



Llywodraeth Cynulliad Cymru  
Welsh Assembly Government

## Physical Condition Survey

# Accommodation needs of Gypsy-Travellers in Wales

Report to the Welsh Assembly Government



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## PART A - SUMMARY REPORT

### 1.0 INTRODUCTION

**1.1** The Centre for Urban and Regional Studies (CURS) at the University of Birmingham and Plus Property Solutions jointly submitted proposals in November 2004 to undertake a Research project on the accommodation needs of Gypsy-Travellers in Wales on behalf of the Welsh Assembly Government.

**1.2** The proposal was subsequently accepted in February 2005.

**1.3** Physical condition surveys of 20 identified Gypsy-Traveller sites across Wales were carried out, to assess the nature, physical make-up, condition and future maintenance/improvement needs of the sites. A single privately owned site was included in the survey. Because this site cannot be seen as necessarily representative of all private sites, it was omitted from the analysis presented in this Report. Qualitative comments about the private site are included in the main report of the research. This Report, therefore, sets out our findings following completion of the survey work on 19 Gypsy-Traveller sites owned by Local Authorities.

**1.4** The site survey work was undertaken between 31<sup>st</sup> May and 17<sup>th</sup> June 2005.

A summary of costs for the surveyed Gypsy-Traveller sites is included at **Appendix 1**.

Investment summaries by site management type are provided at **Appendix 2**.

Individual profiles of each site are provided at **Appendix 3**.

### 2.0 THE PURPOSE, AIMS AND OBJECTIVES OF THE PHYSICAL CONDITION SURVEY

**2.1** A physical condition survey of 19 Local Authority Gypsy-Traveller sites (including one pilot study site) across Wales was undertaken. This section of the report serves to provide a detailed list of the key aims, objectives and tasks of the condition survey.

**2.2** The purpose of the research project is to inform the development of policy by strengthening the evidence base and provide up-to-date and reliable information on the size and condition of the current Gypsy-Traveller site network across Wales and the need for new site provision.

The completion of a physical condition survey is of primary importance in meeting this objective. Therefore, the key aims and objectives of the stock condition survey were to:

- provide accurate and reliable information concerning repairs, maintenance and improvements as costs forecast over a 30-year term, for the portfolio as a whole, and for each of the categories of ownership/management status;
- collect, validate and report upon the attribute and condition information about the sites for the purpose of improving existing records and future maintenance planning;
- establish a methodology upon which further surveys may be conducted in future years;

- provide accessible, reliable and easily maintainable planning data for future repairs and maintenance programmes, including the provision of a written summary report and an easily maintained and interrogable computer database containing the survey results.

**2.3** To meet these aims and objectives, the following key tasks were carried out:

- Conduct a full survey of the 19 Local Authority Gypsy-Traveller sites across Wales.
- Reflect the two differing management types for the sites, as follows:
  - Local Authority owned and managed (13 sites)
  - Owned by Local Authorities and managed by the Gypsy Council (6 sites)
- Survey various sections of each site individually, to ensure that all facilities were included. The categories used were as follows:
  - Surrounding Environment
  - Site
  - Pitch
  - Amenity Buildings
  - Site Buildings
  - Improvements

Item 7.0 of this Report provides a further explanation of these categories.

### **3.0 KEY FINDINGS OF THE SURVEY RESULTS**

#### **3.1 Stock Profile and Key Data**

- Researchers completed physical surveys of 19 Local Authority Gypsy-Traveller sites across Wales.
- These sites provide a total of **397** individual pitches.
- Of these pitches, **367** are permanent pitches and the remaining **30** are temporary pitches.
- There are **373** amenity buildings provided directly to these pitches.
- There are **8** other site buildings (of varying purpose) across all sites.

#### **3.2 Analysis of Key Maintenance Investment Needs**

<b>Management type</b>	<b>No of Sites</b>	<b>Total Investment over 30 years*</b>	<b>Average Investment per site per annum*</b>
Local Authority	13	£7,549,844	£19,359
Gypsy Council	6	£2,935,098	£16,306
<b>All Sites</b>	<b>19</b>	<b>£10,484,942</b>	<b>£18,395</b>

\* Note: All costs are as at November 2005. No allowance has been made for future Building Cost Inflation.

- Total identified maintenance/improvement investment for the surveyed Gypsy-Traveller sites across Wales over the next 30-year period is **£10,484,942**.
- This produces an **average annual** maintenance/improvement investment of **£18,395** per site per annum over a 30-year period.
- Total identified maintenance/improvement investment for all surveyed **Local Authority** managed sites is **£7,549,844**. This represents **72%** of total investment across the entire portfolio.
- Total identified maintenance/improvement investment for all surveyed **Gypsy Council** managed sites is **£2,935,098**. This represents **28%** of total investment across the entire portfolio.

### 3.3 Analysis of Key Attribute-Based Data

- **Visual quality of general site (expressed as number of sites)**

	Local Authority	Gypsy Council
Very Good	0	4
Good	2	1
Average	6	0
Poor	4	0
Very Poor	1	1

- **General quality of pitch surfaces across the site**

	Local Authority	Gypsy Council
Very Good	1	3
Good	4	2
Average	4	0
Poor	3	0
Very Poor	1	1

- **Total number of pitches provided to each site (average number of pitches per site shown in brackets)**

	Permanent	Temporary
Local Authority	236 (18)	17 (1)
Gypsy Council	131 (22)	13 (2)

## 4.0 CONCLUSIONS

**4.1** It is difficult to arrive at a single conclusion for the 19 Local Authority sites that were surveyed during this project. The sites exhibit a variety of conditions and usages.

This divergence of site characteristics and performance reinforces the view that there has been little standardisation of provision across Wales, in terms of type of site, overall site/pitch provision, and the extent/quality of facilities. However, the overall impression gained from the survey in terms of maintenance and improvement investment required the sites are in reasonable condition and have been reasonably maintained by the different managing organisations.

**4.2** However, there is a large backlog of work to be carried out, with nearly £2.8m of identified work required over the next 5 years (27% of the 30-year total). The repair and maintenance investment required falls after years 1-5 and remains relatively stable at between £1m (years 21-25) and £2m (years 11-15) in each subsequent 5-year band.

Whilst a proportion of the sites appear to have benefited from programmed replacements/upgrades over recent years, many require further updating and improving to bring them up to modern-day standards. The targeting of investment to meet this backlog of repairs and ongoing maintenance must be carefully considered not only in the light of the technical information contained in this report, but in the light of the wider recommendations in the CURS report.



## PART B - DETAILED REPORT

### 5.0 LIST OF SITES TO BE INCLUDED IN SURVEY

**5.1** Following initial work by researchers in conjunction with the National Assembly for Wales, a list of 21 known Gypsy-Traveller sites across Wales was established. This list included 19 sites owned by local authorities and 2 which are privately owned. It was agreed that this profile would inform the extent of physical condition survey work to be undertaken. However, it was not possible to gain access to one of the privately-owned sites during the course of the survey work and, as noted in 1.4, survey findings from the single privately-owned site that was included in the survey are not included in this Report.

**5.2** The portfolio reported on a total of 19 Local Authority sites which were sub-divided into site management types, as shown in the table below.

Site Name	Number of permanent pitches	Number of Temporary pitches	Total number of pitches	Site Management type
Cwmcrachen Caravan Site	17	7	<b>24</b>	Local Authority
Shirenewton	56	0	<b>56</b>	Local Authority
Rover Way	21	0	<b>21</b>	Local Authority
Penybryn	30	0	<b>30</b>	Local Authority
Riverside Caravan Park	20	0	<b>20</b>	Gypsy Council
Llandygai	12	12	<b>24</b>	Gypsy Council
Glynmil Caravan Site	24	0	<b>24</b>	Gypsy Council
Briton Ferry	22	0	<b>22</b>	Gypsy Council
Caegarw	27	0	<b>27</b>	Gypsy Council
Catshole Quarry	26	5	<b>31</b>	Local Authority
Kingsmoor Common	21	0	<b>21</b>	Local Authority
Waterloo Caravan Site	10	0	<b>10</b>	Local Authority
Withybush Caravan Site	9	0	<b>9</b>	Local Authority
Under the Hill Caravan Site	10	0	<b>10</b>	Local Authority
Withy Beds Caravan Site	6	5	<b>11</b>	Local Authority
Beddau Caravan Park	4	0	<b>4</b>	Local Authority
Tygwyn	7	0	<b>7</b>	Local Authority
Shepherd's Hill Caravan Site	26	1	<b>27</b>	Gypsy Council
Ruthin Road	19	0	<b>19</b>	Local Authority
<b>Total</b>	<b>367</b>	<b>30</b>	<b>397</b>	

**5.3** A 100% survey of all areas to all sites listed above was undertaken to identify investment in designated sections for a period of 30 years. These sections are described in more detail in Section 8 of this Report.

## 6.0 SURVEY METHODOLOGY

### 6.1 The Survey Team

The survey was undertaken by Plus Property Solutions' section specialising in planned maintenance and stock condition surveys. The team was headed by Martin Gladwin MRICS and Paul Ayling MRICS. Both Martin and Paul have extensive experience in stock condition surveys of residential and non-residential properties. A team of two chartered surveyors undertook the site survey work. Both members of the team have considerable experience of undertaking large survey projects and were fully briefed on the requirements of the survey before any inspections were carried out.

The survey information was gathered on hand-held computers and was subsequently downloaded onto a Microsoft Access database for it to be checked, collated and validated.

### 6.2 Data Capture and Plus Property Solutions Stock Condition Survey Database

Prior to commencement of the survey, a survey design was produced in conjunction with the National Assembly for Wales and CURS. A copy of the survey form and schedule of rates is included at Appendix 4.

The purpose of the survey was to collect two types of information:

- Condition and Investment information, which produces the investment tables at Appendices 1 - 3. Section 8.0 of this Report provides an analysis of these investment tables.
- Attribute information, which provides a description of various aspects of the site from the overall quality/appearance to whether adequate facilities are provided. Section 9.0 of this Report provides an analysis of the attribute-based responses captured. In addition, the site profiles provided at Appendix 3 provide an analysis of site attributes.

In addition to the comprehensive briefing of all surveyors prior to commencing the inspections, debriefing meetings were held to enable any queries to be dealt with immediately.

All surveys were of a visual non-intrusive nature. No testing of materials/installations was undertaken at any sites (including incoming mains services and underground drainage). Roof areas were accessed where safe and where access could be gained.

Plus Property Solutions have developed a bespoke stock condition survey database for this research project using Microsoft Access. The results of the sample surveys were inputted directly into this database, which enabled comprehensive validation (see 6.3 below) routines to be performed prior to the preparation of the cost tables.

### 6.3 Quality Control Procedures

As described above, Plus Property Solutions employed stringent and proven quality control procedures throughout the project. All collected survey data was inputted into Plus Property Solutions computer as soon as possible following completion of the site surveys.

Once the site surveys were completed, rigorous and extensive electronic data validation was carried out across all datasets. This process enabled Plus Property Solutions to identify any erroneous data as soon as possible. Checks were made which identified, for example:

- Elements which had a first renewal date later than its expected life cycle;
- 'Range' checks against quantities recorded (i.e. amenity buildings with more than 1 recorded kitchen would be isolated for review);
- 'Exception' checks, to ensure that, for example, buildings with a gas-fired central heating system also had a gas boiler identified in the survey data.

Only when it was considered that all resident data was sound were cost tables provided from the database.

## 7.0 SAMPLE SURVEY CATEGORIES

**7.1** A typical Gypsy-Traveller site comprises a series of assets, each of which was subject to a full survey by Plus Property Solutions. The survey forms were divided into separate sections, to reflect the nature of each site. The survey categories (or asset types) are as follows:

- **Surrounding Environment** - the immediate environs of the site, including location, neighbouring environment and access roads (where provided).
- **Site** - the boundaries of the site and all surfaces/elements within the site boundary, including lighting, drainage, footpaths, garages, fire safety issues and services. This category does **not** include pitch areas, amenity buildings or any other building located on the site. It must be noted that Plus Property Solutions have undertaken a visual inspection of mains services (including underground drainage) and have not commissioned specialist investigations of these areas.
- **Pitch** - the specific designated areas used for individual pitches are covered in this category, including pitch surfaces and boundaries. It should be noted that Plus Property Solutions have completed a 100% survey of all pitches present at each site.
- **Amenity Building** - any buildings provided within pitch areas have been surveyed within the category, including all elements of the structure internally (where accessible) and externally, services and finishes. Plus Property Solutions also completed a 100% survey of all amenity buildings present at each site.
- **Site Buildings** - any other buildings present on the site were surveyed within this category, such as community buildings, warden units, caretakers' offices and education units. As with pitches and amenity buildings, Plus Property Solutions have completed a 100% survey of all buildings present at each site.
- **Improvements** - the provision of a facility that does not currently exist on a site and which could be installed without undue difficulty. Such items include the provision of entrance barriers, additional signage, traffic calming measures, fire alarm systems, site lighting and fire fighting equipment. In addition, the potential need/desirability of redesigning an existing site layout, to enable a more efficient and/or safe usage of the available site area was assessed.

## 8.0 ANALYSIS OF MAINTENANCE INVESTMENT PROFILES

**8.1** This section provides an overall strategic review of the 30-year investment tables included in Appendices 1, 2 and 3. The investment tables are based on a relatively large number of criteria (2 site management types and 5 survey categories). The most important and/or interesting results from these tables have been selected for discussion. Further, and more detailed information may be obtained from scrutiny of the elemental investment tables included in Appendices 2 and 3.

**8.2** For purposes of clarity, the contents of each Appendix within this report are set out below.

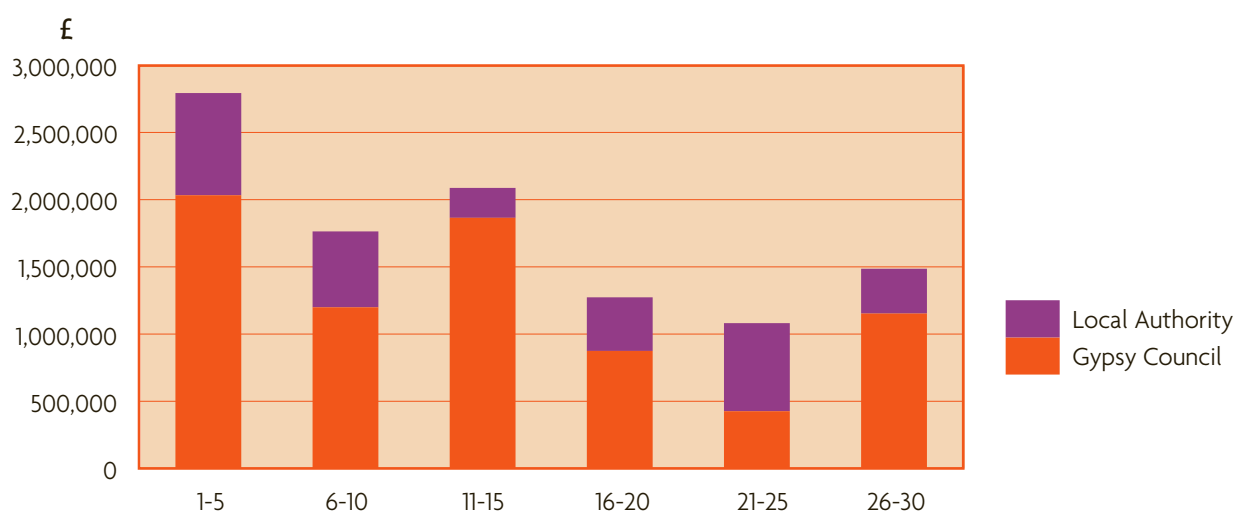
- **Appendix 1** - provides a strategic overview of the survey results, showing total costs for all surveyed sites across Wales.
- **Appendix 2** - provides a separate summary table for each site management type (Local Authority and Gypsy Council).
- **Appendix 3** - detailed site-by-site profiles, providing investment and attribute information.

### 8.3 Total Stock Investment Analysis

Figure 1 below and Table 1 overleaf provide an analysis of the overall stock condition survey results both in tabular and graphical form.

