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Prince Of Wales Theatre, Cannock

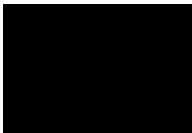
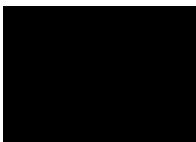
Intega

M&E Condition Report

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Revision Record

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1.0 General

1.1 Introduction

As part of Crookes Walker Consulting's (CWC) commission by Intega, CWC investigated the Mechanical and Electrical services infrastructure at the Prince of Wales Theatre, Cannock.

██████████ and ██████████ of CWC undertook a site survey on 25th March 2026, to gain an understanding of the existing main Mechanical and Electrical plant which currently serves the site.

The existing Electrical and Mechanical systems were reviewed as part of these works to determine the age and condition of the installed services.

This summary report highlights the findings and results of the surveys with respect to the Mechanical and Electrical Building Services.

1.2 Site Description

The site is located at Church Street, Cannock WS11 1DE and comprises a community theatre venue which was previously earmarked for demolition as part of the Civic Centre regeneration scheme.

The site comprises a dedicated theatre entrance area at ground floor, theatre hall and supporting spaces at first and second floors and plant spaces at roof level.

In addition to the theatre demise, there is a defunct market hall at ground floor which is currently being used as a parking and site storage space by the demolition Contractors.

The majority of the primary building services plant is located at roof level with an LV switchroom located on the second floor.

The building was constructed in 1984 and has a capacity of circa 427 people.

The majority of the M&E plant and equipment appears to be original and would therefore be approximately 42 years old.

1.3 Life Expectancy of Plant and Equipment

Life expectancy of plant equipment is compared against industry recommended guidance. In accordance with the Chartered Institution of Building Services Engineers (CIBSE) life expectancy criteria (Appendix 12, Guide M).

This appendix gives the indicative economic life expectancy, beyond which it is expected that breakdowns and unreliability will increase together with associated operating costs.

It may be possible to extend service life beyond the recommended life with increased maintenance and / or repairs however the increased costs associated with breakdowns, unreliability, repairs and other downtime generally make this counterproductive.

1.4 Limitations

The inspection of the premises is limited to all visible, exposed and accessible elements of the M&E services. The report includes comments on the visual condition of the M&E services installations within the context of the type and age of the property. The report does not cover aspects of the Mechanical and Electrical services where they are part of a larger development.

This type of high-level visual survey may not fully establish the true condition of the equipment, as it is common for plant to appear satisfactory from an external inspection, but may have a history of operational problems.

Maintenance records were not available to review in full and comments on maintenance are made, primarily based upon the visual inspection.

Unless noted otherwise, CWC did not carry out any intrusive investigations, operate any plant, test the performance of the M&E services nor inspect any flues, ducts, voids or any similarly enclosed areas to which access was not readily available at the time of the inspection. CWC are therefore unable to report that such services remain free from defect or operate fully as intended. Further, CWC have not investigated the plant and equipment for obsolescence, unless specifically noted within the report.

CWC have made general observations with respect to compliance with current legislation, British Standards, Building Regulations, CIBSE guidelines and current good practice.

Please note that compliance with UK Standards often requires a more detailed study, which is outside the scope of our commission.

It should be noted that no design checks were carried out within the scope of this survey and it is assumed that the systems are capable of meeting the original design parameters unless otherwise noted.

2.0 Record Information

2.1 O&M Manual

No Mechanical and Electrical O&M manuals have been made available for review.

2.2 As-Fitted Drawings

No Mechanical and Electrical as-fitted drawings have been made available for review.

2.3 Maintenance Records

No Mechanical and Electrical Maintenance records have been made available for review.

2.4 Energy Performance Certificate (EPC)

From a review of the EPC register, the buildings EPC rating is an 'E' rating and the certificate expired on the 29th of June 2025.

2.5 Display Energy Certificate (DEC)

From a review of the EPC register, the buildings DEC rating is an 'B' rating and the certificate expired on the 1st of July 2021.

2.6 Air Conditioning Inspection Certificate

From a review of the EPC register, the buildings Air conditioning inspection certificate expired on the 19th of December 2024.

