m2	60	£2,700.00
Fire door & frame	£850.00	Item	1	£850.00
Fixed units	£5,000.00	Item	1	£5,000.00
Lighting	£75.00	m2	60	£4,500.00
Small power	£45.00	m2	60	£2,700.00
Data/comms	£25.00	m2	60	£1,500.00
Fire detection	£4.50	m2	60	£270.00
Sub-total				£20,920.00

Prep Room Cost @ 30m²

Strip out of existing	£350.00	Item	1	£350.00
Floor coverings & screed	£35.00	m2	30	£1,050.00
Decoration	£250.00	Item	1	£250.00
Suspended ceilings	£45.00	m2	30	£1,350.00
Fire door & frame	£850.00	Item	1	£850.00
Fixed units	£12,000.00	Item	1	£12,000.00
Lighting	£75.00	m2	30	£2,250.00
Small power	£45.00	m2	30	£1,350.00
Data/comms	£25.00	m2	30	£750.00
Fire detection	£4.50	m2	30	£135.00
Sub-total				£20,335.00

4nr Laboratory £276,300.00

4nr Classrooms £83,680.00

1nr Prep-Rooms £20,335.00

Sub-total **£380,315.00**

Contingency @10% £38,031.50

Statutory, professional, design fees @15% £57,047.25

TOTAL **£475,393.75**

Additional Second Floor – Appendix 2

With additional teaching space required and space at a premium appendix 2 illustrates the potential to add an additional floor to the east of the courtyard quadrant. The extension would offer new space for the drama department.

Cost @ 550m²

Element	Total
Site mobilisation, hoardings, site setup	£15,000.00
Sub Structure, Foundations	£50,000.00
Superstructure - steel frame	£40,000.00
Superstructure - suspended floor (precast concrete with a screed? Or in situ concrete pour onto metal deck)	£80,000.00
Envelope - cladding	£112,000.00
Windows and doors (glazed screens, curtain, aluminium)	£70,000.00
Roof new - mineral felt full system build up	£100,000.00
Internals - Walls floors and ceilings	£70,000.00
M&E Connection	£20,000.00
Sub-total	£557,000.00
Contingency @10%	£55,700.00
Statutory, professional, design fees @15%	£83,550.00
TOTAL	£696,250.00

Prefabricated Building – Decommission and Removal

The existing prefabricated building that is located in the rear playground area is not fit for purpose and has been condemned due to many years of water ingress and structural failures to the floor areas. The building is not safe for reoccupation. We would expect that it would cost circa 55k to decommission the building and remove it from site.

Design Technology – Appendix 3

The Design Technology block (DT) is generally in poor condition and would benefit from an upgrade to the roof, windows, heating & lighting systems.

As referenced earlier the school would benefit from additional welfare facilities. Please see appendix 3, there is an option to reconfigure the block and add additional welfare facilities to meet current standard.

Element	Rate £	Unit	Quantity	Total
New roof covering	£155.00	Item	1000	£155,000.00
Roof lights	£650.00	Item	26	£16,900.00
Northern lights	£6,500.00	Item	3	£19,500.00
Structural alterations	£8,500.00	Item	1	£8,500.00
WC Facilities	£45,000.00	Item	1	£45,000.00
Flooring	£35.00	m2	1000	£35,000.00
Decoration	£5,400.00	Item	1	£5,400.00
Food Tech fixed furniture	£18,000.00	Item	2	£36,000.00
Piped services	£35.00	m2	500	£17,500.00
Gas detection and interlocks	£1.00	Item	3500	£3,500.00
Heating	£45.00	m2	500	£22,500.00
Ventilation	£55.00	m2	500	£27,500.00
Above ground drainage	£18.00	m2	500	£9,000.00
Lighting	£75.00	m2	500	£37,500.00
Small power	£25.00	m2	500	£12,500.00
Data/comms	£25.00	m2	500	£12,500.00
Mechanical services wiring	£15.00	m2	500	£7,500.00
Fire detection	£4.50	m2	500	£2,250.00
Sub-total				£473,550.00
Contingency @10%				£47,355.00
Statutory, professional, design fees @15%				£71,032.50
TOTAL				£591,937.50

Facilitation Works – Appendix 4

Element	Rate £	Unit	Quantity	Total
Canteen floor	£45.00	m2	467	£21,015.00
Canteen decoration	£2,500.00	Item	1	£2,500.00
Corridor Floor - FF Maths	£35.00	m2	135	£4,725.00
Corridor Floor - FF Science	£35.00	m2	90	£3,150.00
Corridor Floor - DT Block	£35.00	m2	95	£3,325.00
Sub-total				£34,715.00
<u>Maths / Aspire Cost @ 60m²</u>				
Strip out / labour	£450.00	Item	1	£350.00
Floor coverings & screed	£35.00	m2	60	£2,100.00
Decoration	£450.00	Item	1	£450.00
Fire door & frame	£850.00	Item	1	£850.00
Fixed units	£1,000.00	Item	1	£1,000.00
Lighting	£75.00	m2	60	£4,500.00
M&E	£650.00	Item	1	£650.00
Sub-total				£9,900.00
<u>Temp Classrooms</u>				
Hire 6nr Temporary Classrooms	£67,572.00	Item	1	£67,572.00
Cabin delivery	£15,000.00	Item	1	£15,000.00
Temp. site arrangements	£5,000.00	Item	1	£5,000.00
Temp. power installation	£8,500.00	Item	1	£8,500.00
Sub-total				£96,072.00
Facilitations works				£34,715.00
Maths / Aspire - 8nr rooms				£79,200.00
Temp Classrooms				£96,072.00
Sub-total				£209,987.00
Contingency @10%				£20,998.70
Statutory, professional, design fees @15%				£31,498.05
TOTAL				£262,483.75

8. PROGRAMME / DELIVERABILITY

Below is a sample programme of works for the Science Laboratories & New-Build options:

Outline Project Programme – Science Laboratories ONLY

Project Design	RIBA – Concept Design 2	
	Concept Design (client approval)	1 week
	RIBA – Developed & Technical Design 3-4	3 weeks
	Statutory consent, planning etc (to be undertaken during design/tender period)	N/A
Tender Production, Period & Analysis	Tender Documentation Production	2 weeks
	Tender Period	4 weeks
	Tender Analysis	1 week
Contract Appointment		1 week
Contractors Mobilisation Period		2 weeks
Construction Period		14 weeks
Total:		28 weeks

Outline Project Programme

Project Design	RIBA – Concept Design 2	
	Concept Design (client approval)	1 week
	RIBA – Developed & Technical Design 3-4	5 weeks
	Statutory consent, planning etc (to be undertaken during design/tender period)	(12 weeks)
Tender Production, Period & Analysis	Tender Documentation Production	2 weeks
	Tender Period	4 weeks
	Tender Analysis	2 weeks
Contract Appointment		1 week
Contractors Mobilisation Period		4 weeks
Construction Period		24 weeks
Total:		43 weeks

9. STATUTORY CONSENT & ENERGY PERFORMANCE CERTIFICATE

Planning Approval

Generally internal works do not require planning approval unless there is a material change which is in full view to the public. Therefore, an increase of teaching space such as the new-build or extension options would need planning approval.