- Plus Property Solutions have surveyed a total of 19 Local Authority Gypsy-Traveller sites located across Wales, providing a total of 397 pitches.
- Total identified maintenance/improvement investment for all surveyed Gypsy-Traveller sites across Wales over a 30-year period is **£10,484,942**.
- This produces an average **annual** maintenance/improvement investment of **£18,395** per site per annum over a 30-year period.

#### 8.3.1 Figure 1: Analysis of 30 Year Investment by Management Type



### 8.3.2 Table 1: Analysis of Investment by Investment Category

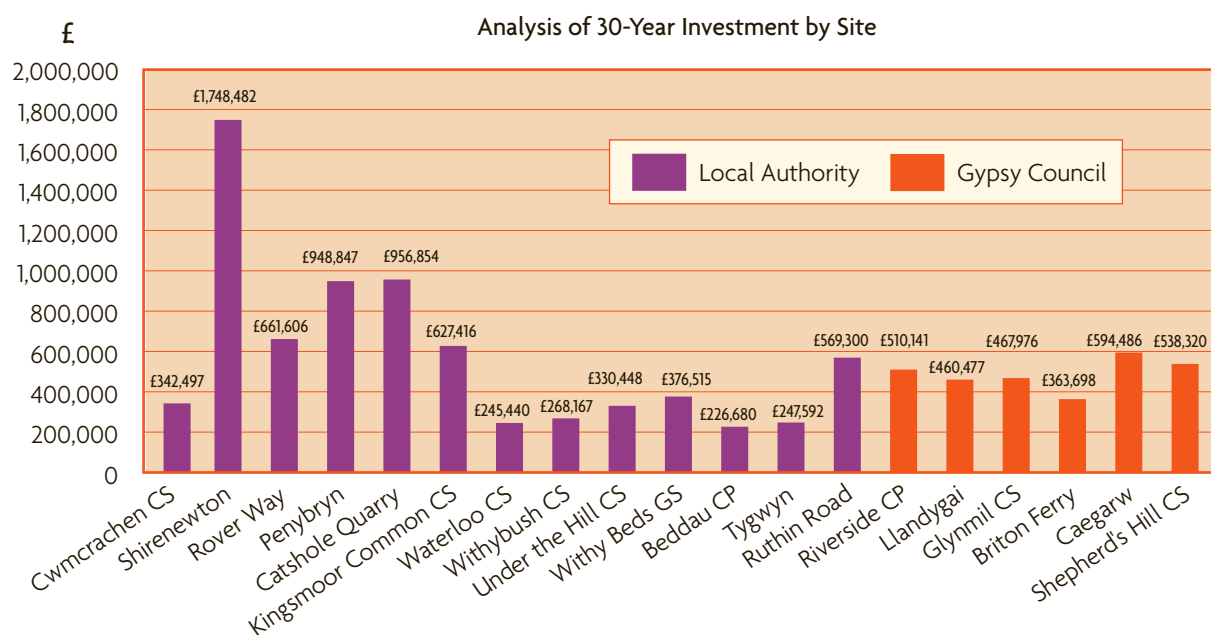
	1-5	6-10	11-15	16-20	21-25	26-30	Total
Site	£796,521	£243,030	£379,740	£358,300	£176,931	£279,060	<b>£2,233,582</b>
Environment	£25,900	£20,000	£1,200	£0	£0	£25,900	<b>£73,000</b>
Building	£29,215	£15,998	£26,852	£19,290	£21,202	£17,624	<b>£130,181</b>
Pitch	£1,589,958	£1,484,708	£1,678,596	£854,782	£838,180	£1,151,456	<b>£7,597,679</b>
Improvements	£351,500	£0	£1,000	£41,000	£45,000	£12,000	<b>£450,500</b>
<b>Total</b>	<b>£2,793,094</b>	<b>£1,763,736</b>	<b>£2,087,388</b>	<b>£1,273,372</b>	<b>£1,081,313</b>	<b>£1,486,040</b>	<b>£10,484,942</b>

### 8.4 Investment Analysis by Site Management Type (see figure 1 for profile)

- Total identified maintenance/improvement investment for all **Local Authority** managed sites is **£7,549,844**. This represents **72%** of total investment across the entire portfolio.
- Total identified maintenance/improvement investment for all **Gypsy Council** managed sites is **£2,935,098**. This represents **28%** of total investment across the entire portfolio.

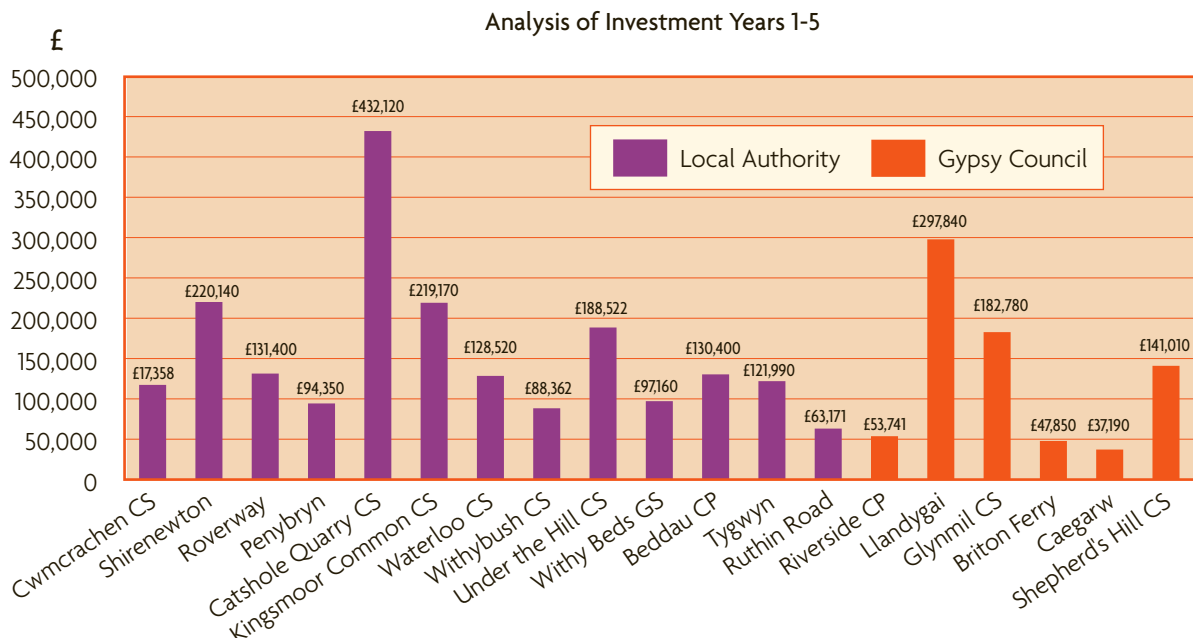
The following charts (figures 2 to 5) provide details of the investment profiles across all sites.

#### 8.4.1 Figure 2: 30-Year Investment Profile by Site



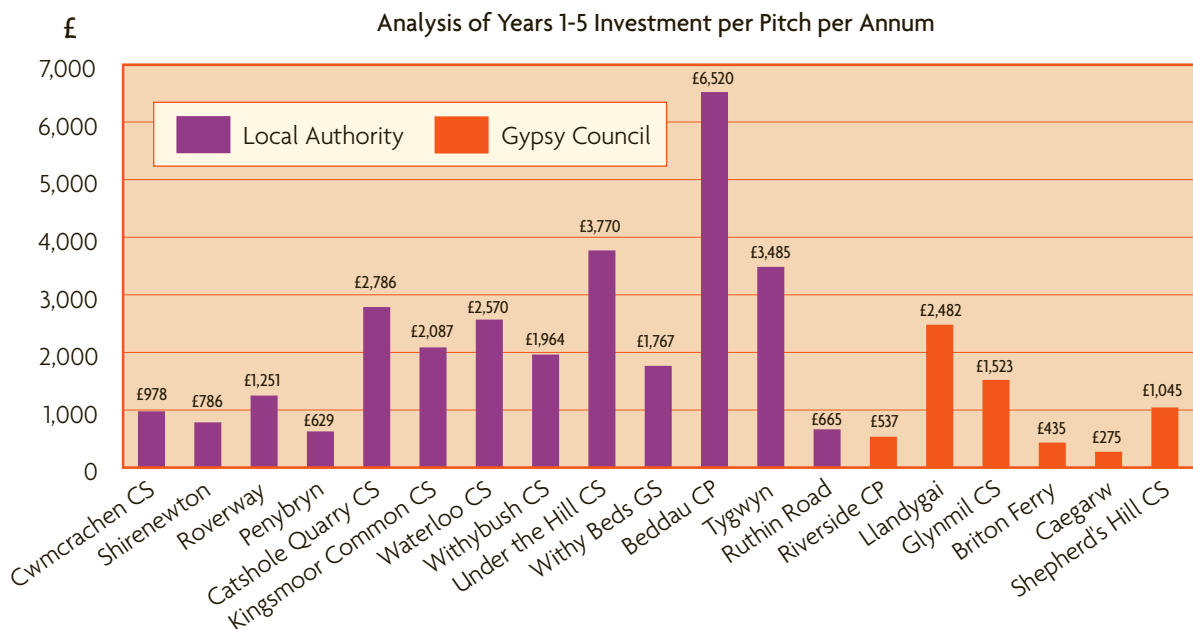
- Average maintenance/improvement investment per site for **all sites** over the 30-year period is **£551,839**.
- Average maintenance/improvement investment per site for all **Local Authority** managed sites over the 30-year period is **£580,757**.
- Average maintenance/improvement investment per site for all **Gypsy Council** managed sites over the 30-year period is **£489,183**.

### 8.4.2 Figure 3: 5 Year Investment Profile by Site



- Average maintenance/improvement investment per site for **all sites** over the next 5-year period is **£147,005**.
- Average maintenance/improvement investment per site for all **Local Authority** managed sites over the next 5-year period is **£156,360**.
- Average maintenance/improvement investment per site for all **Gypsy Council** managed sites over the next 5-year period is **£126,735**.

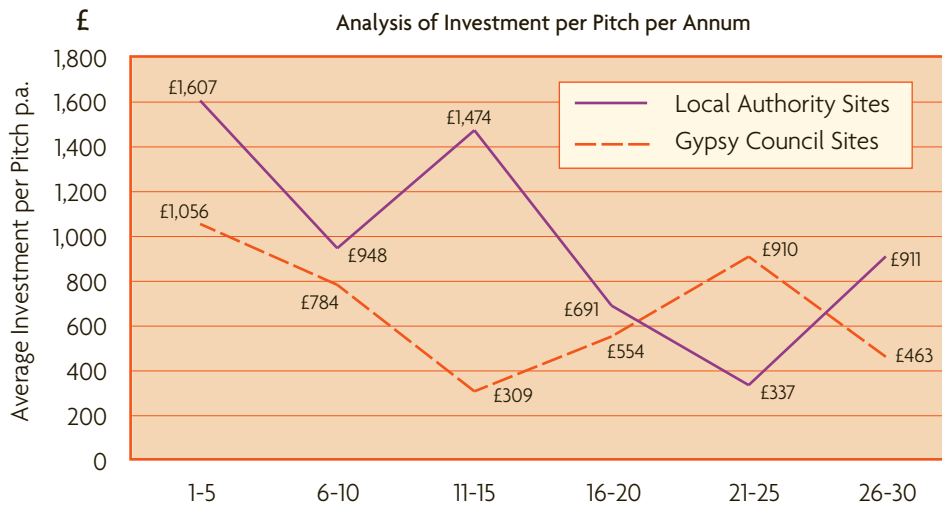
### 8.4.3 Figure 4: 5 Year Investment Profile per Pitch per Annum



- Average maintenance/improvement investment per pitch per annum for **all sites** over the next 5-year period is **£1,407**.
- Average maintenance/improvement investment per pitch per annum for all **Local Authority** managed sites over the next 5-year period is **£1,607**.

- Average maintenance/improvement investment per pitch per annum for all **Gypsy Council** managed sites over the next 5-year period is **£1,056**.

#### 8.4.4 Analysis of Investment per Pitch per Annum over 30 Year Period



It can be seen that average investment per pitch per annum is at higher levels for the Local Authority managed sites across the whole 30-year period, apart from years 21-25

- It is worth noting that the investment profiles are almost directly opposed for both types of sites (where one peaks, the other troughs).

### 8.5 Investment Analysis by Survey Category

#### 8.5.1 Environment

- Total investment on site environment elements across the 30-year period is **£73,000** (£128 per site per annum). This represents approximately 1% of total investment.
- The Local Authority and Gypsy Council managed sites have an average investment per site per annum for site environmental elements of £79 and £234 respectively.

#### 8.5.2 Site

- Total investment on site works across the 30-year period is **£2,233,582** (£3,919 per site per annum). This represents approximately 21% of total investment.
- Local Authority managed sites have the highest average investment per site per annum (£3,956) for site works.
- The Gypsy Council sites have an average investment per site per annum for site works of £3,837.

#### 8.5.3 Pitches and Amenity Buildings

- Total investment for works to pitch areas and amenity buildings across the 30-year period is **£7,597,679** (£638 per pitch per annum). This represents approximately 72% of total investment.

- Local Authority managed sites have the highest average investment per pitch per annum (£734) for works to pitch areas and amenity buildings.
- The Gypsy Council sites have an average investment per pitch per annum for works to pitch areas and amenity buildings of £469.

#### 8.5.4 Site Buildings

- Total investment for works to site buildings across the 30-year period is **£130,181** (£542 per building per annum). This represents only 1% of total investment.
- A total of 8 site buildings were identified during our surveys. The 13 Local Authority managed sites provided 6 buildings and the 6 Gypsy Council managed sites provided a further 2 buildings (including a pre-school education unit).

#### 8.5.5 Improvements

- Total investment for works to site buildings across the 30-year period is **£450,500** (£23,711 per site). This represents 4% of total investment.
- The Local Authority and Gypsy Council managed sites have improvement investment levels per site of £22,231 and £26,917 respectively.

### 9.0 ANALYSIS OF ATTRIBUTE-BASED DATA

**9.1** This section serves to provide a strategic review of the attribute information collected as part of the site surveys, which provide information relating to the presence (or non-presence) of facilities, the quality of the site and its environs and technical-based data.

As with section 8.0 above, the most important and/or interesting results from this aspect of the survey were selected for inclusion within this section.