2.7 PPM Report

The previous Planned Preventative Maintenance (PPM) report was undertaken by CBRE in October 2024.

The PPM report generally identifies the installations as in 'Poor' or 'Fair' condition and includes significant expenditure over the next 10 years.

It does not appear that any of the recommendations of the report to replace the M&E plant and equipment have been undertaken, and the condition of the services would appear to have deteriorated since the inspection in October 2024.

The previous PPM report references 'Unsatisfactory' elements recorded within the previous Electrical Installation Condition Report (EICR) carried out in 2022.

It is not clear whether these elements have been rectified as no copies of the previous EICR's have been made available for review however should these be outstanding; it is recommended that these are rectified as soon as practicable to ensure the systems are safe and operable.

3.0 Mechanical Services

The site is served by the following mechanical engineering services:

- Utility-metered incoming water supply
- Heating & Cooling systems
- Auditorium & Stage mechanical ventilation systems
- WC extract ventilation systems
- Hot and cold-water systems
- Above ground drainage systems
- BMS systems

3.1 Incoming Water Supply

The incoming main cold water enters the building at Ground Floor within the Market Hall, with the utility meter located at roof level within the internal cold water storage plantroom.

3.2 Auditorium & Stage Mechanical Ventilation Systems

The Auditorium & Stage areas are served by 2No Air Handling Units (AHU) located at roof level, 1No serving Auditorium and 1No serving the Stage.

The AHU consists of panel and bag filter sections, frost and heating coils, chilled water coil, plate heat exchanger for heat recovery and inverter driven centrifugal supply and extract fans.

The Air Handling Units (AHUs) deliver both heating and cooling to the Auditorium and Stage areas. Heating is provided via integral electric heater batteries installed within each AHU, while cooling is achieved through an external, dedicated chiller that supplies chilled water to the AHU cooling coil.

The conditioned fresh air is delivered to the spaces via vertical floor mounted, semicircular displacement diffusers, located around the perimeter of the Auditorium and Stage areas.

Extract air is removed via high level bell mouth ductwork connections.

The condition of the AHU's is in poor state of repair, with the Stage AHU having several panels removed or detached, leaving internal components fully exposed to the external environment. The external distribution ductwork is also in a poor condition, with thermal insulation coming away, and completely removed in sections.

The AHU's are circa 1970's and are way past their economical life expectancy, and given the current state of the units, would require immediate replacement

3.3 Heating & Cooling systems

3.3.1 Auditorium & Stage Heating & Cooling Systems

Heating to the Auditorium and Stage areas is provided by electric heating elements integral to the Air Handling Units (AHUs) serving each space. As previously noted within this report, the AHUs appear to be original installations dating from the building's construction in 1984 and are in a poor state of repair.

The units were not operational at the time of inspection, and their observed condition indicates that they have exceeded their economic life expectancy. As such, the AHUs are considered unsuitable for refurbishment or reuse and will require full replacement.

Cooling is provided by a dedicated air-cooled chiller serving cooling coils integral to each AHU. The chiller also appears to be original to the building and is in poor condition. The cooling system was not operational at the time of inspection, and the visible condition of the plant suggests that it has exceeded its economic life expectancy. The chiller and associated cooling components are therefore deemed unsuitable for reuse and will require replacement.

3.3.2 First Floor Entrance Foyer and Second Floor Balcony Bar Area

The heating and cooling requirements of the First Floor Entrance Foyer and the Second Floor Balcony Bar Area are served by ceiling-mounted cassette fan coil units, with associated external condensers located at roof level.

The systems are understood to have been installed circa 2005. Based on visual inspection, the fan coil units and associated equipment are in a generally poor condition and have exceeded their economic life expectancy. As a result, the systems are considered unsuitable for continued use or reuse and will require full replacement.

3.3.3 First Floor Theatre Bar Area

The heating and cooling requirements of the First Floor Theatre Bar Area are served by a single split, ceiling-mounted cassette unit, with the associated external condenser located at roof level. The system is understood to have been installed circa 2021.