Building Control

Generally building control approval is required for the following scenarios:

- Construct a new building
- Extend or alter an existing building
- Provide services and/or fittings in a building such as washing and sanitary facilities, hot water cylinders, foul water and rainwater drainage, replacement windows, and fuel burning appliances of any type.

Asbestos

As with all construction projects that are carried out on buildings built prior to 2000, a full refurbishment & demolition asbestos survey will need to be undertaken before any works are carried out.

DEC / EPC

Any proposed upgrade a buildings thermal performance or machinal/electrical this would need to meet current Building Regulations. This will in turn improve the School's DEC/EPC value and reduce heating costs and ensure the school is more environmentally friendly.

We recommend that upon completion of the remedial works a new DEC/EPC is undertaken to update the energy efficiency rating.

10. SUSTAINABILITY

As part of the design process to meet building control regulations and satisfy DEC/EPC guidelines sustainable technology will be reviewed to with a view of implementing them on a project-by-project basis.

II. RECOMMENDATIONS & CONCLUSIONS

We have highlighted the next key steps to be undertaken to lead to a successful project of construction works:

- Launch a project team with all key stakeholders to review the findings of this report.
- Set-up regular design meeting to take the RIBA Plan of Work stage 2; 'concept design' through to stage 4; 'technical design' in preparation of tendering the works to selected contractors.
- Undertake a full asbestos refurbishment and demolition survey (R&D) to all areas where works are to be undertaken.
- Undertake an in-depth review of the Mechanical & Electrical services once the final plan of works has been agreed.
- Appoint a planning specialist to oversee the planning process from an early stage.
- Appoint a Principal Designer (PD) for the start of the technical design stage.
- Undertake an in-depth review of the prefabricated building to prepare an accurate budget to keep the building in repair for future years.

A handwritten signature in grey ink, appearing to read 'Matthew Godwin'.

Matthew Godwin BSc (Hons) MSc
Building Surveyor
For and on behalf of
ROGER HANNAH

Direct line: 0161 830 7478

Email: matthewgodwin@roger-hannah.co.uk

APPENDICES

APPENDIX I

RIBA PLAN OF WORKS

RIBA Plan of Work 2020

Stage Boundaries:
Stages 0-4 will generally be undertaken one after the other.

Stages 4 and 5 will overlap in the **Project Programme** for most projects.

Stage 5 commences when the contractor takes possession of the site and finishes at **Practical Completion**.

Stage 6 starts with the handover of the building to the client immediately after **Practical Completion** and finishes at the end of the **Defects Liability Period**.

Stage 7 starts concurrently with Stage 6 and lasts for the life of the building.

Planning Note:

Planning Applications are generally submitted at the end of Stage 3 and should only be submitted earlier when the threshold of information required has been met. If a **Planning Application** is made during Stage 3, a mid-stage gateway should be determined and it should be clear to the project team which tasks and deliverables will be required. See Overview guidance.

Procurement:

The RIBA Plan of Work is procurement neutral - See Overview guidance for a detailed description of how each stage might be adjusted to accommodate the requirements of the **Procurement Strategy**.

ER Employer's Requirements
CP Contractor's Proposals

RIBA
Architecture.com

The RIBA Plan of Work organises the process of briefing, designing, delivering, maintaining, operating and using a building into eight stages. It is a framework for all disciplines on construction projects and should be used solely as guidance for the preparation of detailed professional services and building contracts.

Stage Outcome
at the end of the stage

Core Tasks
during the stage

Project Strategies might include:
- Conservation (if applicable)
- Cost
- Fire Safety
- Health and Safety
- Inclusive Design
- Planning
- Plan for Use
- Procurement
- Sustainability

See RIBA Plan of Work 2020 Overview for detailed guidance on **Project Strategies**

Core Statutory Processes
during the stage:

Planning
Building Regulations
Health and Safety (CDM)

Procurement Route
Traditional
Design & Build 1 Stage
Design & Build 2 Stage
Management Contract
Construction Management
Contractor-led

Information Exchanges
at the end of the stage

	0	1	2	3	4	5	6	7
	Strategic Definition	Preparation and Briefing	Concept Design	Spatial Coordination	Technical Design	Manufacturing and Construction	Handover	Use
	Projects span from Stage 1 to Stage 6; the outcome of Stage 0 may be the decision to initiate a project and Stage 7 covers the ongoing use of the building.							
Stage Outcome at the end of the stage	The best means of achieving the Client Requirements confirmed If the outcome determines that a building is the best means of achieving the Client Requirements , the client proceeds to Stage 1	Project Brief approved by the client and confirmed that it can be accommodated on the site	Architectural Concept approved by the client and aligned to the Project Brief The brief remains "live" during Stage 2 and is derogated in response to the Architectural Concept	Architectural and engineering information Spatially Coordinated	All design information required to manufacture and construct the project completed Stage 4 will overlap with Stage 5 on most projects	Manufacturing, construction and Commissioning completed There is no design work in Stage 5 other than responding to Site Queries	Building handed over, Aftercare initiated and Building Contract concluded	Building used, operated and maintained efficiently Stage 7 starts concurrently with Stage 6 and lasts for the life of the building
Core Tasks during the stage	Prepare Client Requirements Develop Business Case for feasible options including review of Project Risks and Project Budget Ratify option that best delivers Client Requirements Review Feedback from previous projects Undertake Site Appraisals	Prepare Project Brief including Project Outcomes and Sustainability Outcomes , Quality Aspirations and Spatial Requirements Undertake Feasibility Studies Agree Project Budget Source Site Information including Site Surveys Prepare Project Programme Prepare Project Execution Plan	Prepare Architectural Concept incorporating Strategic Engineering requirements and aligned to Cost Plan , Project Strategies and Outline Specification Agree Project Brief Derogations Undertake Design Reviews with client and Project Stakeholders Prepare stage Design Programme	Undertake Design Studies , Engineering Analysis and Cost Exercises to test Architectural Concept resulting in Spatially Coordinated design aligned to updated Cost Plan , Project Strategies and Outline Specification Initiate Change Control Procedures Prepare stage Design Programme	Develop architectural and engineering technical design Prepare and coordinate design team Building Systems information Prepare and integrate specialist subcontractor Building Systems information Prepare stage Design Programme Specialist subcontractor designs are prepared and reviewed during Stage 4	Finalise Site Logistics Manufacture Building Systems and construct building Monitor progress against Construction Programme Inspect Construction Quality Resolve Site Queries as required Undertake Commissioning of building Prepare Building Manual Building handover tasks bridge Stages 5 and 6 as set out in the Plan for Use Strategy	Hand over building in line with Plan for Use Strategy Undertake review of Project Performance Undertake seasonal Commissioning Rectify defects Complete initial Aftercare tasks including light touch Post Occupancy Evaluation	Implement Facilities Management and Asset Management Undertake Post Occupancy Evaluation of building performance in use Verify Project Outcomes including Sustainability Outcomes Adaptation of a building (at the end of its useful life) triggers a new Stage 0
Core Statutory Processes during the stage:	Strategic appraisal of Planning considerations	Source pre-application Planning Advice Initiate collation of health and safety Pre-construction Information	Obtain pre-application Planning Advice Agree route to Building Regulations compliance Option: submit outline Planning Application	Review design against Building Regulations Prepare and submit Planning Application See Planning Note for guidance on submitting a Planning Application earlier than at end of Stage 3	Submit Building Regulations Application Discharge pre-commencement Planning Conditions Prepare Construction Phase Plan Submit form F10 to HSE if applicable	Carry out Construction Phase Plan Comply with Planning Conditions related to construction	Comply with Planning Conditions as required	Comply with Planning Conditions as required
Procurement Route	Traditional Design & Build 1 Stage Design & Build 2 Stage Management Contract Construction Management Contractor-led	Appoint client team	Appoint design team	ER CP Appoint contractor	ER CP Appoint contractor	ER CP Appoint contractor	ER CP Appoint contractor	ER CP Appoint contractor
Information Exchanges at the end of the stage	Client Requirements Business Case	Project Brief Feasibility Studies Site Information Project Budget Project Programme Procurement Strategy Responsibility Matrix Information Requirements	Project Brief Derogations Signed off Stage Report Project Strategies Outline Specification Cost Plan	Signed off Stage Report Project Strategies Updated Outline Specification Updated Cost Plan Planning Application	Manufacturing Information Construction Information Final Specifications Residual Project Strategies Building Regulations Application	Building Manual including Health and Safety File and Fire Safety Information Practical Completion certificate including Defects List Asset Information If Verified Construction Information is required, verification tasks must be defined	Feedback on Project Performance Final Certificate Feedback from light touch Post Occupancy Evaluation	Feedback from Post Occupancy Evaluation Updated Building Manual including Health and Safety File and Fire Safety Information as necessary