**It should be noted that all figures provided in the following tables are expressed as numbers of sites (unless stated otherwise).**

#### 9.2 Site Environment

- **Location of Site**

	City Centre/ Urban	Suburban Residential	Urban Fringes	Rural Fringes	Rural
Local Authority sites	1		2	9	1
Gypsy Council sites			4		2



▪ **Nuisance to Site**

	Local Authority	Gypsy Council
No Nuisance	5	3
Motorway/Major Road	5	2
Railway Line	1	
Industrial/Commercial Activity	4	1
Sewage Works	1	
Rubbish Tip	1	
Quarry		

▪ **Visual Quality of Local Area**

	Local Authority	Gypsy Council
Excellent		
Very Good	5	3
Good	2	2
Average	5	
Poor	1	
Very Poor		1
Unacceptable		

▪ **How does the quality of the site compare with the local area?**

	Local Authority	Gypsy Council
Better		3
Same	5	2
Worse	8	1

▪ **Site Access Issues**

	Yes		No	
	Local Authority	Gypsy Council	Local Authority	Gypsy Council
Site Access - Safe Access?	11	5	2	1
Site Access sufficiently wide (5m)?	9	4	4	2

- **Is there adequate signage to the site?**

	Local Authority	Gypsy Council
Yes	2	2
No	11	4

### 9.3 Site - General

- **Visual quality of general site**

	Local Authority	Gypsy Council
Very Good		4
Good	2	1
Average	6	
Poor	4	
Very Poor	1	1

- **General quality of pitch surfaces across the site**

	Local Authority	Gypsy Council
Very Good	1	3
Good	4	2
Average	4	
Poor	3	
Very Poor	1	1

- **Pitch boundaries - General**

	Yes		No	
	Local Authority	Gypsy Council	Local Authority	Gypsy Council
Pitch Boundaries clearly defined?	11	3	2	3
Pitch Boundaries consistent across the Site?	9	5	4	1

- **Site Boundaries - General**

	Yes		No	
	Local Authority	Gypsy Council	Local Authority	Gypsy Council
Is Site fully contained on all sides?	7	4	6	2
Unprotected water course on boundary?	1		12	6

▪ **Problems evident on site**

	Local Authority	Gypsy Council
Litter/Rubbish/Dumping	10	1
Graffiti	3	1
Vandalism	6	3
Dog Excrement	5	1
Vacant/Derelict buildings	3	2
Intrusive Industry	4	1
Non-conforming Land Use		
Ambient Air Quality	2	2
Heavy Traffic	3	3
Intrusion from Motorways		1
Railway/Aircraft Noise		
Nuisance from Parking	2	
Scruffy gardens/landscape	4	1
Evidence of rats/vermin	7	1

▪ **Site Roads provision**

	Yes		No	
	Local Authority	Gypsy Council	Local Authority	Gypsy Council
Site roads width less than 5m?	5	2	8	4
Adequate turning circle provision?	9	4	4	2

▪ **Parking Provision**

	Yes		No	
	Local Authority	Gypsy Council	Local Authority	Gypsy Council
Formal Parking Facilities provided?	9	2	4	4
Additional parking facilities required?	8	2	5	4

▪ **Site Lighting Adequate?**

	Local Authority	Gypsy Council
Yes	9	3
No	4	3

▪ **Warden/Caretaker Resident on Site?**

	Local Authority	Gypsy Council
Yes	1	2
No	12	4

▪ **Play Areas provided?**

	Local Authority	Gypsy Council
Yes	2	2
No	11	4

▪ **Communal Work Areas provided?**

	Local Authority	Gypsy Council
Yes	1	
No	12	6

▪ **Animal Grazing Land**

	Yes		No	
	Local Authority	Gypsy Council	Local Authority	Gypsy Council
Animal grazing land provided?		1	13	5
Animal grazing land adequate/used?		1	n/a	n/a
Additional grazing land required?	5	1		

▪ **Fire Safety**

	Yes		No	
	Local Authority	Gypsy Council	Local Authority	Gypsy Council
Fire points present on site?	8	5	5	1
Are fire points of adequate standard?	3	5	5	
Any pitches/buildings more than 30m from fire point?	5	2	3	3
Fire alarm system present?	1	1	12	5
Are all caravans able to be at least 6m apart?	4	4	9	2

▪ **Mains Water Supply**

	Yes		No	
	Local Authority	Gypsy Council	Local Authority	Gypsy Council
Water Supply provided to Site?	13	6		
Water Supply - Communal Standpipes provided?	1	1	12	5
Water Supply - Is Supply adequate for Site?	13	6		

▪ **Electricity Supply**

	Yes		No	
	Local Authority	Gypsy Council	Local Authority	Gypsy Council
Electricity Supply - provided to Site?	13	6		
Electricity Supply - all Cabling underground?	12	6	1	
Electricity Supply - Is supply adequately earthed?	13	5		1

▪ **Gas Supply**

	Yes		No	
	Local Authority	Gypsy Council	Local Authority	Gypsy Council
Mains Supply Provided?			13	6
LPG used on site?	12	6	1	
LPG Storage facilities provided?	4	1	8	5
LPG stored in accordance with H&S requirements?	5	4	7	2

▪ **Surface Water Drainage - effectiveness across the site?**

	Local Authority	Gypsy Council
Good	6	4
Fair	6	1
Poor	1	1

- **Refuse Disposal facilities adequate?**

	Local Authority	Gypsy Council
Yes	10	5
No	3	1

#### 9.4 Pitches and Amenity Blocks

- **Average Number of Pitches per site**

	Local Authority	Gypsy Council
Permanent	18	22
Temporary	1	2

- **Does Site Appear to be Overcrowded at the time of survey?**

	Local Authority	Gypsy Council
Yes		1
Partially	2	
No	11	5

- **Number of Amenity Blocks provided per pitch**

	Local Authority	Gypsy Council
None		
Less than 1 per pitch	3	2
1 per pitch	10	4
More than 1 per pitch		

- **Are Amenity Blocks fit for purpose?**

	Local Authority	Gypsy Council
Yes	12	6
No	1	

- **General Condition Assessment of Amenity Blocks**

	Local Authority	Gypsy Council
Good	2	4
Average	2	1
Poor	9	1

- **Is Pitch Size/Shape generally adequate?**

	Local Authority	Gypsy Council
Yes	12	6
No	1	

- **Pitch Surfaces**

	Yes		No	
	Local Authority	Gypsy Council	Local Authority	Gypsy Council
Footpath provided to amenity block?	7	6	6	
Adequate surface water drainage from pitch?	12	5	1	1
Does pitch suffer from natural flooding?			13	6

- **Pitch Services**

	Yes		No	
	Local Authority	Gypsy Council	Local Authority	Gypsy Council
Underground drainage to pitch?	13	6		
Mains water supply to pitch?	13	6		
Water Supply metered to pitch?	3	3	10	3
Individually metered electricity supply to pitch?	13	6		
Electricity cabling all securely underground?	12	5	1	1

## 9.5 General Site Buildings

- **Types of Site Buildings identified**

	Local Authority	Gypsy Council
Community Buildings		
Residential Wardens Unit	1	
Non-residential Wardens Unit	4	
Pre-school Facility/Education Unit		1
Caretakers Office/Store		
Communal Amenity Block	1	
Other		1

▪ **General Condition Assessment**

	Local Authority	Gypsy Council
Good	1	2
Fair	4	
Poor	1	

▪ **General Information**

	Yes		No	
	Local Authority	Gypsy Council	Local Authority	Gypsy Council
Buildings fit for purpose?	5	2	1	
Disabled access provided?		1	6	1

## 10.0 SCHEDULE OF RATES AND LEVELS OF PRICING

**10.1** Plus Property Solutions worked closely with the National Assembly for Wales and CURS to produce a schedule of elemental renewal rates that have been used to calculate the cost information from the stock condition database. This schedule of rates is provided within the survey form design at Appendix 4.

**10.2** All costs in this Report are at a base date of November 2005. No account has been taken of future building cost inflation.

## 11.0 COST REPORTS

**11.1** All survey data has been entered on to our Access Database and subsequently analysed by Plus Property Solutions. **All costs in this report are exclusive of VAT, professional fees, management and administration costs.**

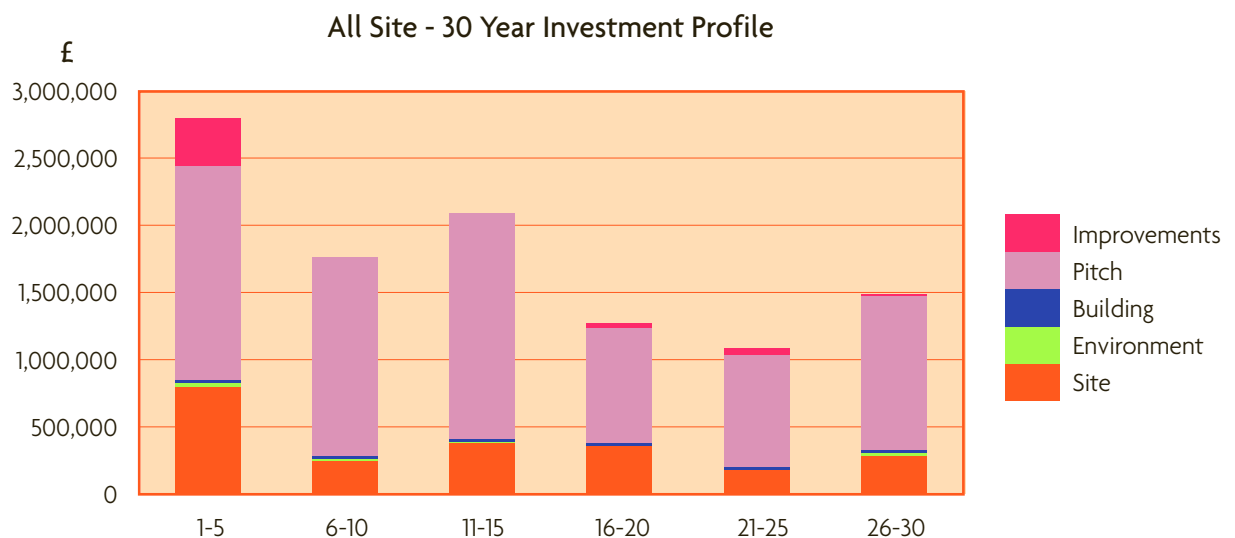


## APPENDIX 1

### TOTAL INVESTMENT PROFILES FOR ALL SITES

Name of Site	All Sites	Number of permanent pitches	367
		Number of temporary pitches	30
Management	LA/Gypsy Council	Total number of pitches	397

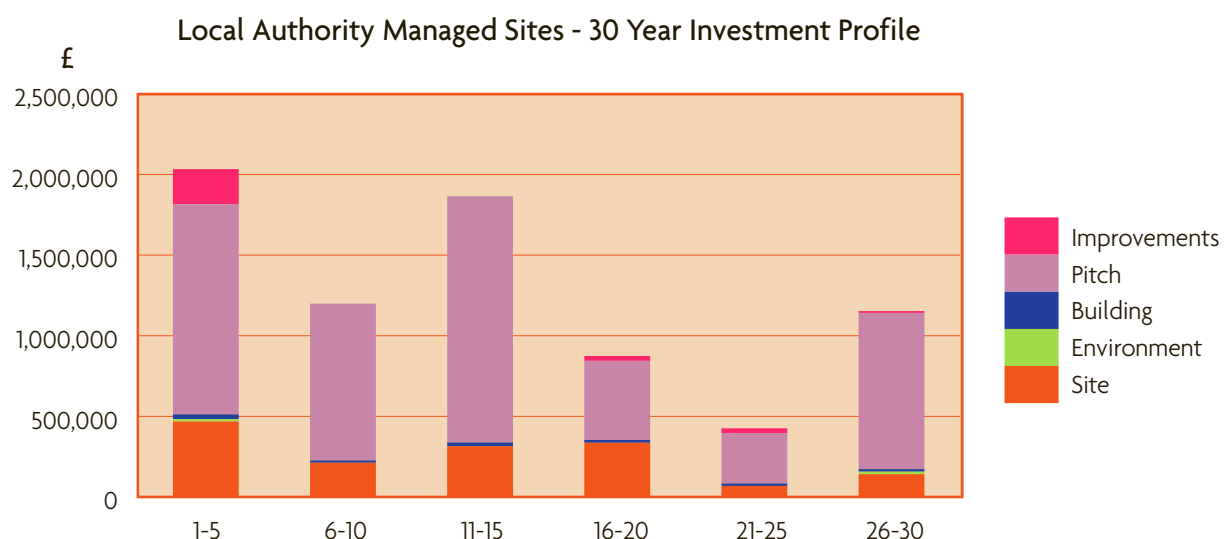
Survey Type	1-5	6-10	11-15	16-20	21-25	26-30	Total
Site	£796,521	£243,030	£379,740	£358,300	£176,931	£279,060	£2,233,582
Environment	£25,900	£20,000	£1,200	£0	£0	£25,900	£73,000
Building	£29,215	£15,998	£26,852	£19,290	£21,202	£17,624	£130,181
Pitch	£1,589,958	£1,484,708	£1,678,596	£854,782	£838,180	£1,151,456	£7,597,679
Improvements	£351,500	£0	£1,000	£41,000	£45,000	£12,000	£450,500
<b>Total</b>	<b>£2,793,094</b>	<b>£1,763,736</b>	<b>£2,087,388</b>	<b>£1,273,372</b>	<b>£1,081,313</b>	<b>£1,486,040</b>	<b>£10,484,942</b>
% of total	27%	17%	20%	12%	10%	14%	
Average £ pa	£558,619	£352,747	£417,478	£254,674	£216,263	£297,208	£349,498
Average £ pa per pitch	£1,407	£889	£1,052	£641	£545	£749	£880



## LOCAL AUTHORITY MANAGED SITES

Name of Site	All Sites	Number of permanent pitches	236
		Number of temporary pitches	17
Management	Local Authority	Total number of pitches	253

Survey Type	1-5	6-10	11-15	16-20	21-25	26-30	Total	% of total
Site	£468,116	£212,440	£315,180	£336,500	£68,826	£141,870	£1,542,932	20%
Environment	£15,400	£0	£0	£0	£0	£15,400	£30,800	0%
Building	£29,015	£14,348	£22,722	£17,277	£15,110	£15,700	£114,172	2%
Pitch	£1,302,902	£972,191	£1,526,504	£490,367	£312,528	£968,448	£5,572,940	74%
Improvements	£217,250	£0	£500	£30,500	£29,500	£11,250	£289,000	4%
<b>Total</b>	<b>£2,032,683</b>	<b>£1,198,979</b>	<b>£1,864,906</b>	<b>£874,644</b>	<b>£425,964</b>	<b>£1,152,668</b>	<b>£7,549,844</b>	
% of total	27%	16%	25%	12%	6%	15%		
Average £ pa	£406,537	£239,796	£372,981	£174,929	£85,193	£230,534	£251,661	£19,359
Average £ pa per pitch	£1,607	£948	£1,474	£691	£337	£911	£995	

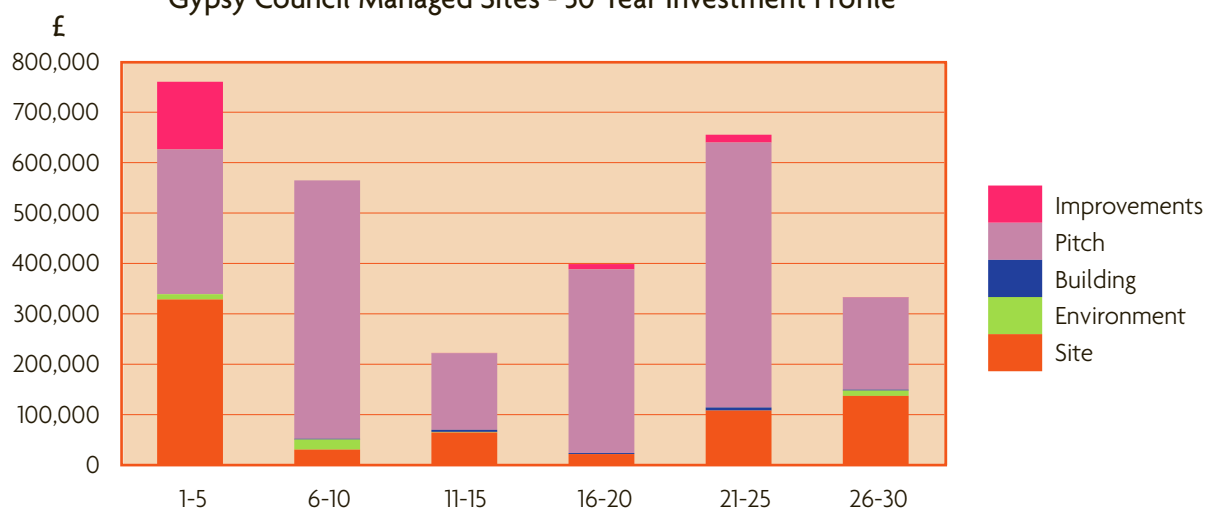


## GYPSY COUNCIL MANAGED SITES

Name of Site	All Sites	Number of permanent pitches	131
		Number of temporary pitches	13
Management	Gypsy Council	Total number of pitches	144

Survey Type	1-5	6-10	11-15	16-20	21-25	26-30	Total	% of total
Site	£328,405	£30,590	£64,560	£21,800	£108,105	£137,190	£690,650	24%
Environment	£10,500	£20,000	£1,200	£0	£0	£10,500	£42,200	1%
Building	£200	£1,650	£4,130	£2,013	£6,092	£1,924	£16,009	1%
Pitch	£287,056	£512,517	£152,092	£364,415	£525,652	£183,008	£2,024,739	69%
Improvements	£134,250	£0	£500	£10,500	£15,500	£750	£161,500	6%
<b>Total</b>	<b>£760,411</b>	<b>£564,757</b>	<b>£222,482</b>	<b>£398,728</b>	<b>£655,349</b>	<b>£333,372</b>	<b>£2,935,098</b>	
% of total	26%	19%	8%	14%	22%	11%		
Average £ pa	£152,082	£112,951	£44,496	£79,746	£131,070	£66,674	£97,837	£16,306
Average £ pa per pitch	£1,056	£784	£309	£554	£910	£463	£679	