Although the unit was not operational at the time of inspection, it appears to be in good visual condition. Subject to satisfactory operational testing, the system is considered suitable for retention and continued use, if required.

3.3.4 WC, Circulation and Changing Areas

Heating to the WC, circulation, and changing areas is provided by electric heating systems only, comprising predominantly electric panel heaters, with wall-mounted electric fan heaters installed in some locations. The age of the electric panel heaters varies, with some units appearing to have been replaced more recently.

However, in general, the majority of the panel heaters and fan heaters are of an age and condition that indicate they have exceeded their economic life expectancy. As such, the existing heating equipment is considered unsuitable for long-term retention and will require replacement.

3.4 Extract Ventilation Systems

3.4.1 Toilet Extract Systems

There are several separate toilet extract systems which serve the male, female and disabled WC. They generally consist of ceiling mounted extract fans located within the space they serve.

The extract units are installed flush with the suspended ceiling grid. Each unit consists of a square mounting plate housing a circular, louvred assembly. The grille incorporates multiple concentric rings and perforations to allow airflow, indicating an integrated fan or powered extraction element behind the fascia rather than a passive air grille. Access above the ceiling was not available but it is expected that these units are ducted locally to the façade and discharge directly to outside.

The extract fans vary in age, but all appear to be installed around circa 1990s. The ceiling units incorporate integral fan assemblies rather than passive grilles. Both the control interface and ceiling extract fans show signs of age-related deterioration consistent

with systems that have surpassed their expected economic service life.

Given their age and visible condition, the units should be considered at or beyond their operational lifespan and are therefore recommended for full replacement with modern, compliant mechanical extract ventilation equipment.

3.5 Hot and Cold-Water Systems

The domestic hot water to the building is provided by a central electric calorifier which is located adjacent to the BOH Stage area at Ground Floor level.

The calorifier is a 700-litre vertical indirect stainless steel calorifier manufactured by World Heat Cylinders Ltd. The unit was manufactured in December 2021 and therefore is a recent installation within the last 5 years.

The unit appears to be in good condition commensurate with its age.

The domestic cold water is provided by a utility metered supply which enters the Ground Floor within the Market Hall, with the utility meter located at roof level within the internal cold water storage plantroom.

The installation comprises an internal GRP (glass-reinforced plastic) sectional potable uninsulated water storage tank. The tank incorporates a top-mounted access hatch for inspection and maintenance and is connected to associated inlet, outlet, and overflow pipework with isolation valves. The tank was drained at the time of inspection, and the internal cleanliness of the tank was poor. The tank itself is reasonable condition commensurate of its age, however, due to its age and its poor cleanliness we would recommend that the tank is replaced.

The domestic water pipework condition could not be determined as it is largely concealed and where exposed has thermal insulation applied.

The pipework is insulated with traditional mineral wool pre-formed sections, finished with a stitched calico or cloth outer jacket, with joints secured using metal banding and foil tape. This form of insulation system was commonly installed in older plant rooms and service risers.

This insulation type is now considered obsolete and is no longer consistent with current best practice. The calico/cloth jacket provides limited vapour

resistance, making the insulation vulnerable to moisture ingress, damage, and degradation over time. As a result, the system often suffers from reduced thermal performance, increased heat losses, and poor long-term durability, particularly where jackets are torn or loosely fitted.

Replacement would be advisable but is constrained by limited access, as much of the pipework is concealed, making full renewal difficult and disruptive.

3.6 Above-Ground Drainage System

The toilet areas are served with a soil and water system vented at roof level and stacks dropping through the building, connecting to the below-ground drainage system at ground floor level.

The drainage installation is largely concealed, however, in some instances it could be located and appears the main stacks are installed in cast iron, with branch drainage pipework installed in uPVC.

The above drainage pipework is within its economic life expectancy, and should be suitable for re-use, depending on a CCTV survey to confirm no defects.

3.7 Building Management System (BMS)

The building is provided with a BMS which controls and monitors all major plant and equipment.