Core RIBA Plan of Work terms are defined in the RIBA Plan of Work 2020 Overview glossary and set in **Bold Type**.

Further guidance and detailed stage descriptions are included in the RIBA Plan of Work 2020 Overview.

© RIBA 2020

APPENDIX 2

UPPER EXTENSION EAST ELEVATION

PROPOSED GLAZING / SOLAR FILM



PROPOSED COMPOSITE BOARDING



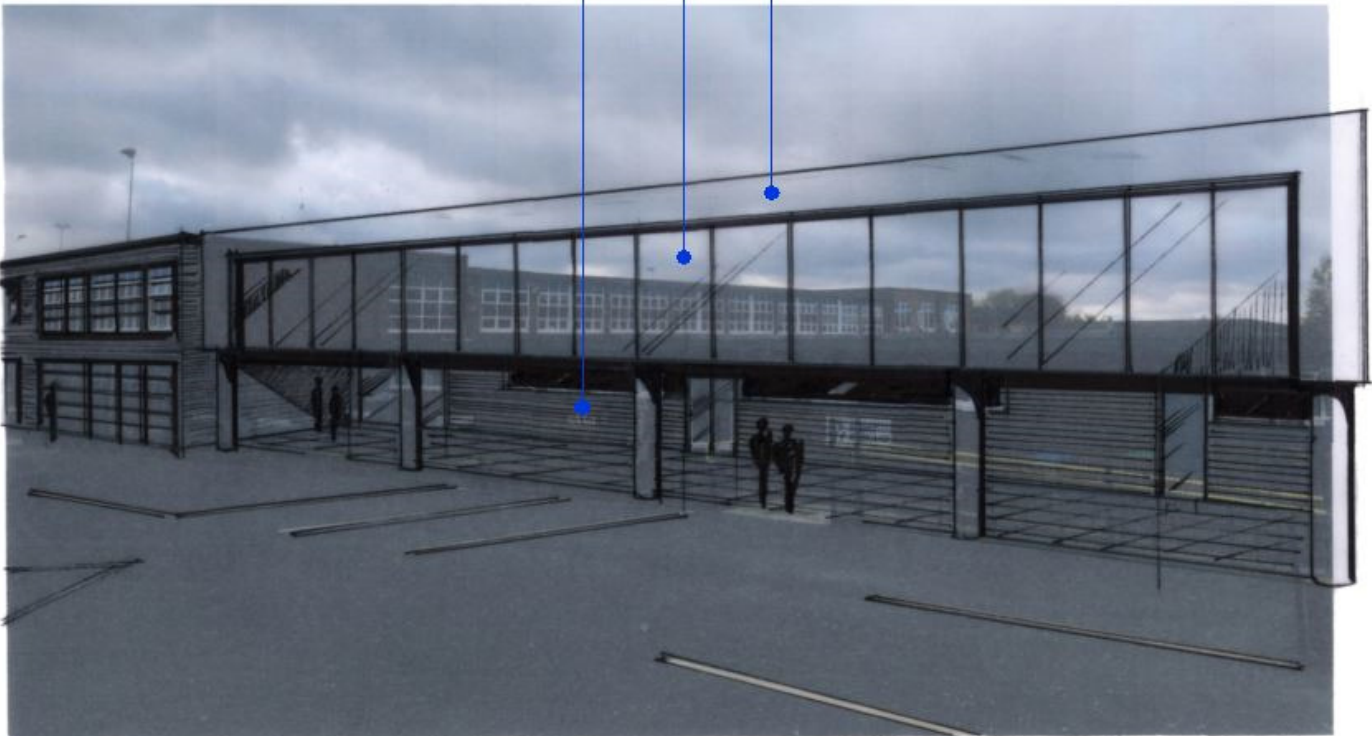
PROPOSED CLADDING OPTIONS



COMPOSITE BOARDING

GLAZING

CLADDING



SKETCH VISUAL SHOWING NEW STRUCTURE TO ENVELOP EXISTING BUILDING @
RAYNER STEPHENS HIGH SCHOOL.

APPENDIX 3

GENERAL SITE PLANS



GROUND FLOOR



Century Buildings | 14 St Mary's Parsonage | Manchester | M3 2DF
www.roger-hannah.co.uk | 0161 817 3399 | property@roger-hannah.co.uk

Client
Aspire Plus Educational Trust

Project
Feasibility - Rayner Stephens High School

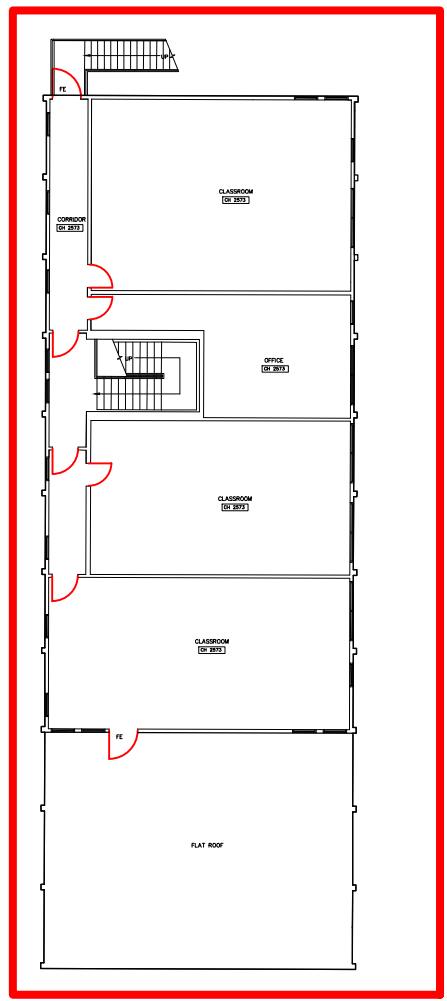
Title
Ground Floor General Arrangements

Scale	Date	Stage
NTS	DEC 2020	Feasibility
Job No	Drawing No	Rev
BS0788	000	0
Status	Date Approved	
***	****	