Gypsy Council Managed Sites - 30 Year Investment Profile

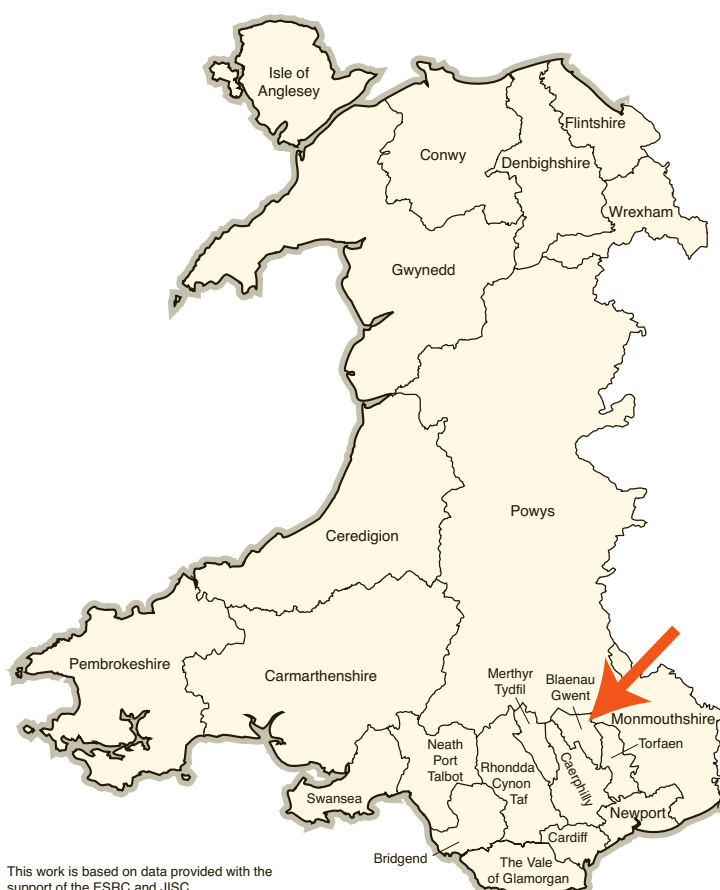


## **APPENDIX 3**

### **SITE-BY-SITE PROFILES**

## Site 1: Cwmcrachen Caravan Site

Unitary Authority location:	Blaenau Gwent
Site managed by:	Unitary Authority
Site type	Mixed
Age of site	40 years
Approximate date of site establishment:	1965 (major refurbishment 1995)
Approximate area of site	2,150m <sup>2</sup>
Resident caretaker/warden?	No
Caretaker/warden office provided?	Yes
Total number of pitches:	24
permanent pitches:	17 (all single pitches)
temporary/transit pitches:	7 (all single pitches)
Total number of amenity blocks:	17
Average amenity blocks per pitch:	Less than 1 per pitch
Total number of amenity blocks:	17
Nearest public transport:	1km - 5km
Nearest post office:	1km - 5km
Nearest primary school:	1km - 5km
Site considered to be overcrowded:	No
Visual quality of site entrance:	Good
Visual quality of general site:	Good
General quality of pitch surfaces across site:	Very good



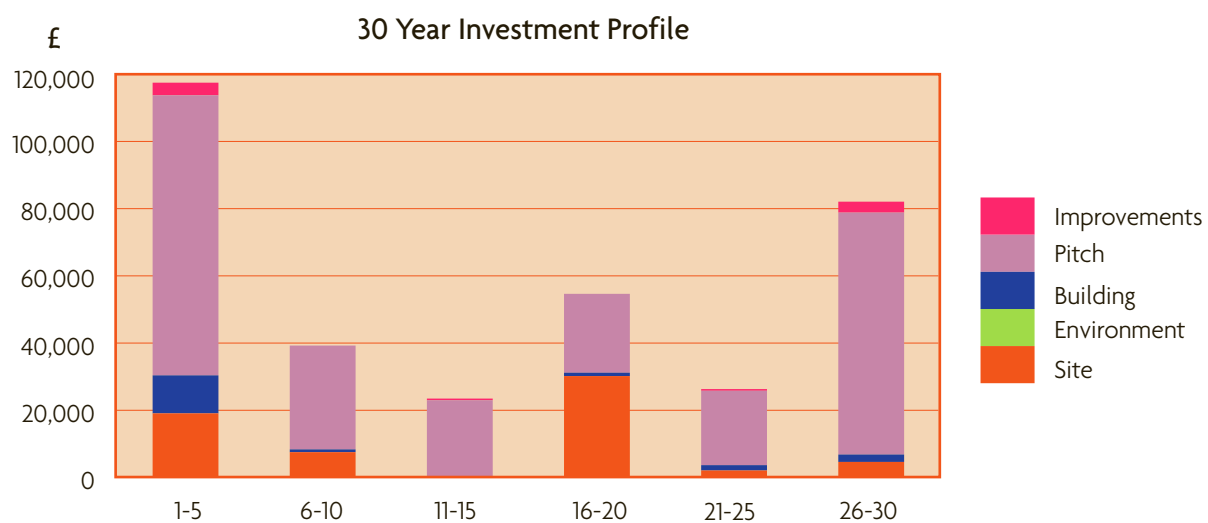
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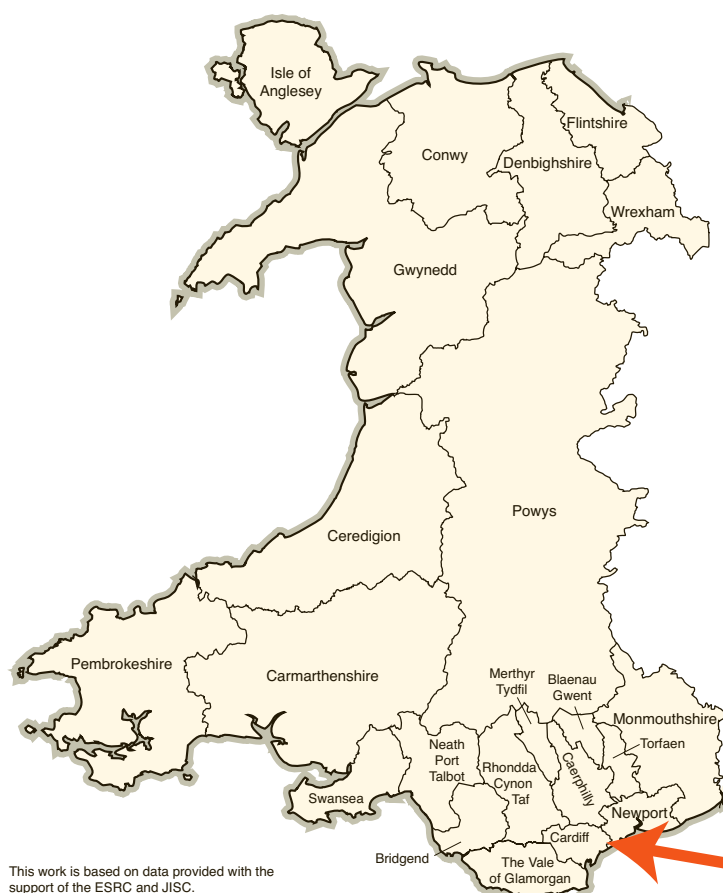


Survey Type	1-5	6-10	11-15	16-20	21-25	26-30	Total
Site	£18,950	£7,400	£0	£30,050	£1,950	£4,500	£62,850
Environment	£0	£0	£0	£0	£0	£0	£0
Building	£11,310	£830	£104	£1,000	£1,590	£2,200	£17,034
Pitch	£83,348	£30,900	£22,750	£23,475	£22,140	£72,000	£254,613
Improvements	£3,750	£0	£500	£0	£500	£3,250	£8,000
<b>Total</b>	<b>£117,358</b>	<b>£39,130</b>	<b>£23,354</b>	<b>£54,525</b>	<b>£26,180</b>	<b>£81,950</b>	<b>£342,497</b>
Average £ pa	£23,472	£7,826	£4,671	£10,905	£5,236	£16,390	£11,417
Average £ pa per pitch	£978	£326	£195	£454	£218	£683	£476



## Site 2: Shirenewton

Unitary Authority location:	Cardiff
Site managed by:	Unitary Authority
Site type	Permanent
Age of site	35 years
Approximate date of site establishment:	1992
Approximate area of site	33,630m <sup>2</sup>
Resident caretaker/warden?	No
Caretaker/warden office provided?	Yes
Total number of pitches:	56
permanent pitches:	56 (all Double pitches)
temporary/transit pitches:	0
Total number of amenity blocks:	56
Average amenity blocks per pitch:	1 per pitch
Play areas provided?	Yes
Nearest public transport:	1km - 5 km
Nearest post office:	1km - 5 km
Nearest primary school:	1km - 5 km
Site considered to be overcrowded:	No
Visual quality of site entrance:	Good
Visual quality of general site:	Good
General quality of pitch surfaces across site:	Good



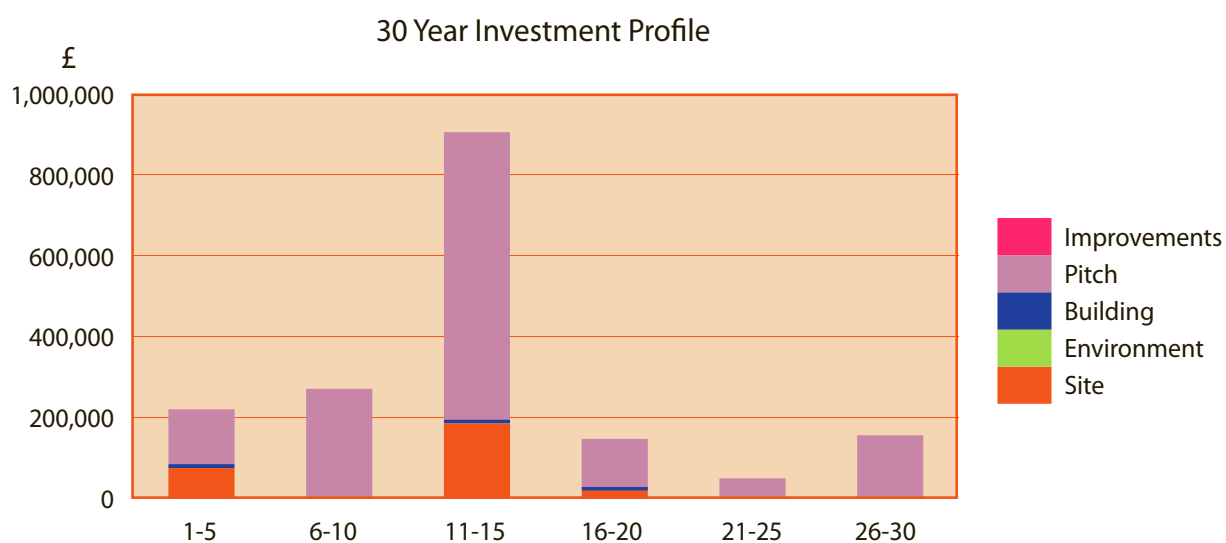
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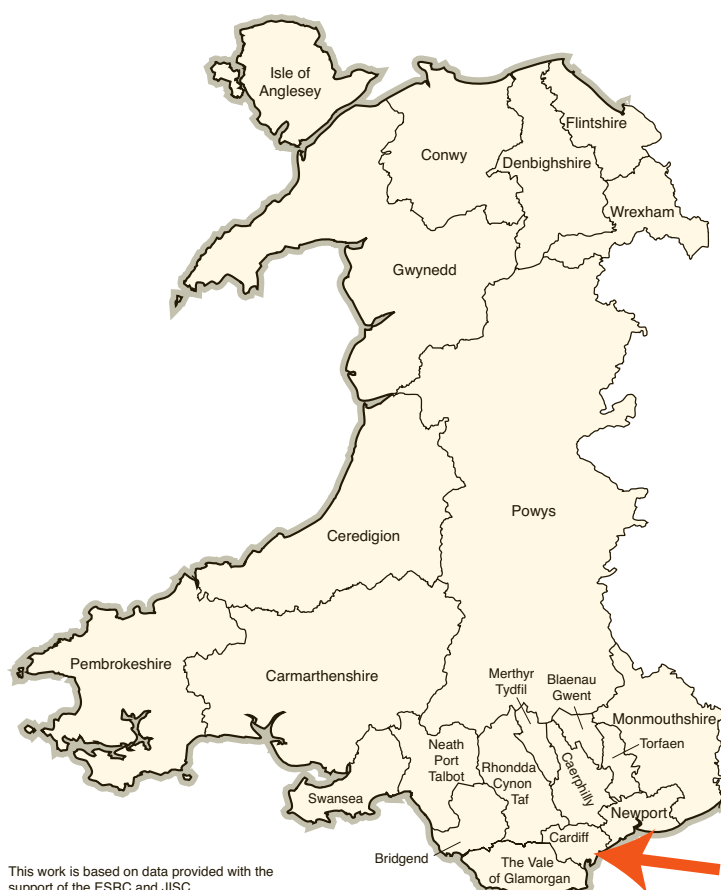
Survey Type	1-5	6-10	11-15	16-20	21-25	26-30	Total
Site	£75,200	£0	£185,500	£19,200	£0	£0	£279,900
Environment	£0	£0	£0	£0	£0	£0	£0
Building	£9,790	£2,900	£9,390	£9,290	£3,440	£3,600	£38,410
Pitch	£134,400	£267,960	£709,632	£118,720	£46,480	£151,480	£1,428,672
Improvements	£750	£0	£0	£0	£0	£750	£1,500
<b>Total</b>	<b>£220,140</b>	<b>£270,860</b>	<b>£904,522</b>	<b>£147,210</b>	<b>£49,920</b>	<b>£155,830</b>	<b>£1,748,482</b>
Average £ pa	£44,028	£54,172	£180,904	£29,442	£9,984	£31,166	£58,283
Average £ pa per pitch	£786	£967	£3,230	£526	£178	£557	£1,041





## Site 3: Rover Way

Unitary Authority location:	Cardiff
Site managed by:	Unitary Authority
Site type	Permanent
Age of site	23 years
Approximate date of site establishment:	1972 (refurbished 1988)
Approximate area of site	6,656m <sup>2</sup>
Resident caretaker/warden?	No
Caretaker/warden office provided?	Yes
Total number of pitches:	21
permanent pitches:	21 (all Double pitches)
temporary/transit pitches:	0
Total number of amenity blocks:	21
Average amenity blocks per pitch:	1
Play areas provided?	No
Nearest public transport:	1km - 5 km
Nearest post office:	1km - 5 km
Nearest primary school:	1km - 5 km
Site considered to be overcrowded:	No
Visual quality of site entrance:	Poor
Visual quality of general site:	Very Poor
General quality of pitch surfaces across site:	Poor