The system comprises of 1No MCP (Mechanical Control Panel). The MCP is located within the roof internal plantroom where the cold water storage tank is located, which monitors/controls the following:

- Auditorium AHU
- Stage AHU
- Air Cooled Chiller (enable only)

The BMS systems appears to be an original installation (circa 1980's) and appears in poor condition. There was no power to the MCP at the time of inspection, therefore it cannot be confirmed if the panel is operational.

4.0 Electrical Services

The site is served by the following electrical engineering services:

- Electrical supplies and metering
- Low voltage distribution switchgear and cabling
- Lighting and emergency lighting installations
- Fire alarm installation
- Small power installation
- Security Systems (CCTV, Intruder Alarms)
- Earthing and bonding
- Accessible WC Alarms

4.1 Electrical Supply

The building is supplied via a dedicated power supply, derived from a National Grid substation, located externally, adjacent to the site.

The substation is located to the North of the site, beneath the old car park entrance ramp and has the reference "Market Hall 8852". The substation is owned and controlled by the DNO, National Grid, and therefore was no access to the substation at the time of visit.

The power supply to the building appears to be a low voltage, three-phase and neutral (TP&N), 50Hz supply. No utility bills have been provided for review therefore the Approved Supply Capacity is not currently known.

The existing LV cabling is routed below ground from the substation to the North corner of the building where it rises internally within the Market Hall, to the LV switch room at First Floor.

The main electrical meter is located within the LV Switchboard, within the switch room and is an Elster A1100 utility meter. The meter is an MID approved meter and the meter reading was 220573kWh at the time of survey.

The incoming supply cabling appears to be of considerable age and was likely installed during the construction of the building.

The building is not provided with any life-safety or secondary power supplies and is serviced via the main incoming LV supply only.

4.2 LV Main Infrastructure

The electrical services within the building are supplied via a floor mounted, cubicle type switchboard, located within the First Floor switchroom.

The main LV switchboard is a top entry, top exit panel which serves the various distribution boards around the building.

The switchboard was constructed by Blackburn Starling and contains Dorman Smith devices. The switchboard appears to have been installed as part of the original construction in 1984 and is past it's economic life expectancy.

Whilst the main LV switchgear is past it's economic life expectancy, it does appear to be operational and serviceable with continued ongoing maintenance, however consideration should be made for the replacement in the medium term.

The main incomer is rated at 600A with a breaking capacity of 35kA. The outgoing sub-mains are generally protected by fused switch disconnectors.

The outgoing ways are not provided with any metering. The only metering present is the incoming utility meter. The metering should be reviewed as part of any proposed works to ensure sufficient metering is provided for Part L compliance.

There are asbestos warning notices affixed to the front of the panel which are likely due to the presence of asbestos flash guards. The asbestos register should be reviewed prior to any works being undertaken on the main LV switchgear.

No electrical distribution schematic is currently provided within the main switchroom.

No rubber mats or resuscitation and electric shock notices are currently provided within the main switchroom.

No Power Factor Correction or Harmonic Filtration is provided.

4.1 LV Distribution

The building is provided with a number of LV distribution boards, located around the property, serving final circuits throughout.

These distribution boards are supplied via PVC/SWA armoured sub-main cables, derived from the main LV switchboard at First Floor.

The majority of the electrical distribution boards and sub-mains cables appear to have been installed as part of the original construction in 1984.

The distribution boards are generally in poor condition and have passed their economic life expectancy and consideration should be given to their replacement.

A couple of the distribution boards, including DB4 at First Floor and the Lift DB within the Lift Motor Room at First Floor have been replaced circa 2021 and are in good operational condition.

Where older distribution boards remain, it is recommended that these are replaced with new, split-metered distribution boards complete with RCBO protective devices to ensure the electrical installations remain safe, operational and serviceable.

The Market Hall area at Ground Floor is supplied via a separate distribution board, located at high level within the Market Hall. This distribution board appears to be of considerable age and in poor condition therefore it is recommended that consideration is given to its replacement.

The sub-mains cabling appears to be in satisfactory condition however the cables have not been inspected along the entirety of their lengths.

The latest Electrical Installation Condition Report (EICR) was carried out in 2022 and will identify any outstanding issues with the cabling. Should any issues be identified within the latest EICR's, these should be rectified accordingly.