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- MATHS
- ASPIRE
- FIRST FLOOR EXTENSION DRAMA CENTER



BUILDING CONDEMNED – DECOMMISSION & REMOVE

Rev	Date	Description
-	-	-



Century Buildings 14 St Mary's Parsonage Manchester M3 2DF www.roger-hannah.co.uk 0161 817 3399 property@roger-hannah.co.uk		
Client Aspire Plus Educational Trust		
Project Feasibility - Rayner Stephens High School		
Title First Floor General Arrangements		
Scale NTS	Date DEC 2020	Stage Feasibility
Job No BS0788	Drawing No 000	Rev 0
Status ***	Date Approved ****	

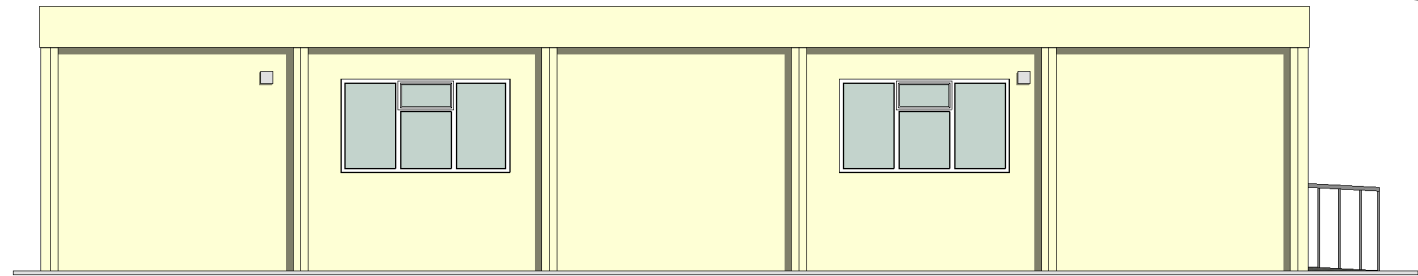
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APPENDIX 4

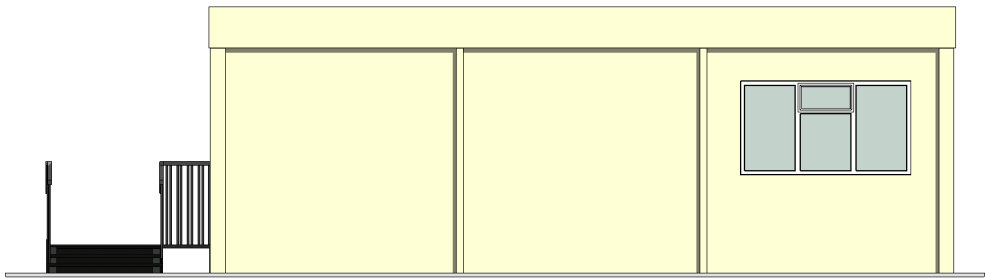
TEMPORARY PORTABLE CABINS



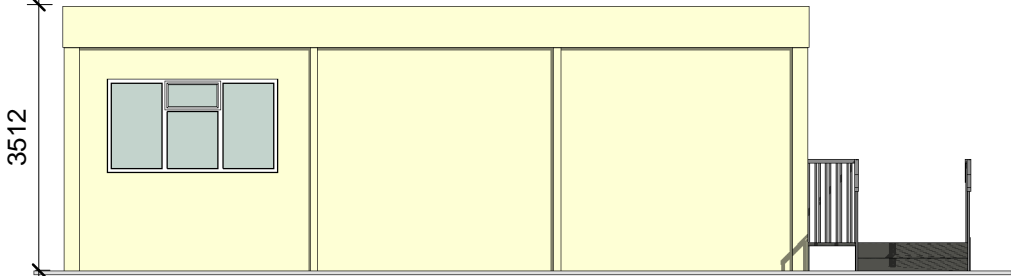
2 Front Elevation
1 : 100



4 Rear Elevation
1 : 100



3 Right Elevation
1 : 100



5 Left Elevation
1 : 100



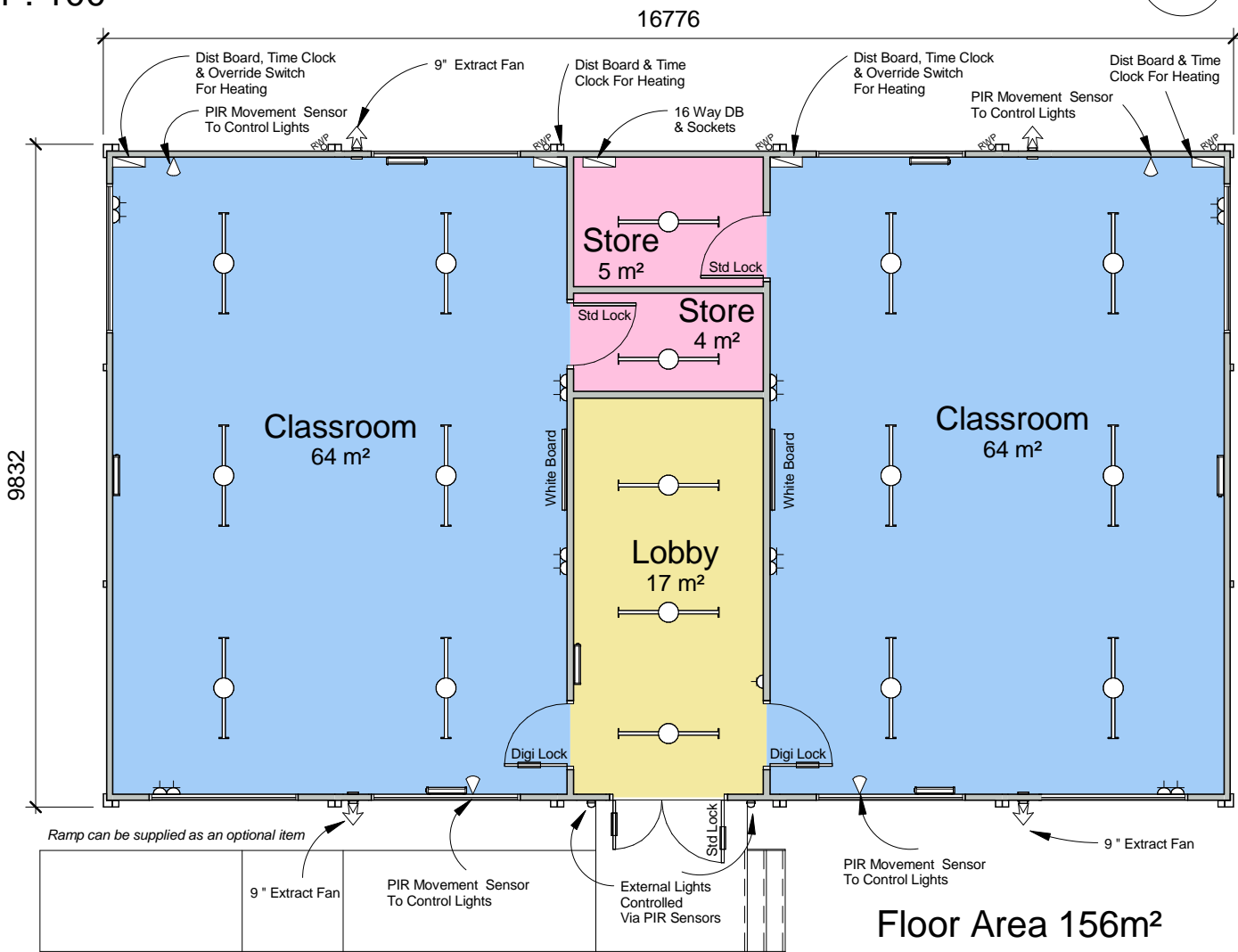
Quality - this time - next time - every time