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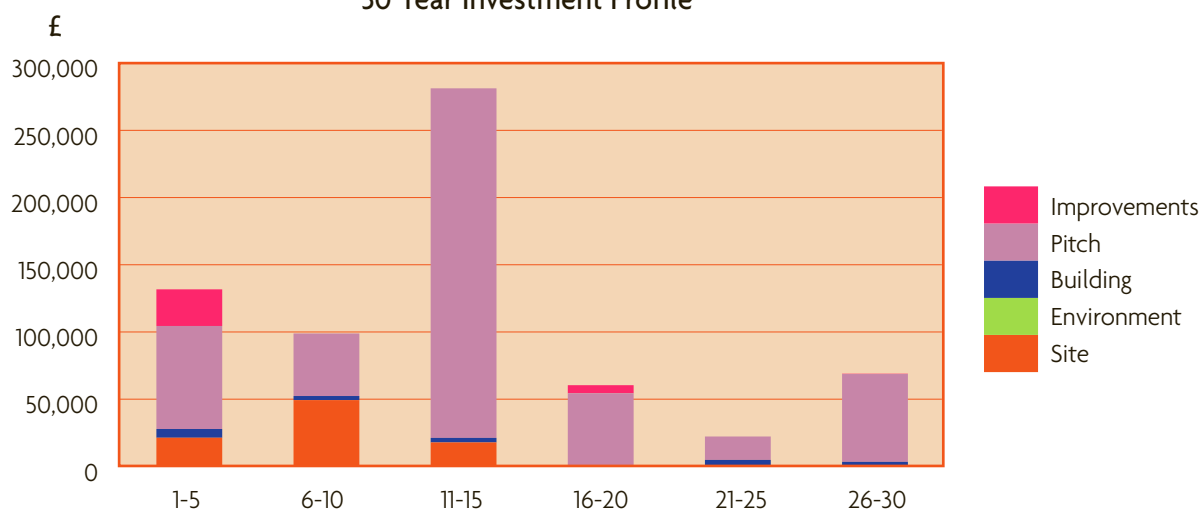
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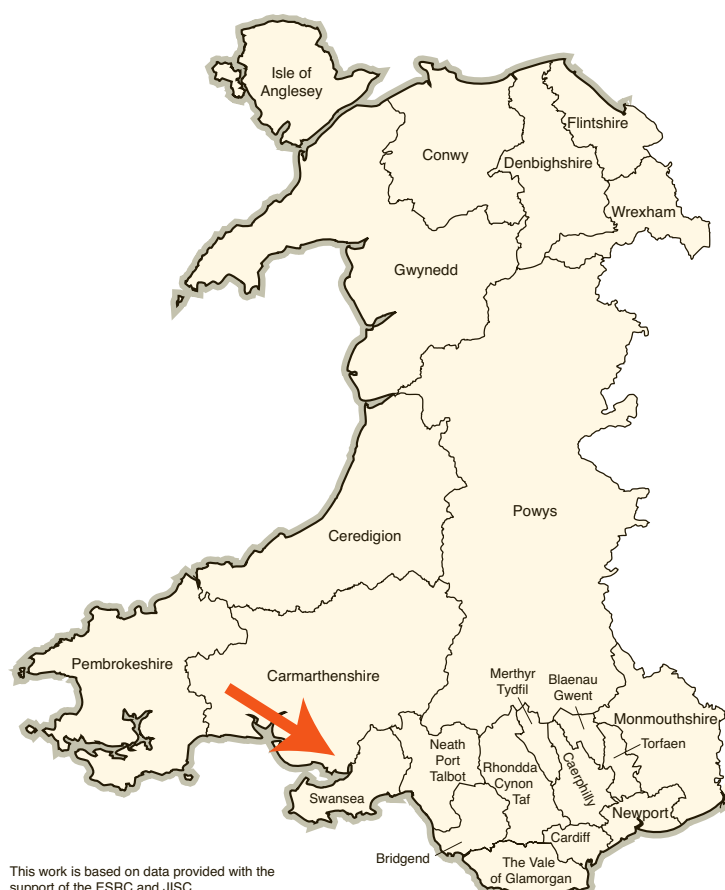
Survey Type	1-5	6-10	11-15	16-20	21-25	26-30	Total
Site	£21,000	£49,000	£17,500	£0	£0	£0	£87,500
Environment	£0	£0	£0	£0	£0	£0	£0
Building	£6,500	£3,043	£3,388	£550	£4,500	£3,050	£21,031
Pitch	£76,650	£46,545	£260,060	£53,550	£17,430	£65,340	£519,575
Improvements	£27,250	£0	£0	£6,000	£0	£250	£33,500
<b>Total</b>	<b>£131,400</b>	<b>£98,588</b>	<b>£280,948</b>	<b>£60,100</b>	<b>£21,930</b>	<b>£68,640</b>	<b>£661,606</b>
Average £ pa	£26,280	£19,718	£56,190	£12,020	£4,386	£13,728	£22,054
Average £ pa per pitch	£1,251	£939	£2,676	£572	£209	£654	£1,050

30 Year Investment Profile



## Site 4: Penybryn

Unitary Authority location:	Carmarthenshire
Site managed by:	Unitary Authority
Site type	Permanent
Age of site	8 years
Approximate date of site establishment:	1997
Approximate area of site	Not known
Resident caretaker/warden?	No
Caretaker/warden office provided?	Yes
Total number of pitches:	30
permanent pitches:	30 (28 single pitches, 2 double pitches)
temporary/transit pitches:	0
Total number of amenity blocks:	30
Average amenity blocks per pitch:	1
Play areas provided?	No
Nearest public transport:	More than 5km
Nearest post office:	More than 5km
Nearest primary school:	More than 5km
Site considered to be overcrowded:	No
Visual quality of site entrance:	Average
Visual quality of general site:	Poor
General quality of pitch surfaces across site:	Average



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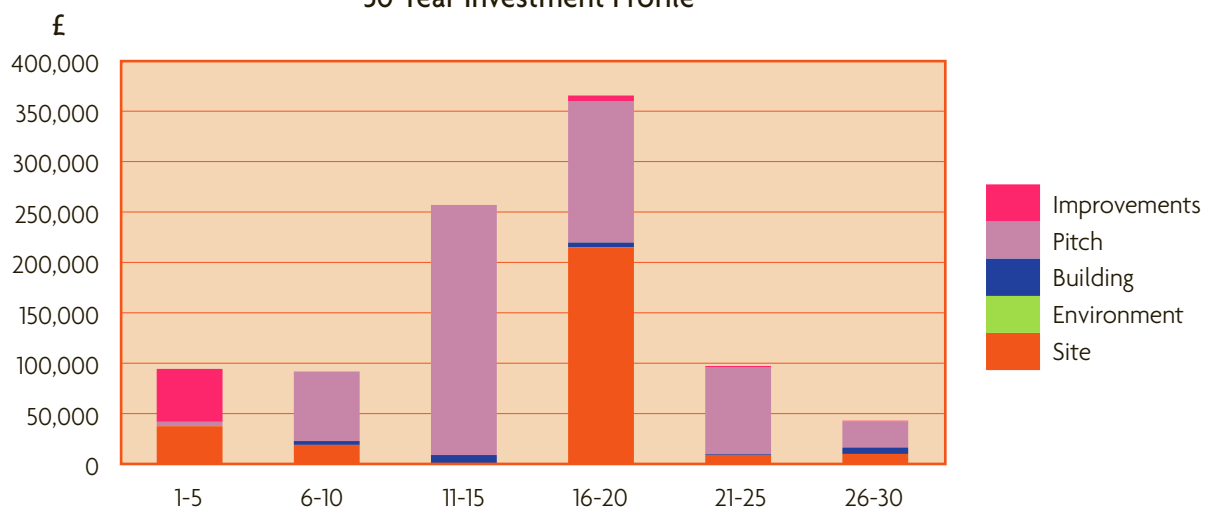
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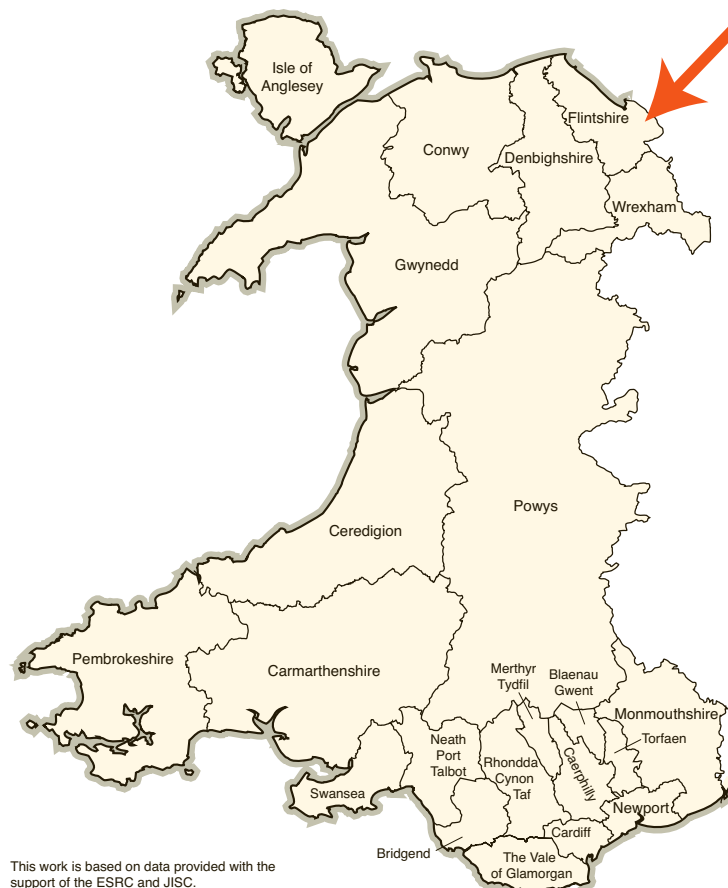
Survey Type	1-5	6-10	11-15	16-20	21-25	26-30	Total
Site	£37,500	£19,000	£800	£215,000	£9,000	£10,000	£291,300
Environment	£0	£0	£0	£0	£0	£0	£0
Building	£150	£3,770	£8,100	£4,637	£750	£6,360	£23,767
Pitch	£4,200	£69,000	£248,100	£140,400	£85,980	£26,100	£573,780
Improvements	£52,500	£0	£0	£5,500	£1,500	£500	£60,000
<b>Total</b>	<b>£94,350</b>	<b>£91,770</b>	<b>£257,000</b>	<b>£365,537</b>	<b>£97,230</b>	<b>£42,960</b>	<b>£948,847</b>
Average £ pa	£18,870	£18,354	£51,400	£73,107	£19,446	£8,592	£31,628
Average £ pa per pitch	£629	£612	£1,713	£2,437	£648	£286	£1,054

30 Year Investment Profile



## Site 5: Riverside Caravan Park

Unitary Authority location:	Flintshire
Site managed by:	Gypsy Council
Site type	Mixed
Age of site	8
Approximate date of site establishment:	1997
Approximate area of site	4,620m <sup>2</sup>
Resident caretaker/warden?	No
Caretaker/warden office provided?	No
Total number of pitches:	20
permanent pitches:	20 (17 single pitches, 3 double pitches)
temporary/transit pitches:	0
Total number of amenity blocks:	20
Average amenity blocks per pitch:	1 per pitch
Play areas provided?	No
Nearest public transport:	1km - 5km
Nearest post office:	More than 5km
Nearest primary school:	1km - 5km
Site considered to be overcrowded:	No
Visual quality of site entrance:	Good
Visual quality of general site:	Good
General quality of pitch surfaces across site:	Very Good



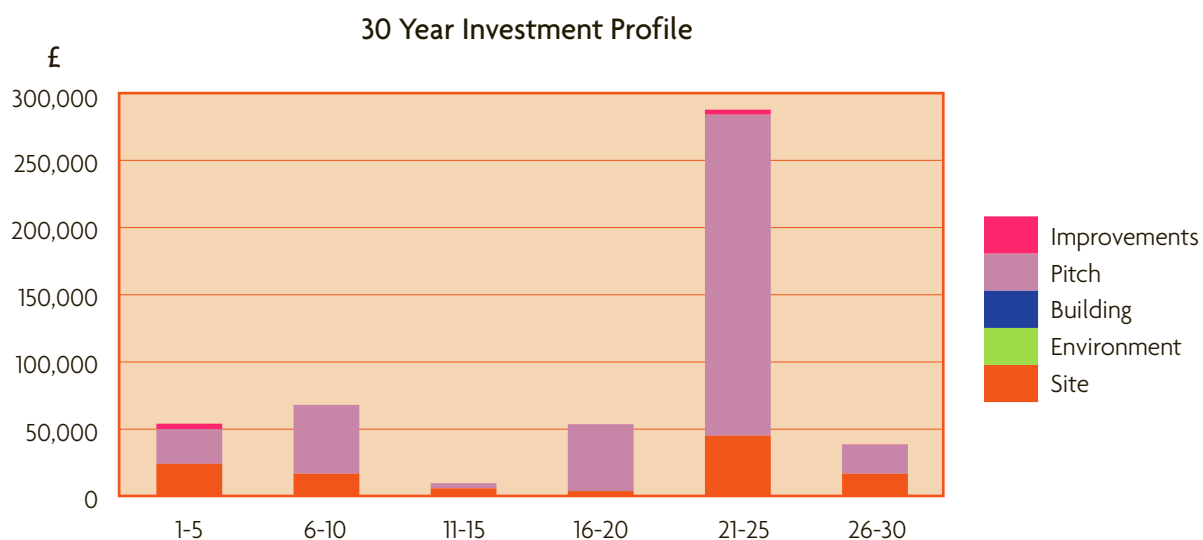
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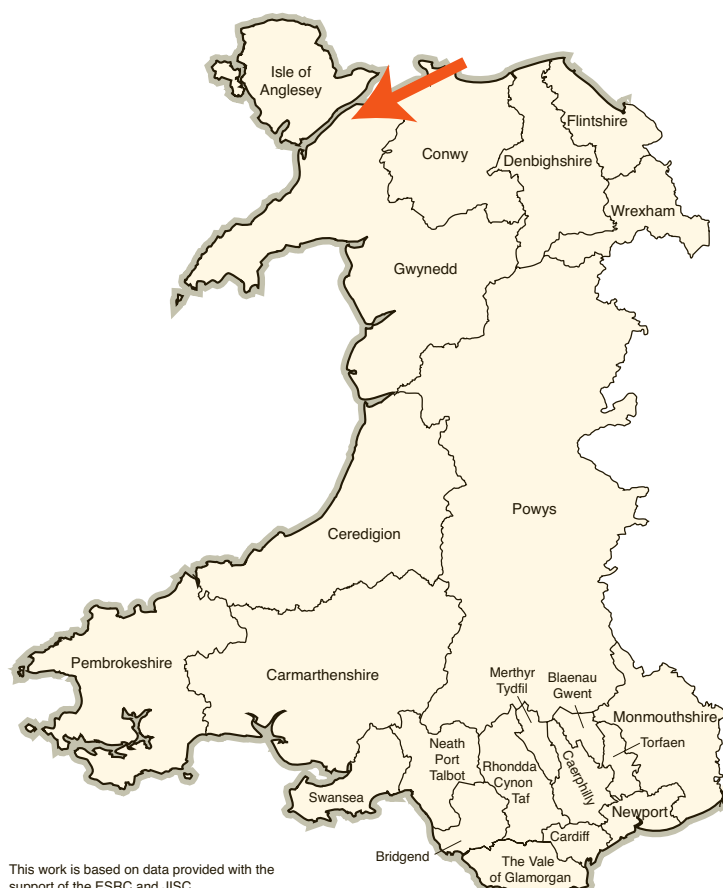


Survey Type	1-5	6-10	11-15	16-20	21-25	26-30	Total
Site	£23,900	£16,540	£5,660	£3,600	£44,800	£16,540	£111,040
Environment	£0	£0	£0	£0	£0	£0	£0
Building	£0	£0	£0	£0	£0	£0	£0
Pitch	£25,841	£51,194	£3,840	£49,785	£238,841	£21,601	£391,101
Improvements	£4,000	£0	£0	£0	£3,750	£250	£8,000
<b>Total</b>	<b>£53,741</b>	<b>£67,734</b>	<b>£9,500</b>	<b>£53,385</b>	<b>£287,391</b>	<b>£38,391</b>	<b>£510,141</b>
Average £ pa	£10,748	£13,547	£1,900	£10,677	£57,478	£7,678	£17,005
Average £ pa per pitch	£537	£677	£95	£534	£2,874	£384	£850



## Site 6: Llandygai

Unitary Authority location:	Gwynedd
Site managed by:	Gypsy Council
Site type	Mixed
Age of site	24 years
Approximate date of site establishment:	1981 (refurbished 1993)
Approximate area of site	8,500m <sup>2</sup>
Resident caretaker/warden?	No
Caretaker/warden office provided?	No
Total number of pitches:	24 (12 single pitches, 12 double pitches)
permanent pitches:	12
temporary/transit pitches:	12
Total number of amenity blocks:	20
Average amenity blocks per pitch:	Less than 1 per pitch
Play areas provided?	No
Nearest public transport:	1km - 5km
Nearest post office:	1km - 5km
Nearest primary school:	1km - 5km
Site considered to be overcrowded:	No
Visual quality of site entrance:	Average
Visual quality of general site:	Very Poor
General quality of pitch surfaces across site:	Very Poor