Final circuit cabling is carried out using a mixture of cable types including PVC twin and earth cables and MICC "Pyro" cables.

No design checks have been carried out to verify the sizing of the existing sub-mains cabling and distribution boards.

4.2 Earthing and Bonding

Earthing and bonding of the electrical installation was visible in various locations however the full extent of the earthing systems was not visible at the time of survey.

It is recommended that the latest EICR's are reviewed and any defects or issues raised are rectified to ensure the earthing and bonding is safe and compliant with The IET Wiring Regulations BS7671 and BS7430.

4.3 Containment Systems Installation

The cabling throughout the building is generally routed within ceiling voids within metallic conduits or clipped direct to building fabrics.

Where cabling is contained within metallic conduits, these appear to be in good condition.

A significant amount of cabling is routed within the ceiling voids and is unsupported or is supported from conduits using plastic cable ties.

Where cabling is unsupported or is fixed using plastic cable ties, new containment or metallic fixings should be installed to ensure cabling is adequately supported throughout to ensure compliance with British Standards.

4.4 General Lighting Installation

The lighting installation comprises a mixture of luminaire types throughout with some recessed luminaires and some surface mounted luminaires.

The installed luminaires are generally fluorescent fittings, some of which have been converted to LED's. The lighting installation appears to be mostly operational however the luminaires are of considerable age and in poor condition.

The entrance area comprises LED 600x600mm recessed luminaires with surface mounted fluorescent luminaires installed within the stairwells.

The corridors are provided with a mixture of recessed circular downlight luminaires and linear surface mounted luminaires that have been retrofit with LED's.

The lighting within the bar areas comprises recessed fluorescent downlight luminaires.

Within the WC areas, the lighting is provided via newer LED 600x600mm recessed luminaires which generally appear to be in good, operational condition.

Within the main theatre area, there are linear fluorescent luminaires which have been converted to LED. These luminaires are generally operational but appear to be in poor condition.

The stage lighting has been recently replaced with LED luminaires.

The lighting at roof level consists of fluorescent surface mounted luminaires which are of significant age and in poor condition.

The Market Hall area at Ground Floor is provided with metal halide floodlights at high-level, supplemented by linear fluorescent luminaires within the market stalls.

The lighting within the Market Hall area was not viewed as operational at the time of survey.

It is recommended that the lighting throughout is generally replaced with new LED luminaires and final circuits replaced accordingly.

4.4.1 External Lighting

The external lighting consists of wall-mounted LED floodlight luminaires at high-level and surface mounted luminaires at lower level, which appear to be circa 15-20 years old.

The operational condition of these luminaires is not known however they appear to be in poor condition.

It is recommended that the external lighting is replaced in it's entirety.

4.4.2 Controls Installations

The lighting installation throughout is generally controlled via manual switches, located locally to the luminaire positions.

The lighting within the WC areas is controlled via local automatic presence detection.

The lighting within the main theatre area is controlled via manual switches within the control booth.

There are wall-mounted dimmer packs within the LV switchroom at First Floor which are used to control the hall and theatre lighting.

The lighting controls throughout are of considerable age and in poor condition. It is recommended that the lighting controls are replaced throughout.

4.5 Emergency Lighting

Emergency lighting is provided in all areas and generally comprises standalone emergency luminaires within integral battery packs.

The emergency luminaires are a mixture of fluorescent luminaires and LED luminaires and are tested via emergency keyswitches.

Within the hall area, the emergency lighting is provided via standalone, wall-mounted twin-spot luminaires which appear to be in good operational condition.

Illuminated exit signage is provided throughout.

The emergency luminaires throughout were generally showing green indicators throughout.

Where fluorescent luminaires remain, it is recommended that these are replaced with new LED emergency fittings.

The installed LED emergency luminaires appear to be relatively new and in good operational condition. With continued, ongoing maintenance, the emergency lighting installation should continue to operate for several years.

4.6 Small Power Installation

The small power installation throughout comprises general socket outlets and dedicated power supplies to items of plant and equipment throughout.