Standard floor loading is 3kN/m². Any loading imposed on a floor that is greater than 3kN/m² may require strengthening. Please contact your hire centre if you expect to exceed 3kN/m².

Please note that this and any accompanying drawing(s) are for illustrative purposes only and as such, the building shown may vary from the actual finished building on site.

The position of windows, external doors and electrical fixtures (if shown) are dependent on stock availability at time of order.



N.B. ramp shown assumes building finished floor level is at maximum 450mm above ground level, and has 1:15 criteria in accordance with Part M of the building regulations (DDA)

1 Plan Layout
1 : 100

Notes

1. Windows - white UPVC double glazed 2250 x 1250 - 2 Nr side opening and 1 Nr top opening. All to be fitted with locks and restrictors.
2. Steel External double doors with standard lock, fitted with white UPVC vision panels and 2 Nr and finger guards.
3. 2mm Flint grey polyfloor vinyl with polyurethen coating.
4. Internal doors to be American White Oak with finger guards. Classroom doors 926mm for disabled access, 3 Nr vision panels and kickplates fitted.
5. Each classroom to have whiteboards (2000mm x 1200mm).
6. Classroom lighting to be operated by PIR detectors, with manual override available. Note 2 Nr external bulkhead lights also PIR controlled.
7. 4 Nr double sockets to each classroom, 1 Nr single socket to lobby.
8. 2 Nr 9" extractor fans in each classroom
9. All partitioning supplied to be half hour fire resistant.
10. Painted skirting board
11. 2 kW wall mounted fan assisted heaters to each classroom, with time clock control.
12. The lighting provided is designed to be Category 3 level. This ensures a good general level of lighting is available to the teaching areas.
13. To ensure minimum running costs, lights in the teaching areas controlled by PIR's, will automatically be turned off 30 minutes after the last person has left the room - please note however that the PIR's can be over-ridden by the teacher and the lights turned off should there be a requirement; eg if the class is watching TV etc.
14. The two extractor fans supplied in each classroom to provide mechanical extract ventilation if required are operated via a wall switch in the classroom.

External Colour Scheme

Walls	- Honesty nearest BS ref 10C31
All Columns	- Honesty nearest BS ref 10C31
All Trims	- Honesty nearest BS ref 10C31
External Skirt	- Honesty nearest BS ref 10C31
Roof	- White nearest BS ref 00E55
Windows	- White nearest BS ref 00E55
Vision Panels	- White nearest BS ref 00E55
Doors	- Honesty nearest BS ref 10C31

Rev	Revision Description	Date	By
Project Name Double Classroom Block			
Client Name -			
Sheet Name Plan and Elevations - Double Classroom Block - 5 x UK093 Ultima Modules			
Date 2013	Scale 1 : 100 @ A3		
Drawing Number HD/9254/01	Rev.	Drawn by CS	

APPENDIX 5

SCIENCE FURNITURE EXAMPLES

Service Tower



Creating Robust Environments for Integrated and Single Sciences

Contemporary Appeal

The S+B Service Tower and Table system utilises a conventional approach to providing a flexible science classroom but with much more appeal.

Most contemporary views of science pedagogy is supported by a flexible learning environment. The beauty with the S+B Tower and Table system is that the classroom layout can be quickly re-configured to suit different teacher preferences and working style.

The teacher can also re-configure the furniture to help adapt the school laboratory in response to different student needs and curriculum requirements.

This unique range of Towers and Tables is a departure from the old wooden workshop style school lab as it combines the best of the traditional lab layout with smart, modern, application suited materials & designs.

A range of colours, widths, heights, water, gas and electrical service configurations available as standard or to customer specific requirements.



Tall Combi Tower



Teacher Demo and Workstation



Table Height Dry Tower



Work Surface Materials

A range of worktops are available including hardwood for those who would still prefer to use organic materials. More usually we will supply Corian or Trespa which are available in a variety of colours and finishes.

Corian is a homogenous solid work surface material with good chemical resistance. Corian is flat, seamless, resistant to ingress of moisture, easy to clean and has a Class 1 fire rating.

Above all, Corian is easily repaired and any surface staining or scratches can be removed by the use of a domestic abrasive. More serious damage caused by student misuse can be invisibly repaired. Corian provides excellent life cycle value.

Polylab is a similar work surface material to Corian. The material is polyester and acrylic based and although the colour choice is more limited than Corian, Polylab is a lower first cost material which provides similar performance.

Trespa is commonly known as Solid Grade Laminate. This is a solid work surface material which is formed by compressing layers of plastic laminate sheet and treating with phenolic resin, this forms a 16mm or 20mm solid surface which is resistant to ingress of moisture.

Trespa is a very hard wearing work surface with good impact resistance. It is an excellent general application material for all sciences and is particularly suited to Physics where there is little or no use of chemicals.



Tall Combi Tower

Robust Build Quality

The S+B Service Tower includes unique extruded aluminium corner posts which not only provide a very robust overall structure and neat housing for the cladding panels, it also gives the Tower a smart, modern, crisp appearance.

The S+B Lab Table has a fully welded steel frame which is far more durable than wooden tables and than many metal lab tables which use screw fixings that can loosen when subjected to the daily rigours of the classroom environment. The steel frame and legs are finished in an attractive, easy to clean, knock and chemically resistant epoxy powder coating.



Xenium Tower

Also available

The Xenium Tower and Table range includes the unique and patented Intercon connection system.

This system enables the teacher to quickly and safely lock tables together and to Towers to prevent accidental movement.

For more information, please visit our web site or request a brochure.



The S+B Service Tower range, designed to suit the needs of different work spaces. Optional table height and taller towers are available.

Flexible Solutions

Standard options are the Dry Tower which includes electrical socket outlets and gas taps, the Wet Tower which includes a sink and water outlets, and the Combi Tower which includes gas, water and electrical supplies.