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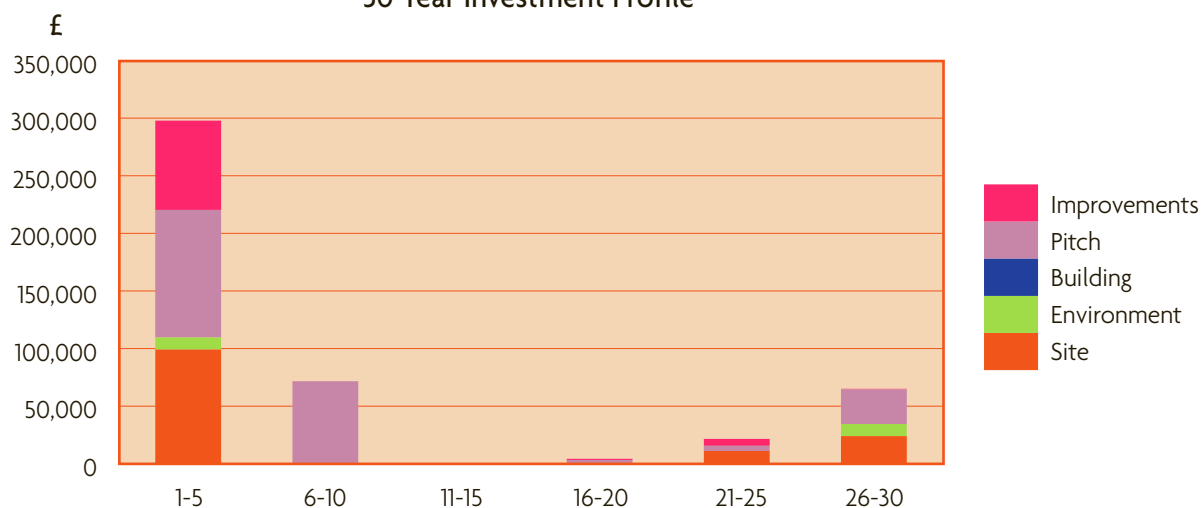
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Survey Type	1-5	6-10	11-15	16-20	21-25	26-30	Total
Site	£99,125	£0	£0	£0	£11,125	£24,000	£134,250
Environment	£10,500	£0	£0	£0	£0	£10,500	£21,000
Building	£0	£0	£0	£0	£0	£0	£0
Pitch	£110,715	£71,656	£0	£3,310	£4,466	£30,080	£220,227
Improvements	£77,500	£0	£0	£1,000	£6,000	£500	£85,000
<b>Total</b>	<b>£297,840</b>	<b>£71,656</b>	<b>£0</b>	<b>£4,310</b>	<b>£21,591</b>	<b>£65,080</b>	<b>£460,477</b>
Average £ pa	£59,568	£14,331	£0	£862	£4,318	£13,016	£15,349
Average £ pa per pitch	£2,482	£597	£0	£36	£180	£542	£640

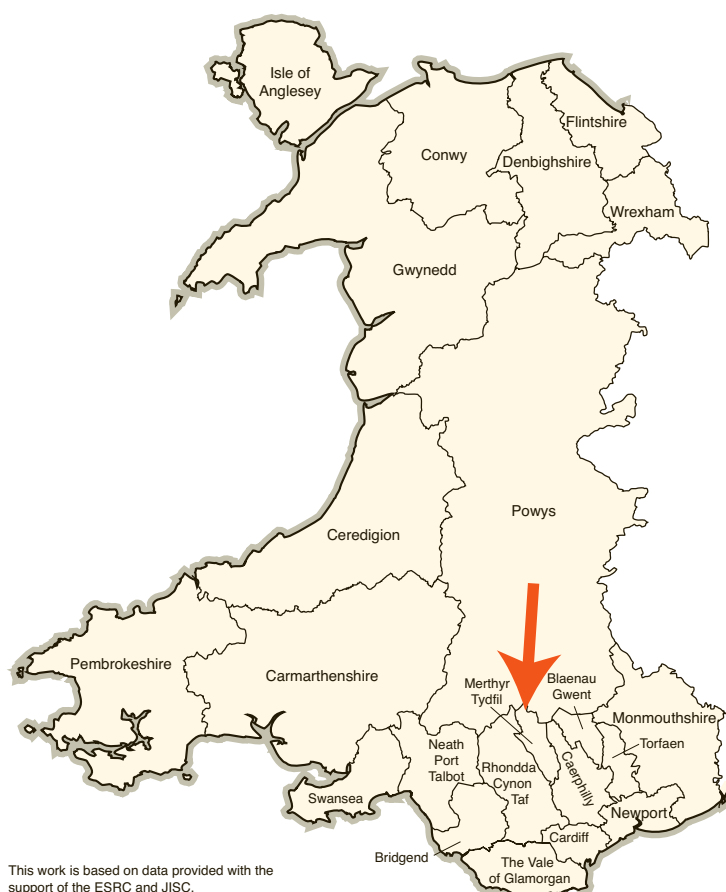
30 Year Investment Profile





## Site 7: Glynmil Caravan Site

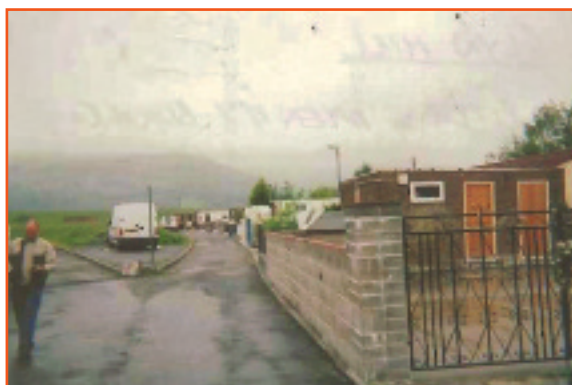
Unitary Authority location:	Merthyr Tydfil
Site managed by:	Gypsy Council
Site type	Permanent
Age of site	23 years
Approximate date of site establishment:	1982
Approximate area of site	14,400m <sup>2</sup>
Resident caretaker/warden?	Yes
Caretaker/warden office provided?	No
Total number of pitches:	24
permanent pitches:	24 (all single pitches)
temporary/transit pitches:	0
Total number of amenity blocks:	24
Average amenity blocks per pitch:	1 per pitch
Play areas provided?	Informal
Nearest public transport:	1km - 5km
Nearest post office:	1km - 5km
Nearest primary school:	1km - 5km
Site considered to be overcrowded:	No
Visual quality of site entrance:	Good
Visual quality of general site:	Very Good
General quality of pitch surfaces across site:	Good



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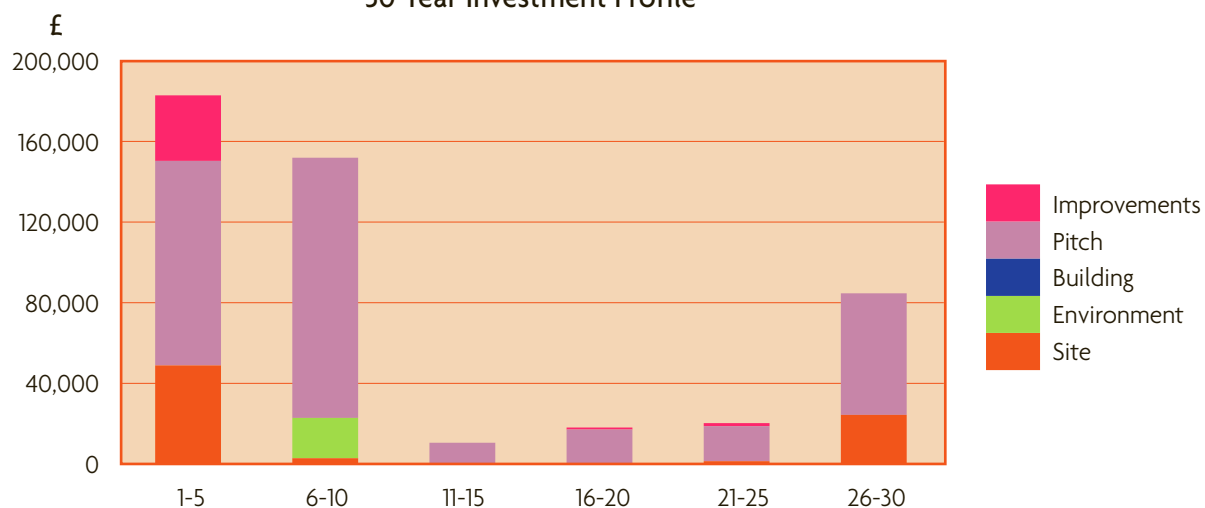
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Survey Type	1-5	6-10	11-15	16-20	21-25	26-30	Total
Site	£48,820	£2,800	£0	£0	£1,320	£24,300	£77,240
Environment	£0	£20,000	£0	£0	£0	£0	£20,000
Building	£0	£0	£0	£0	£0	£0	£0
Pitch	£101,460	£129,048	£10,488	£17,040	£17,400	£60,300	£335,736
Improvements	£32,500	£0	£0	£1,000	£1,500	£0	£35,000
<b>Total</b>	<b>£182,780</b>	<b>£151,848</b>	<b>£10,488</b>	<b>£18,040</b>	<b>£20,220</b>	<b>£84,600</b>	<b>£467,976</b>
Average £ pa	£36,556	£30,370	£2,098	£3,608	£4,044	£16,920	£15,599
Average £ pa per pitch	£1,523	£1,265	£87	£150	£169	£705	£650

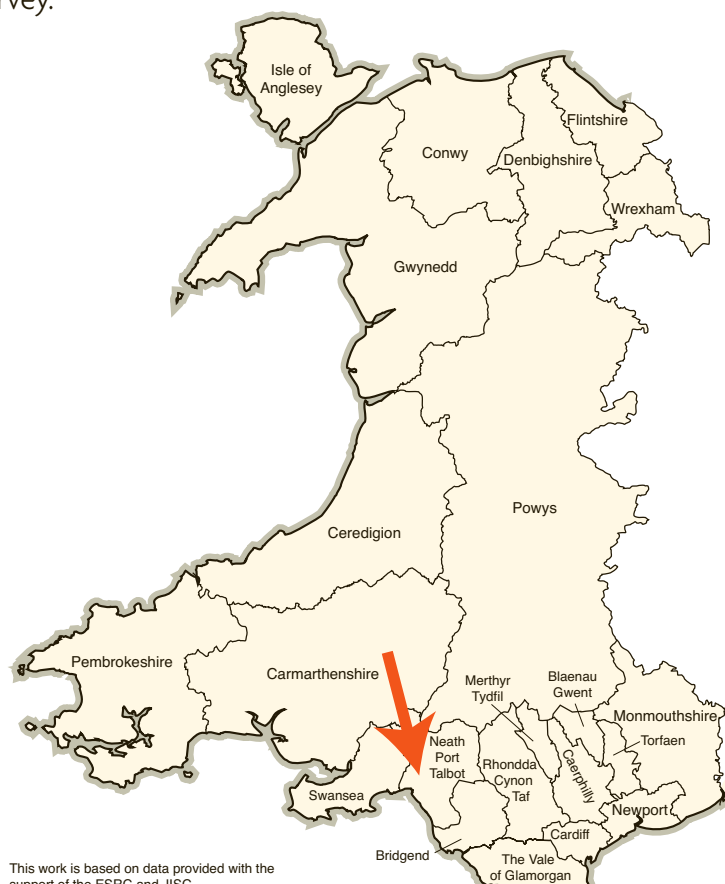
30 Year Investment Profile



## Site 8: Briton Ferry (Wharfside)

Unitary Authority location:	Neath Port Talbot
Site managed by:	Gypsy Council
Site type	Permanent
Age of site	11 years
Approximate date of site establishment:	1994 (refurbished 2000)
Approximate area of site	Not Known
Resident caretaker/warden?	Yes
Caretaker/warden office provided?	Yes
Total number of pitches:	22
permanent pitches:	22 (all double pitches)
temporary/transit pitches:	0
Total number of amenity blocks:	22
Average amenity blocks per pitch:	1 per pitch
Play areas provided?	No
Nearest public transport:	1km - 5km
Nearest post office:	1km - 5km
Nearest primary school:	1km - 5km
Site considered to be overcrowded:	No
Visual quality of site entrance:	Poor
Visual quality of general site:	Very Good
General quality of pitch surfaces across site:	Very Good

**NB:** A separate part of the site located across a road and comprising 7 pitches was not included in the survey.



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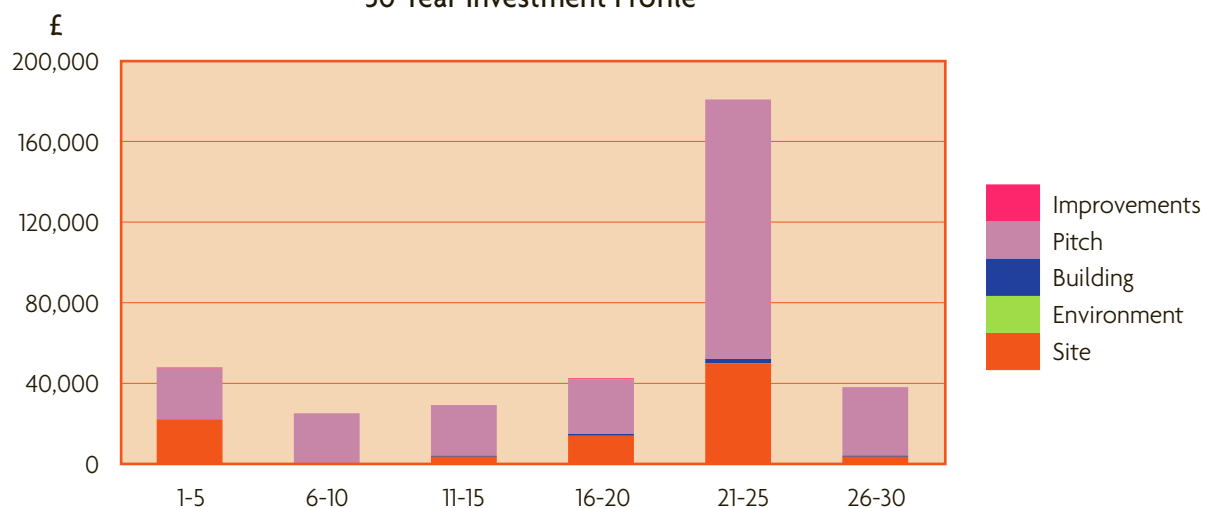
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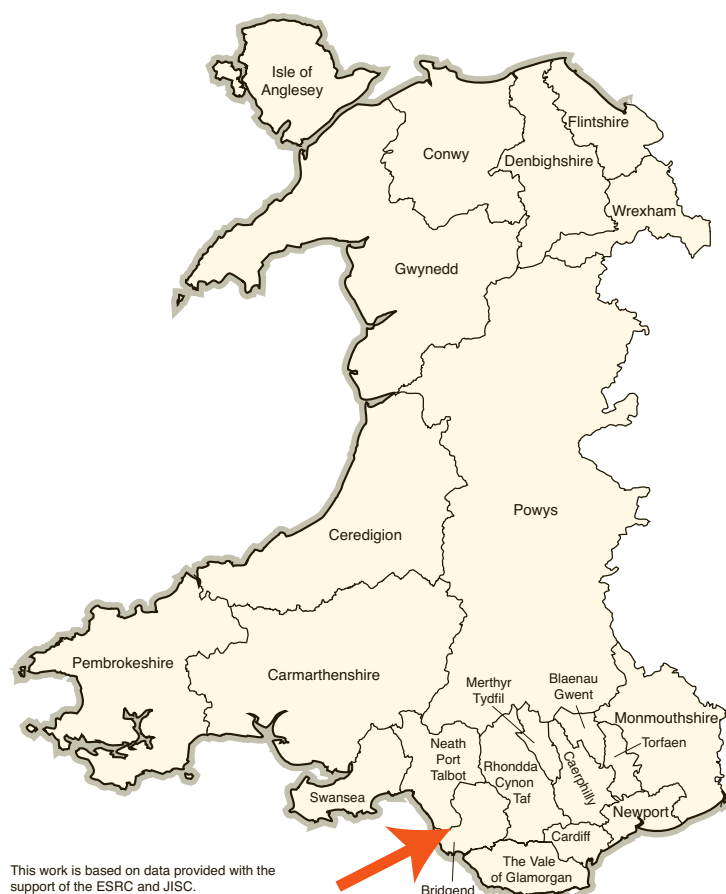
Survey Type	1-5	6-10	11-15	16-20	21-25	26-30	Total
Site	£22,200	£0	£3,600	£14,000	£50,000	£3,600	£93,400
Environment	£0	£0	£0	£0	£0	£0	£0
Building	£0	£0	£500	£880	£2,076	£544	£4,000
Pitch	£25,150	£25,150	£25,150	£27,130	£128,726	£33,994	£265,298
Improvements	£500	£0	£0	£500	£0	£0	£1,000
<b>Total</b>	<b>£47,850</b>	<b>£25,150</b>	<b>£29,250</b>	<b>£42,510</b>	<b>£180,802</b>	<b>£38,138</b>	<b>£363,698</b>
Average £ pa	£9,570	£5,030	£5,850	£8,502	£36,160	£7,628	£12,123
Average £ pa per pitch	£435	£229	£266	£386	£1,644	£347	£551