The small power circuits are derived from the local distribution boards and utilise a mixture of cable types, with cabling generally routed within ceiling voids.

At roof level, the power supplies to the items of plant and equipment are cabled using multicore SWA armoured cables, terminating at rotary isolators, local to the items of plant. The power installation at roof level generally appears to be in poor condition.

The latest Electrical Installation Condition Report (EICR) was carried out in 2022 and will identify any outstanding issues with the cabling. Should any issues be identified within the latest EICR's, these should be rectified accordingly.

The small power installation appears to be operational however the installation is

of considerable age and has reached the end of its economic life expectancy. As a result, it is recommended that consideration is given to its replacement.

4.7 IT and Data Installations

The site is provided with IT and Data services throughout. The IT and Data services comprises data outlets to certain areas and are served via a wall mounted data cabinet, located within the 2nd Floor office.

The data cabinet appears to be in fair condition however the front door of the cabinet was missing at the time of survey.

The data cabling appears to utilise CAT 5e cabling and appears to be circa 20+ years old.

If operational requirements do not require Data and IT upgrades, the system should remain operational for several years. Consideration should be given to the replacement of the systems in the medium term.

4.8 Fire Alarm Installation

The site is provided with an automatic fire detection system throughout. The fire alarm installation appears to be 20+ years old and has reached its economic life expectancy.

The main fire alarm panel is located within the 2nd Floor office, which is a Protec Algo-Tec 6300 series panel.

A Protec 6300 series LCD repeater panel is also located at the main building entrance.

The Protec 6300 series panels are of considerable age and are now obsolete and no longer supported by the manufacturer.

It is recommended that these panels are replaced with new, supported digital addressable fire alarm panels, such as the Protec 6500 Series panels.

A FireClass FC501 Analogue Addressable fire alarm panel is provided within the Market Hall area.

The category of the existing fire alarm system is not known therefore it has been established whether the fire alarm system meets the requirements for the required category.

There is extensive cabling routed within the ceiling voids which is unclipped and/or unsupported. Where cabling is not adequately supported with metallic fixings, it is recommended that metallic fixings are installed to ensure compliance with British Standards.

As the installation has reached the end of its economic life expectancy and the panels are now considered obsolete, it is recommended that consideration is given to the replacement of the fire alarm system.

4.9 Intruder Alarm

An intruder alarm system is provided to the building with door contacts provided to external doors and presence detectors provided within perimeter rooms and spaces.

The intruder alarm appears to be an ADT system with control panels and PSU's located within the LV Switchroom.

The intruder alarm system appears to be 20+ years old and in poor condition.

It is recommended that consideration is given to its replacement.

4.10 CCTV Installation

The building is provided with a CCTV system with internal and external cameras present. The CCTV cameras provide coverage to key entrances and circulation areas.

The system comprises a mixture of PTZ and dome cameras with an on-site Digital Video Recorder (DVR) and monitor screen located within the 2nd Floor office.

The installation appears to be of considerable age and approaching end of life. The manufacturer was not readily identifiable.

The CCTV system was not viewed in operation at the time of survey therefore the operational status of the system is not currently known.

The CCTV system should be inspected by the incumbent CCTV specialist to ensure the cameras are fully functional.

4.11 Accessible WC Alarm Installation

Accessible WC alarms are provided to the WC areas comprising pull-chords, reset buttons and overdoor indicators.

The accessible WC alarms are of considerable age and are past their economic life expectancy. The alarms are in poor condition and consideration should be given to their replacement.

4.12 Lightning Protection System

No lightning protection system was visible during the survey.

As the wider site is currently undergoing demolition, it is recommended that a lightning strike risk assessment is undertaken by an accredited lightning protection specialist to determine whether a lightning protection system is required.

4.13 Lifts and Vertical Transport

Lifts and other vertical transportation services do not fall under the scope of this M&E review, however the below is noted with regard to the system.

The building is served by a single lift rated for 630kg (8 person). The lift serves the ground floor, first floor and second floor.

The lift appears to be in good operational condition however it is recommended that a specialist lift consultant is appointed to carry out a condition survey and provide a detailed report for the lift installation.