We offer standard service configurations but clients can specify the type, number and arrangement of service outlets required.

Maximum flexibility

Most schools choose to position the Towers in central areas within the room so as to facilitate tables facing

forward for whole class address and then they can be easily re-arranged for collaborative group work. For maximum flexibility and indeed lower cost, we would recommend towers and tables on room perimeters rather than fixed benching.

Free standing and push under storage cupboards, tray units and drawer packs can be used in combination with the towers and tables.

This enables different teachers to quickly and easily re-arrange the room layout to suit their own preferences or to create different spaces for different activities.

A Turnkey Package

At S+B we work with you to provide the ideas, solution and final outcome completely free of charge and obligation. From initial consultation of designs, including CAD and 3D drawings, allowing you to view the solution before manufacture.

S+B provide the answer - stripping out and removal of old furniture, reinstatement of mechanical and electrical services – supplying and fitment of new flooring, suspended ceilings, lighting, interactive whiteboards, decoration and installation of new furniture.

From a single space to a complete refurbishment, we create design that works.

S+B Full Product Range

Furniture For Learning

The experience gained over 30 years servicing all market sectors has given S+B a project management capability which is second to none. S+B specialise in design led development, manufacture and installation of schools furniture systems for Science, Design, Control, Information and Food Technology as well as cross curricula general classroom furniture.

Fume Cupboards & Lab Furniture

S+B have over 30 years experience in the design, manufacture and installation of high specification modular and bespoke fume cupboards and lab furniture for Pharmaceutical R&D, Healthcare, Higher Education, Food & Beverages, Utilities and industry.

Visit our website for more details and alternative designs - www.splusb.co.uk



British made

Designed and Manufactured at our factory in Manchester.

Labtec Street, Swinton
Manchester M27 8SE

t: +44 (0)161 793 9333
f: +44 (0)161 728 9149

e: sales@splusb.co.uk
www.splusb.co.uk

Mobiline



New Generation Re-circulatory Fume Cupboard

Creating Safe Environments for Integrated and Single Sciences

Mobiline is a new generation re-circulatory fume cupboard which we have developed based on over 40 years experience of manufacturing and installing conventional ducted fume cupboards into schools, universities, healthcare, R&D and a wide range of commercial laboratories.

Development

During the development process we have applied computer fluid dynamic modelling along with an analysis of other re-circulatory fume cupboards being supplied into schools and colleges across the country.

The result is a new mobile fume cupboard utilising a highly efficient activated carbon filter which absorbs

chemicals prior to the safe re-release back into the immediate environment.

Our fume cupboard has been designed to perform in compliance with Building Bulletin 88 (Revision of DN29) for general schools and college fume cupboards and independently tested to the re-circulation specific BS7989:2001.





Re-circulatory fume cupboards are becoming increasingly popular in schools and colleges, because of their flexibility

The Mobiline can be used in different locations within the same classroom and can also be shared between classrooms. This makes Mobiline a much lower cost option for schools with limited budgets and for circumstances where venting to outside atmosphere is impractical.

Filter replacement

When the filter needs replacing, simply call us. We will advise of the replacement cost, our technicians will then attend the site and remove the old filter, dispose of it in line with our environmental policy and replace with a new filter.

The filter life span depends on usage, but can generally be expected to last for 5 years.



Filter replacement

Features and Benefits

- Vertical sliding sash (front viewing window) provides better protection for technicians, students and teachers than door openings.
- Unique torsion spring control for the sash which eliminates the safety risk associated with cable failure on conventional sash controls.
- Easy to remove and replace activated carbon filter, fitted on the top of the unit which purges the chamber efficiently and prevents the build up of heavier than air fumes when the unit has been turned off.
- High level filter draws fumes away from the operator breathing zone.
- All round clear viewing panels, including the back baffle for ease of demonstration and group activity.
- Rear back baffle to purge the worktop effectively and quickly draw fumes away from the operator and in the direction of the filter.
- Upper front bypass aids fume purging by balancing the air input and reducing turbulence in the chamber caused by increased face velocity when the sash is in the lowered position.
- Unique sash stop which can be overridden for loading the chamber, but which automatically re-engages to restrict sash movement upwards to the operational height when being used.
- Supplied with remote control gas, water supply so that operators do not have to reach into the chamber to activate. Electrical socket outlets mounted outside the chamber.



Remote control gas, water supply

- Energy efficient interior LED strip lights.
- Supplied with an under bench storage cabinet.
- Supplied with lockable castors for safe, easy movement and to prevent accidental movement when not in use.
- Tough durable construction designed specifically for the rigours of the daily classroom environment and exposure to chemicals for a minimum 25 years.
- Supplied with self closing, quick release service couplings and reinforced flexible supply lines for water, gas, waste and electricity. The Mobiline is also supplied with a restraining anchor for connection to a docking point.
- Alarm and control panel with on/off activation, audible and visual alarm for fan/air fail.
- Services docking point – can be fixed anywhere in the room where mains services pick up points are available, e.g. against a wall, to a teachers demonstration bench or to a centrally located student workstation. It is often the case that the Mobiline can be stored in a convenient place within a lab and then wheeled to a docking point for connecting to services elsewhere in the room for flexibility and ease of demonstration.
- Smart, modern, ergonomic design to help create a contemporary science learning environment.
- Maintenance free, other than periodic filter replacement and servicing of the utility controls.

A Turnkey Package

At S+B we work with you to provide the ideas, solution and final outcome completely free of charge and obligation. From initial consultation of designs, including CAD and 3D drawings, allowing you to view the solution before manufacture.

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e: sales@splusb.co.uk
www.splusb.co.uk

APPENDIX 6

TERMS OF ENGAGEMENT

Standard Terms and Conditions of Business

General

This section and the foregoing proposals set out the terms on which we accept your appointment. These terms will apply to all our work for you unless expressly varied in writing.

We will rely on you to supply in a timely manner, all instructions and information needed by us to act on your behalf. We will rely on you to inform us of any changes to those instructions or that information and to any other relevant circumstances. We are not under any obligation to check the accuracy of information you supply unless it is agreed in writing that we should do so.

Unless otherwise agreed in writing the services we provide are for the benefit only of the party to whom these terms and conditions are sent and as specified in the accompanying appointment letter. A person who is not a party to our appointment has no right under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of our appointment.

Recovery of Fees

In the case of dispute work, you should be aware that if you are successful it will not usually be possible to recover all your costs because of the way in which the Court/Arbitrator assess them. Costs are not usually awarded to the parties to adjudication. In these cases, you will remain responsible for the full payment of our invoices when you receive them.

Suspending and Terminating Instructions

If either party becomes insolvent the other may terminate the appointment forthwith by giving written notice to the other.

In the event that you default in payment we may, on giving seven days written notice, suspend performance of our services. Performance will be resumed upon payment unless the suspension exceeds 6 months.

We may terminate the appointment if:

- you materially breach your obligations and have failed to remedy the breach within 14 days following written notice given by us and/or.
- without good reason you fail to give us information or instructions in a timely manner and/or.
- there is a serious breakdown in confidence between you and us and/or
- any other circumstances arise, which as a matter of law or practice, entitle us to terminate our appointment and/or
- our services are suspended for more than six months.