30 Year Investment Profile



## Site 9: Caegarw

Unitary Authority location:	Neath Port Talbot
Site managed by:	Gypsy Council
Site type	Permanent
Age of site	16
Approximate date of site establishment:	1989 (refurbished 2000)
Approximate area of site	7,500m <sup>2</sup>
Resident caretaker/warden?	No
Caretaker/warden office provided?	Yes
Total number of pitches:	27
permanent pitches:	27 (all double pitches)
temporary/transit pitches:	0
Total number of amenity blocks:	27
Average amenity blocks per pitch:	1 per pitch
Play areas provided?	No
Nearest public transport:	Less than 1km
Nearest post office:	1km - 5km
Nearest primary school:	1km - 5km
Site considered to be overcrowded:	No
Visual quality of site entrance:	Good
Visual quality of general site:	Very Good
General quality of pitch surfaces across site:	Very Good



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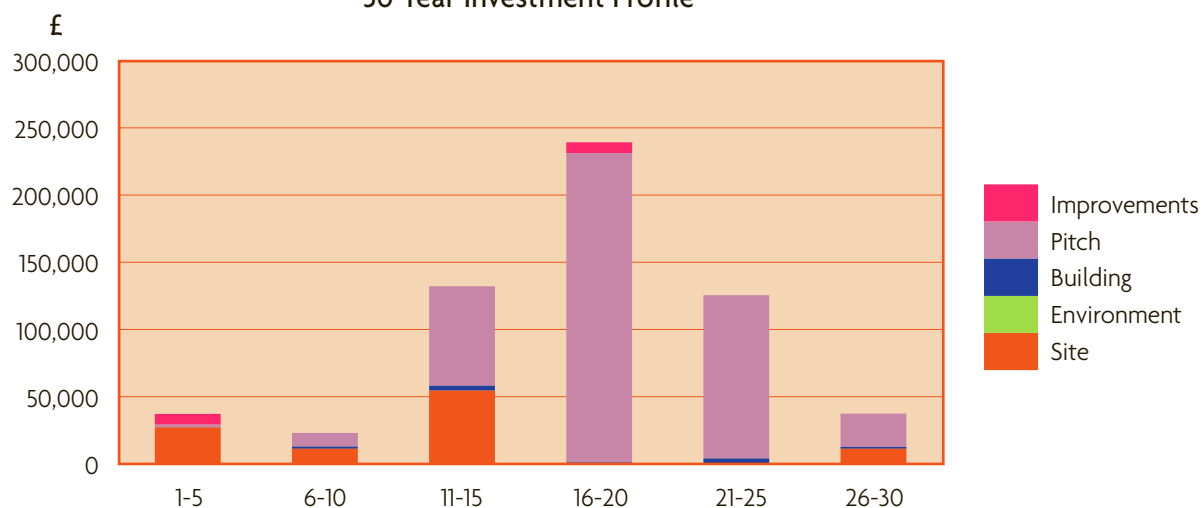
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Survey Type	1-5	6-10	11-15	16-20	21-25	26-30	Total
Site	£27,100	£11,250	£54,500	£0	£0	£11,250	£104,100
Environment	£0	£0	£0	£0	£0	£0	£0
Building	£200	£1,650	£3,630	£1,133	£4,016	£1,380	£12,009
Pitch	£1,890	£10,120	£74,014	£230,100	£121,469	£24,784	£462,377
Improvements	£8,000	£0	£0	£8,000	£0	£0	£16,000
<b>Total</b>	<b>£37,190</b>	<b>£23,020</b>	<b>£132,144</b>	<b>£239,233</b>	<b>£125,485</b>	<b>£37,414</b>	<b>£594,486</b>
Average £ pa	£7,438	£4,604	£26,429	£47,847	£25,097	£7,483	£19,816
Average £ pa per pitch	£275	£171	£979	£1,772	£930	£277	£734

30 Year Investment Profile



## Site 10: Catshole Quarry Caravan Site

Unitary Authority location:	Pembrokeshire
Site managed by:	Unitary Authority
Site type	Mixed
Age of site	24 years
Approximate date of site establishment:	1981
Approximate area of site	9,100m <sup>2</sup>
Resident caretaker/warden?	No
Caretaker/warden office provided?	No
Total number of pitches:	31 (30 single pitches, 1 double pitch)
permanent pitches:	26
temporary/transit pitches:	5
Total number of amenity blocks:	26
Average amenity blocks per pitch:	Less than 1 per pitch
Play areas provided?	No
Nearest public transport:	1km - 5km
Nearest post office:	1km - 5km
Nearest primary school:	1km - 5km
Site considered to be overcrowded:	Partially
Visual quality of site entrance:	Average
Visual quality of general site:	Average
General quality of pitch surfaces across site:	Average



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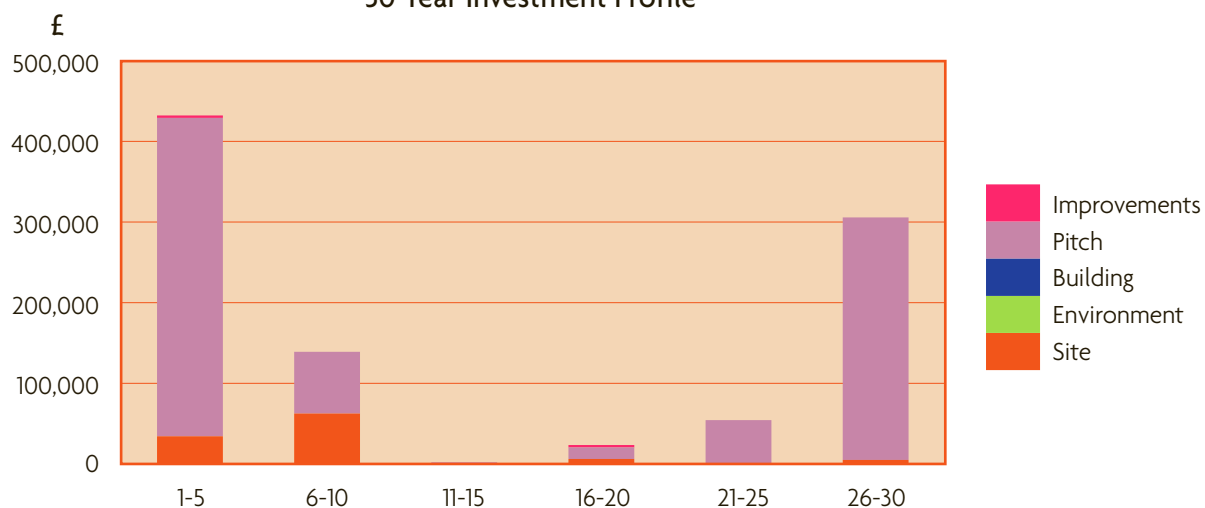
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Survey Type	1-5	6-10	11-15	16-20	21-25	26-30	Total
Site	£34,300	£62,500	£0	£6,200	£0	£5,000	£108,000
Environment	£0	£0	£0	£0	£0	£0	£0
Building	£0	£0	£0	£0	£0	£0	£0
Pitch	£394,820	£76,580	£2,100	£14,284	£54,370	£300,700	£842,854
Improvements	£3,000	£0	£0	£3,000	£0	£0	£6,000
<b>Total</b>	<b>£432,120</b>	<b>£139,080</b>	<b>£2,100</b>	<b>£23,484</b>	<b>£54,370</b>	<b>£305,700</b>	<b>£956,854</b>
Average £ pa	£86,424	£27,816	£420	£4,697	£10,874	£61,140	£31,895
Average £ pa per pitch	£2,788	£897	£14	£152	£351	£1,972	£1,029

30 Year Investment Profile





## Site 11: Kingsmoor Common Caravan Site

Unitary Authority location:	Pembrokeshire
Site managed by:	Unitary Authority
Site type	Permanent
Age of site	25 years
Approximate date of site establishment:	1983
Approximate area of site	5,800m <sup>2</sup>
Resident caretaker/warden?	No
Caretaker/warden office provided?	No
Total number of pitches:	21
permanent pitches:	21 (18 single pitches, 3 double pitches)
temporary/transit pitches:	0
Total number of amenity blocks:	21
Average amenity blocks per pitch:	1 per pitch
Play areas provided?	No
Nearest public transport:	1km - 5km
Nearest post office:	1km - 5km
Nearest primary school:	1km - 5km
Site considered to be overcrowded:	No
Visual quality of site entrance:	Average
Visual quality of general site:	Average
General quality of pitch surfaces across site:	Average



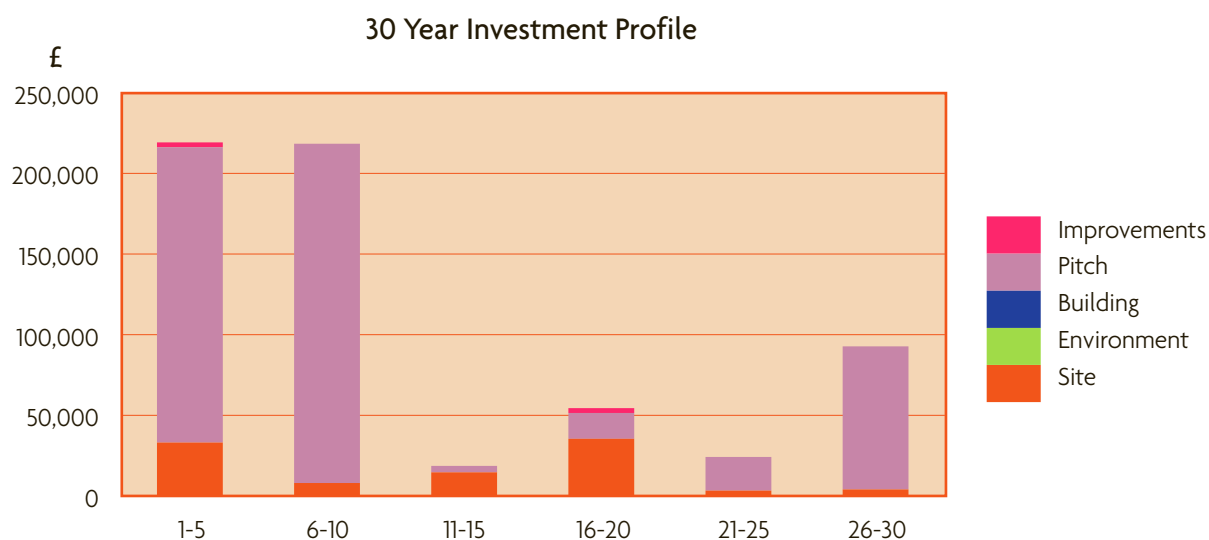
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Survey Type	1-5	6-10	11-15	16-20	21-25	26-30	Total
Site	£33,056	£8,000	£14,600	£35,400	£3,256	£4,000	£98,312
Environment	£0	£0	£0	£0	£0	£0	£0
Building	£0	£0	£0	£0	£0	£0	£0
Pitch	£183,114	£210,342	£4,014	£16,020	£20,898	£88,716	£523,104
Improvements	£3,000	£0	£0	£3,000	£0	£0	£6,000
<b>Total</b>	<b>£219,170</b>	<b>£218,342</b>	<b>£18,614</b>	<b>£54,420</b>	<b>£24,154</b>	<b>£92,716</b>	<b>£627,416</b>
Average £ pa	£43,834	£43,668	£3,723	£10,884	£4,831	£18,543	£20,914
Average £ pa per pitch	£2,087	£2,079	£177	£518	£230	£883	£996



## Site 12: Waterloo Caravan Site

Unitary Authority location:	Pembrokeshire
Site managed by:	Unitary Authority
Site type	Permanent
Age of site	22 years
Approximate date of site establishment:	1983
Approximate area of site	1,800m <sup>2</sup>
Resident caretaker/warden?	No
Caretaker/warden office provided?	No
Total number of pitches:	10
permanent pitches:	10 (all single pitches)
temporary/transit pitches:	0
Total number of amenity blocks:	10
Average amenity blocks per pitch:	1 per pitch
Play areas provided?	No
Nearest public transport:	1km - 5km
Nearest post office:	1km - 5km
Nearest primary school:	1km - 5km
Site considered to be overcrowded:	No
Visual quality of site entrance:	Average
Visual quality of general site:	Poor
General quality of pitch surfaces across site:	Very Poor



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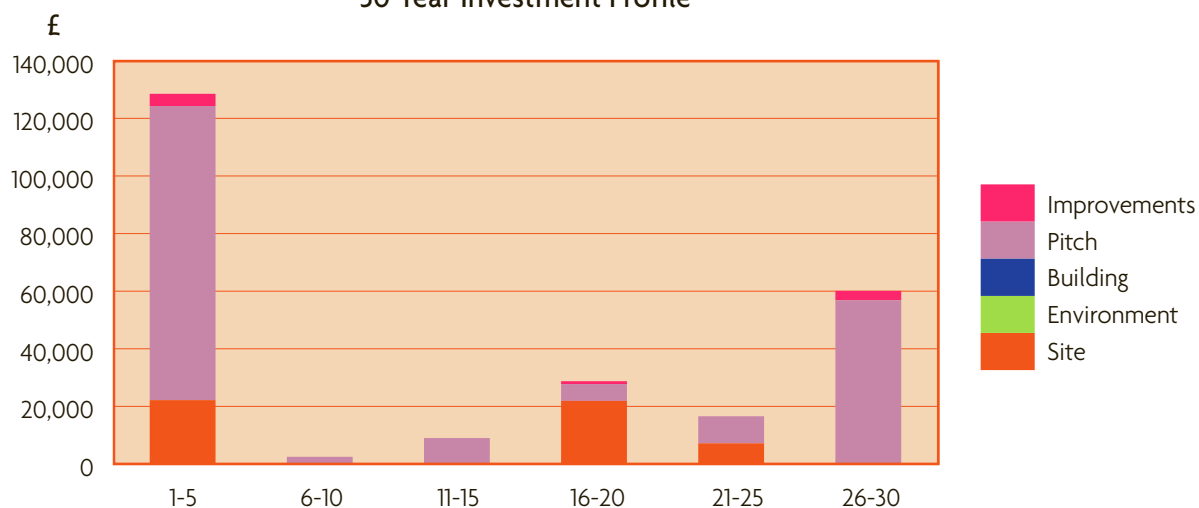
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Survey Type	1-5	6-10	11-15	16-20	21-25	26-30	Total
Site	£22,170	£0	£0	£21,900	£7,170	£0	£51,240
Environment	£0	£0	£0	£0	£0	£0	£0
Building	£0	£0	£0	£0	£0	£0	£0
Pitch	£102,100	£2,500	£9,000	£5,840	£9,400	£56,860	£185,700
Improvements	£4,250	£0	£0	£1,000	£0	£3,250	£8,500
<b>Total</b>	<b>£128,520</b>	<b>£2,500</b>	<b>£9,000</b>	<b>£28,740</b>	<b>£16,570</b>	<b>£60,110</b>	<b>£245,440</b>
Average £ pa	£25,704	£500	£1,800	£5,748	£3,314	£12,022	£8,181
Average £ pa per pitch	£2,570	£50	£180	£575	£331	£1,202	£818

30 Year Investment Profile



## Site 13: Withybush Caravan Site

Unitary Authority location:	Pembrokeshire
Site managed by:	Unitary Authority
Site type	Permanent
Age of site	10 years
Approximate date of site establishment:	1995
Approximate area of site	1,400m <sup>2</sup>
Resident caretaker/warden?	No
Caretaker/warden office provided?	No
Total number of pitches:	9
permanent pitches:	9 (5 single pitches, 4 double pitches)
temporary/transit pitches:	0
Total number of amenity blocks:	9
Average amenity blocks per pitch:	1 per pitch
Play areas provided?	No
Nearest public transport:	1km - 5km
Nearest post office:	More than 5km
Nearest primary school:	More than 5km
Site considered to be overcrowded:	Partially
Visual quality of site entrance:	Average
Visual quality of general site:	Average
General quality of pitch surfaces across site:	Good



This work is based on data provided with the support of the ESRC and JISC.