Within 28 days following suspension or termination you shall pay all fees and expenses due, commensurate with the services performed, up to the date of suspension or termination including time spent in the seven day period following any termination in closing down the instruction.

Payment Terms

Our fee invoices (including interim invoices) are due for payment in full on presentation, in sterling and without any deduction, set off abatement or counterclaim. In accordance with the Late Payment of Commercial Debts (Interest) Act 1998, we reserve the right to charge interest at 8% above the Bank of England's base rate on any fee invoices that are not paid within 28 days from the date of issue.

If you disagree with, or have queries about a fee invoice we request that you notify us within 14 days from the invoice date, after which time we will assume that you have agreed its content. If you do dispute any part of the invoice and so notify us you shall nonetheless pay all items which you do not dispute pending resolution of the balance.

We will be entitled to keep all your papers and documents while there is any money properly owing to us for our fees and expenses.

Disbursements and Expenses

These are costs and expenses paid to third parties on your behalf including, where appropriate, specialist contractors, Land Registry fees, Ordnance Survey plan fees and other relevant document fees. We have no obligation to meet such payments on your behalf unless we have received from you monies in respect of the disbursements in advance.

Exclusions and Limitations on Liability

Where you have a number of advisers including Roger Hannah advising on a matter our liability shall be limited to that proportion of any loss or damage suffered by you as it would be just for us to pay having regard to our responsibility for it and on the basis that all other advisers liable for the same loss or damage shall be deemed to have paid you such proportion which it is just for them to pay having regard to the extent of their responsibility.

Unless otherwise agreed our maximum aggregate liability to you for any breach of contract, negligence or breach of statutory duty or otherwise is limited to one million pounds (£1,000,000) except that nothing in these terms and conditions shall exclude or limit our liability in respect of death or personal injury caused by us.

Asbestos

If we undertake any services in relation to a building or structure containing asbestos or asbestos containing materials in addition to the limitations on liability set out above our liability is limited to the direct result of our negligence or breach of contract and to the cost of re-performance of our services and/or rectification or remediation (as appropriate) or the diminution in value of any buildings or structures we survey.

We shall not be liable for:

- any damage to property other than the building/or structure or any part thereof which requires re-performance of our services and/or rectification and/or remediation.
- death, injury, illness or disease whether bodily or mental.
- physical impairment or damage to any ecological system.
- consequential indirect, economic or financial loss.
- any analysis and/or testing undertaken by asbestos testing organisations on your behalf whether instructed by you or us.
- due to or arising from the presence or release of asbestos or asbestos containing materials.

Complaints

We operate a Complaints Handling Procedure, a copy of which is available upon request.

We will tell you the name of the Partner responsible for work carried out by us. The Partner is the person you should contact first if at any time you wish to discuss any matter we are handling for you so that any concerns can be addressed. If he is unable to resolve the complaint to your satisfaction he will arrange for the complaint to be investigated and report to you.

Copyright

Copyright in all documents produced or used by us in connection with any appointment shall remain with Roger Hannah but subject to the payment of our fees in accordance with these terms and conditions we grant you a licence to copy and use the documents in connection with the subject matter of the appointment.

Jurisdiction and Disputes

These Terms and Conditions and our appointments are governed by English law.

Any dispute arising from or under these Terms and Conditions and/or any appointment shall be referred to and determined by an arbitrator to be agreed between you and us or in default of agreement, shall be appointed upon the application of either party by or on behalf of the Vice President or President for the time being of the Royal Institution of Chartered Surveyors.

Data Protection Privacy Notice - Clients

At Roger Hannah we're committed to protecting and respecting your privacy as our client.

This Policy explains when and why we collect personal information about people, how we use it, the conditions under which we may disclose it to others and how we keep it secure.

We may change this Policy from time to time so please check our web pages occasionally to ensure that you're happy with any changes.

Any questions regarding this Policy and our privacy practices should be sent by email to property@roger-hannah.co.uk or by writing to Roger Hannah, Century Buildings, 14 St Marys Parsonage, Manchester. M3 2DF. Alternatively, you can telephone 0161 817 3399.

Who are we?

We are Roger Hannah, one of the leading Chartered Surveyors and Property Managers in the North West.

The registered address is St Georges House, 215-219 Chester Rd, Manchester, M15 4JE.

We are registered under, and handle personal data in accordance with, the Data Protection Act 1998 and other relevant privacy legislation. Roger Hannah is registered on the Information Commissioner's Office Data Protection Register under number Z245116X.

What type of information is collected from you?

We usually collect information that you willingly provide us with in order to perform services to yourself as our client.

The personal information we collect might include:

- Personal identification data (Name, surname, title, date of birth)
- Contact information data (Email, phone number, address, country)
- Images and/or videos from which you may be identified (e.g. CCTV images from our clients managed properties)
- Financial and earnings data (Bank account and profits / remuneration data but not credit card data)
- Medical details where that is relevant to a claim/case/matter
- Details of your education and employment history
- Special Categories of personal data in rare circumstances (including race, religion, political interests) only where relevant to our engagement and this will be kept securely away from other data
- Data required for Money Laundering Checks and other ID checks
- Any other information that you decide to voluntarily share us (Feedback, opinions, reviews, comments, uploaded files, interests, information provided for our due diligence processes)
- Personal data about other named parties to our engagement (e.g. your spouse or business partners). You must have their authority to provide their personal data and share this Privacy Notice with them beforehand.

Information we may collect from other sources

We may obtain information from agents, lawyers, accountants and other professional advisors who are acting on your behalf.

We may also obtain information available on public registers to facilitate the work we are doing for our clients or perform due diligence on prospective engagements, this may include information from credit reference or fraud prevention agencies, electoral roll, court records of debt judgements and bankruptcies, land registry, Companies House and other publically available sources.

To the extent permitted by applicable law, we may also obtain information about you from other sources, such as public databases, joint marketing partners, social media platforms and other third parties. For example, depending on your social media settings, if you choose to connect your social media account to our account, certain data from your social media account will be shared with us, which may include data that is part of your profile.

On what legal basis do we use your data?

We use your data to establish or potentially establish a **contractual relationship** with you or to perform our obligations under a contract.

We use data for our **legitimate interests** where we process data:

- to keep you informed of properties for rent or sale
- to inform you about the services or activities of the Company

Sometimes we also hold personal information for **legal and regulatory reasons** for instance:

- to comply with tax regulations
- for legal and regulatory requirements and related disclosures
- for the establishment and defence of legal rights
- activities relating to the prevention and detection of fraud or crime
- to verify your identity, make credit, fraud prevention and anti-money laundering checks

How is your information used?

We may use your information to:

- manage and maintain our relationship with you including to carry out our obligations arising from any contracts or engagements entered into with you
- conduct identity, credit, regulatory, and conflict checks
- organise services from suppliers and service providers
- comply with legal obligations and to establish, exercise, or defend ourselves from legal claims
- organise and promote events, including the creating of attendee lists and name badges
- any other legal basis anyhow permitted by local laws
- manage the take on or handover of managed property
- send you communications which you have requested or that may be of interest to you including information about our products and services
- seek your views or comments on the services we provide
- pursue our legitimate interests

How long do we hold information on you?

We review our retention periods for personal information on a regular basis. We are legally required to hold some types of information to fulfil our statutory obligations.

We will hold your personal information on our systems:

- for as long as is necessary for the relevant activity
- as long as is set out in any relevant contract you hold with us
- as required for legal or insurance purposes
- as is practical or necessary within the IT system we use

Generally we will hold data for 7 years from the end of our engagement with our client or the end of a lease. There are situations where we hold data for longer including:

- Construction Projects where a formal contract is signed as a deed – data is held for 12 years from Practical Completion of the scheme
- Valuation files where a re-valuation is performed.
- Investment and property purchase history also available in public records and databanks.
- Document under seal which must be 12 years (e.g. some leases or deeds or contracts)

Who has access to your information?

Your personal information will not be disclosed to third parties unless either you agree or we are required to do so to comply with our contractual, legal or regulatory requirements. For instance, where necessary or required we share information with:

- suppliers of goods or services
- financial organisations and credit reference agencies
- debt collection and tracing agencies including bailiffs
- local and central government
- tax authorities
- police forces
- regulatory authorities
- security organisations
- legal and other advisors
- other companies in the same group
- accountants
- other parties to a transaction or engagement
- former owners and managing agents of a property you engage us to manage and subsequent owners and managing agents you instruct us to hand over to
- insurance brokers
- mortgage providers
- business associates
- tenants of and suppliers to your properties

We may pass your information to third party service providers, advisors, agents, subcontractors and other associated organisations for the purposes of fulfilling obligations to you our Client. When we use third party service providers, we disclose only the personal information that is necessary to deliver the service.

If you are selling or renting a property your personal name may be disclosed in legal packs which are available via our partner web site until the property is sold or delisted.

We will not sell or rent your information to third parties.

We will not share your information with third parties for marketing purposes.

What we would also like to do with your data

We would however like to use your name and email address to inform you of our future offers and similar products. This information is not shared with third purposes and you can unsubscribe at any time via phone, email or our website.

In accordance with marketing regulations we need you to opt in to this. Please click the link below to sign up to our newsletters.

<https://www.roger-hannah.co.uk/about/follow-us>

Security precautions in place to protect the loss, misuse or alteration of your information

When you give us personal information, we take steps to ensure that it's treated securely.

Non-sensitive details are transmitted normally over the Internet, and this can never be guaranteed to be 100% secure. As a result, while we strive to protect your personal information, we cannot guarantee the security of any information you transmit to us, and you do so at your own risk. Once we receive your information, we make our best effort to ensure its security on our systems.

We select appropriate services providers who apply high standards of security when it comes to web hosting and IT networks.

We have policies and technical measures in place to protect your Personal Data against unauthorised access, accidental loss, improper use and disclosure. All of our employees and any third parties we engage to process your personal information are obliged to respect the confidentiality of your information and comply with IT and Data Protection Policies.

We do not sell, rent, distribute or otherwise make personal information commercially available to any third party, except as described in this policy or with your prior permission.

Do we collect data from children?

We do not intentionally collect information from children under the age of 16.

If you are under the age of 16, we advise that you speak with and get your parent or guardian's consent before sharing your data with us.

Parents of Children under the age of 16: we recommend you to check and monitor your children's use of our products, systems, services, applications (including websites and other digital channels) and their Social Media usage in order to make sure that your child does not share personal data with us without asking your permission.

Transferring your information outside of Europe

All the personal data we process is processed by our staff in the UK however for the purposes of data storage and hosting this information may be located on servers within the European Union.

Any information that you provide to us may entail a transfer of your information to outside the EEA where the level of protection may not be as comprehensive as it is within the EEA. We will ensure that procedures are put in place to ensure that your Personal Data is adequately protected.

If you use our services while you are outside the EU, your information may be transferred outside the EU as a result of the means by which you access information (for example receiving email on your portable device).

How you can access and update your information

The accuracy of your information is important to us. We will proactively confirm details when we are in contact with you. If you change email address, or any of the other information we hold is inaccurate or out of date, please email us at: property@roger-hannah.co.uk.

What are your rights?

You have a right of access to Personal Data that we may hold about you, to have inaccurate information about you corrected and to request that we stop using your Personal Data for marketing purposes.

You can always contact us if you would like to:

- review, change or delete the data you have supplied us with (to the extent we are not otherwise permitted or required to keep such data)
- object to certain data processing operations (e.g., opt-out from marketing communications)
- receive a copy of your data (in a common machine readable format, to the extent it is required by applicable law)
- raise a complaint on how we have handled your personal data
- ask us any other questions related to the protection of your data

Please email any requests to property@roger-hannah.co.uk or write to Roger Hannah, Century Buildings, 14 St Marys Parsonage, Manchester. M3 2DF.

If you are not satisfied with our response or believe we are processing your personal data not in accordance with the law you can complain to the Information Commissioner's Office at <https://ico.org.uk/>

Review of this Policy

We keep this Policy under regular review. This Policy was last updated in April 2019.

Limitations Applying to Our Professional Service

Concealed Parts

If we observe evidence to suggest that concealed parts of the structure and fabric might be defective, we will advise you accordingly and make recommendations for further investigations. However, unless otherwise instructed by you, we will not open up for inspection any permanently enclosed or concealed parts of the structure and fabric.

Deleterious and Hazardous Materials

We will advise you if we consider that there exists a significant possibility that deleterious or hazardous materials exist at the property. Unless otherwise instructed, we will not undertake or commission any inspections or laboratory tests to confirm the extent and precise nature of any deleterious and hazardous materials that might be present.

Services Installations

Our report on the services installations will be based on a cursory inspection only in order to include a general description in this report. We will not test any of the installations. Unless otherwise instructed, we will not commission the inspection and testing of any installations by specialist consulting engineers. If we find visual evidence to suggest that there might be significant problems with any of the installations, or if they are particularly sophisticated or complex, we will advise you accordingly, and make recommendations for further investigation and/or testing by specialists.

Building access

Access to some areas may be restricted or denied. If we find that our inspection was excessively limited we will advise you accordingly and seek your further instructions.

Land Contamination

We will not make any formal enquiries or carry out investigations into the potential contamination of the site or neighbouring land.

Compliance with Legislation

Our inspection will not involve a review of the state of compliance with statutory requirements such as the Building Regulations, Workplace Regulations, Fire Regulations and the Equality Act. Compliance with these regulations requires a more detailed study and involves the preparation of a detailed risk assessment. Such studies and risk assessments are beyond the scope of this type of inspection and report.

Liability and Confidentiality

The building inspection report may only be relied upon by (the instructing party) to whom we owe a duty of care. The report must not be passed for information, or for any other purpose, to any third party without our prior written consent; such consent will not be unreasonably withheld or delayed. Such consent shall not entitle any third party to place any reliance on the report and shall not confer or purport to confer on any third party any benefit or right pursuant to the Contracts (Rights of Third Parties) Act 1999.



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