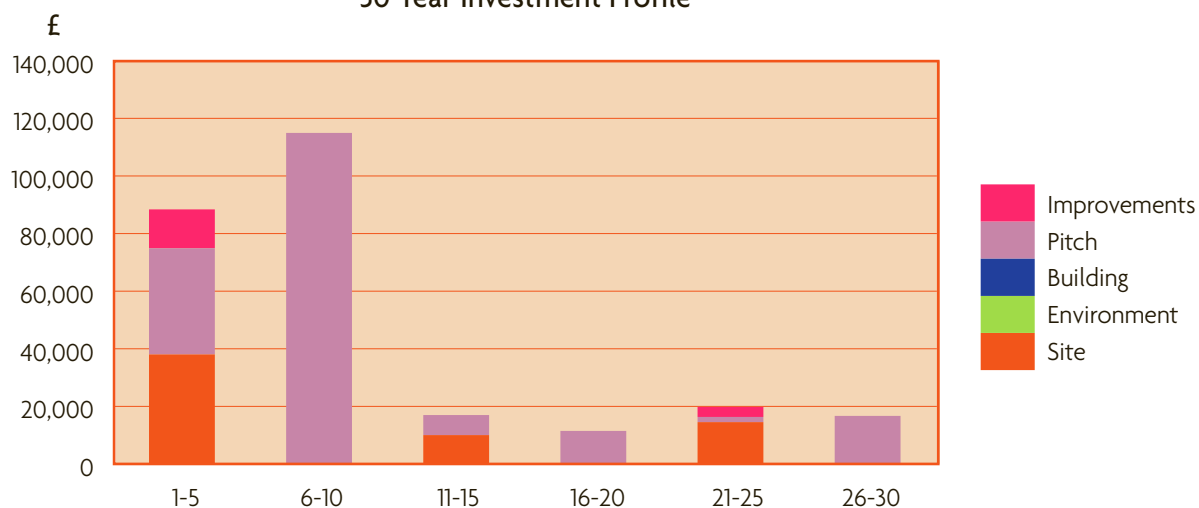
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Survey Type	1-5	6-10	11-15	16-20	21-25	26-30	Total
Site	£38,000	£0	£10,000	£0	£14,500	£0	£62,500
Environment	£0	£0	£0	£0	£0	£0	£0
Building	£0	£0	£0	£0	£0	£0	£0
Pitch	£36,862	£114,915	£6,964	£11,454	£1,800	£16,672	£188,667
Improvements	£13,500	£0	£0	£0	£3,500	£0	£17,000
<b>Total</b>	<b>£88,362</b>	<b>£114,915</b>	<b>£16,964</b>	<b>£11,454</b>	<b>£19,800</b>	<b>£16,672</b>	<b>£268,167</b>
Average £ pa	£17,672	£22,983	£3,393	£2,291	£3,960	£3,334	£8,939
Average £ pa per pitch	£1,964	£2,554	£377	£255	£440	£370	£993

30 Year Investment Profile



## Site 14: Under the Hill Caravan Site

Unitary Authority location:	Pembrokeshire
Site managed by:	Unitary Authority
Site type	Permanent
Age of site	8 years
Approximate date of site establishment:	1997
Approximate area of site	2,248m <sup>2</sup>
Resident caretaker/warden?	No
Caretaker/warden office provided?	No
Total number of pitches:	10
permanent pitches:	10 (all Single pitches)
temporary/transit pitches:	0
Total number of amenity blocks:	10
Average amenity blocks per pitch:	1 per pitch
Play areas provided?	No
Nearest public transport:	Less than 1km
Nearest post office:	1km - 5km
Nearest primary school:	1km - 5km
Site considered to be overcrowded:	No
Visual quality of site entrance:	Average
Visual quality of general site:	Poor
General quality of pitch surfaces across site:	Poor



This work is based on data provided with the support of the ESRC and JISC.

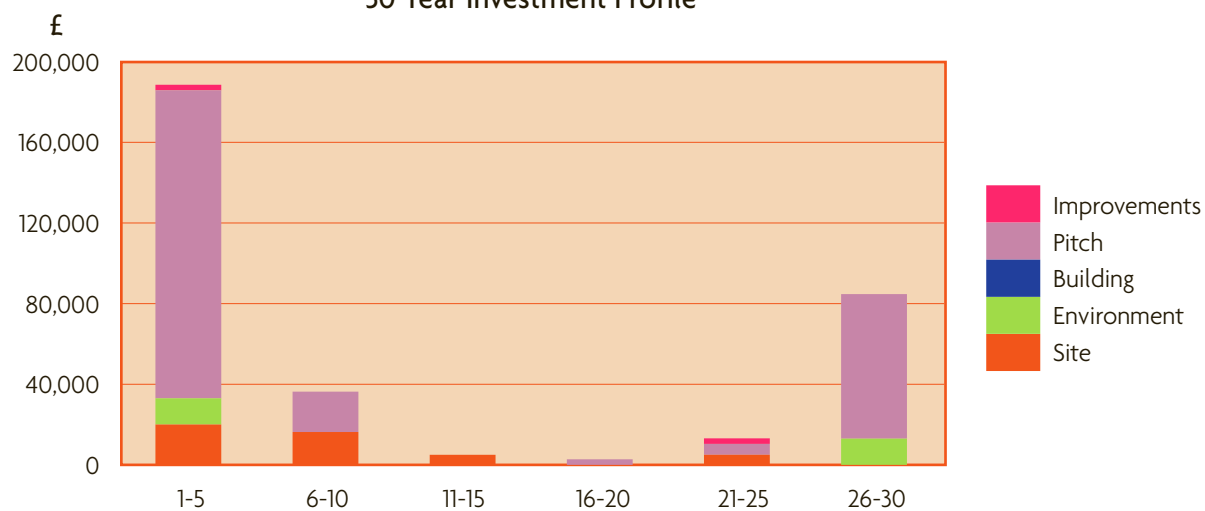
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Survey Type	1-5	6-10	11-15	16-20	21-25	26-30	Total
Site	£20,000	£16,300	£5,000	£0	£5,000	£0	£46,300
Environment	£13,000	£0	£0	£0	£0	£13,000	£26,000
Building	£0	£0	£0	£0	£0	£0	£0
Pitch	£152,772	£20,016	£0	£2,760	£5,400	£71,700	£252,648
Improvements	£2,750	£0	£0	£0	£2,750	£0	£5,500
<b>Total</b>	<b>£188,522</b>	<b>£36,316</b>	<b>£5,000</b>	<b>£2,760</b>	<b>£13,150</b>	<b>£84,700</b>	<b>£330,448</b>
Average £ pa	£37,704	£7,263	£1,000	£552	£2,630	£16,940	£11,015
Average £ pa per pitch	£3,770	£726	£100	£55	£263	£1,694	£1,101

30 Year Investment Profile





## Site 15: Withy Beds Caravan Site

Unitary Authority location:	Powys
Site managed by:	Unitary Authority
Site type	Mixed
Age of site	23 years
Approximate date of site establishment:	1982 (refurbished 2005)
Approximate area of site	3,000m <sup>2</sup>
Resident caretaker/warden?	No
Caretaker/warden office provided?	No
Total number of pitches:	11 (10 single pitches, 1 double pitch)
permanent pitches:	6
temporary/transit pitches:	5
Total number of amenity blocks:	11
Average amenity blocks per pitch:	1 per pitch
Play areas provided?	Yes
Nearest public transport:	1km - 5km
Nearest post office:	1km - 5km
Nearest primary school:	1km - 5km
Site considered to be overcrowded:	No
Visual quality of site entrance:	Poor
Visual quality of general site:	Average
General quality of pitch surfaces across site:	Average



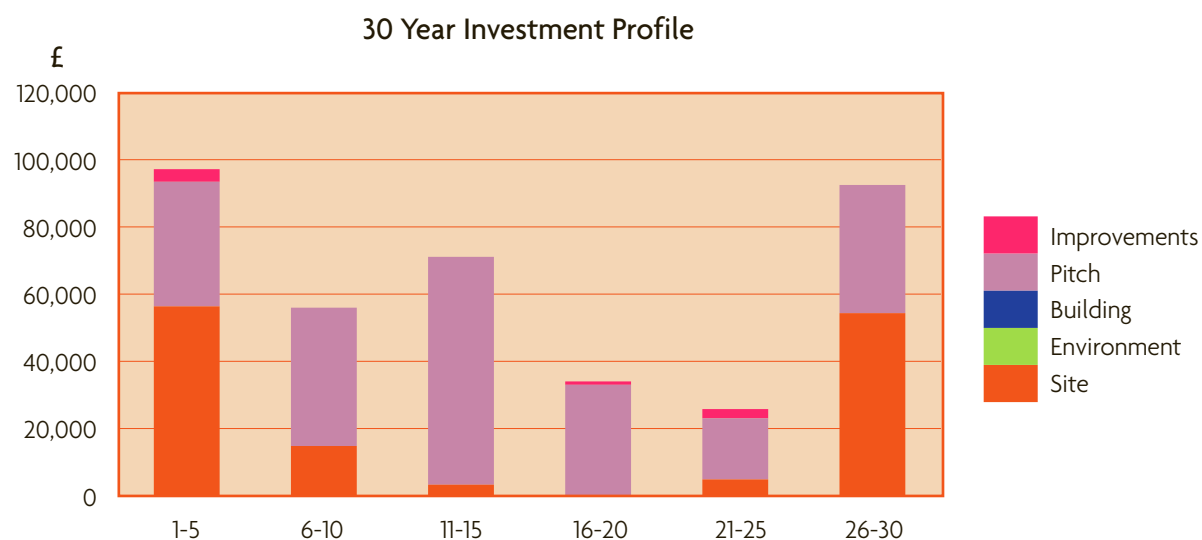
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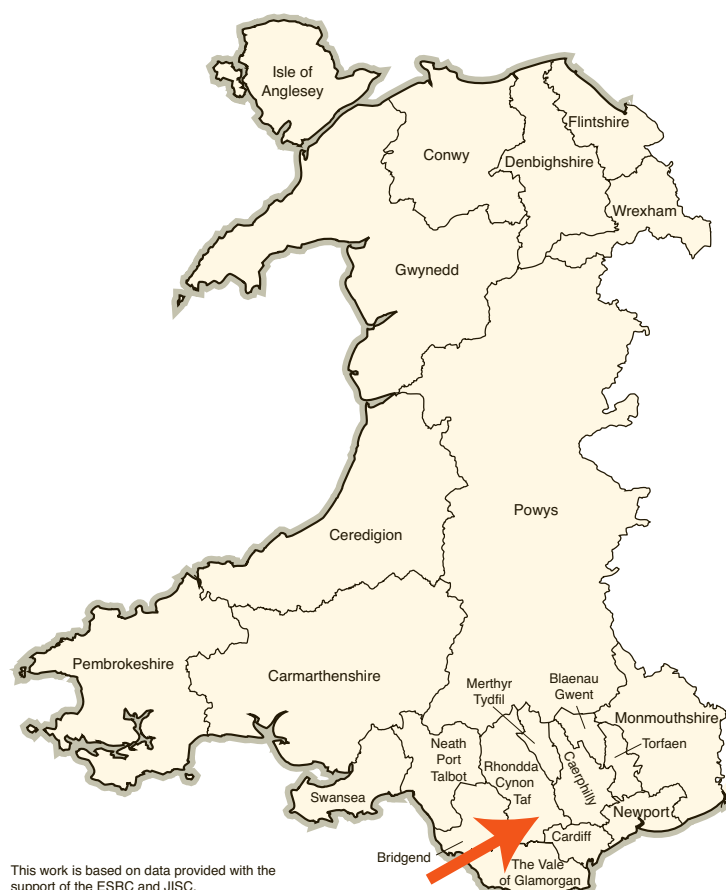


Survey Type	1-5	6-10	11-15	16-20	21-25	26-30	Total
Site	£56,350	£14,800	£3,280	£0	£4,850	£54,330	£133,610
Environment	£0	£0	£0	£0	£0	£0	£0
Building	£0	£0	£0	£0	£0	£0	£0
Pitch	£37,080	£41,163	£67,810	£33,014	£18,190	£38,148	£235,405
Improvements	£3,750	£0	£0	£1,000	£2,750	£0	£7,500
<b>Total</b>	<b>£97,180</b>	<b>£55,963</b>	<b>£71,090</b>	<b>£34,014</b>	<b>£25,790</b>	<b>£92,478</b>	<b>£376,515</b>
Average £ pa	£19,436	£11,193	£14,218	£6,803	£5,158	£18,496	£12,551
Average £ pa per pitch	£1,767	£1,018	£1,293	£618	£469	£1,681	£1,141



## Site 16: Beddau Caravan Park

Unitary Authority location:	Rhondda Cynon Taf
Site managed by:	Unitary Authority
Site type	Permanent
Age of site	37 years
Approximate date of site establishment:	1968
Approximate area of site	3,750m <sup>2</sup>
Resident caretaker/warden?	No
Caretaker/warden office provided?	No
Total number of pitches:	4
permanent pitches:	4
temporary/transit pitches:	0
Total number of amenity blocks:	3
Average amenity blocks per pitch:	Less than 1 per pitch
Play areas provided?	No
Nearest public transport:	Less than 1km
Nearest post office:	1km - 5km
Nearest primary school:	Less than 1km
Site considered to be overcrowded:	No
Visual quality of site entrance:	Average
Visual quality of general site:	Average
General quality of pitch surfaces across site:	Poor



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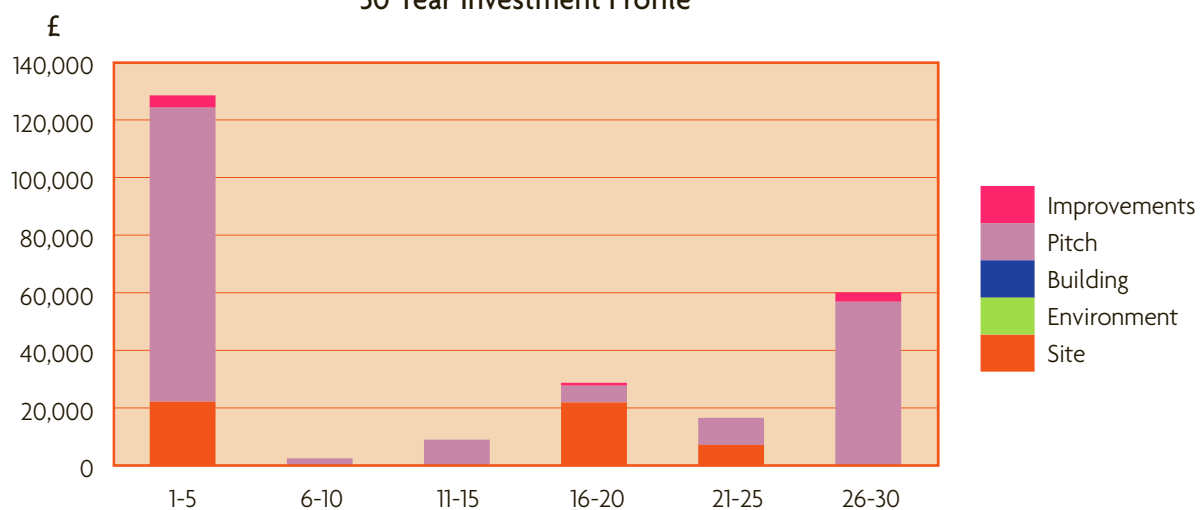
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Survey Type	1-5	6-10	11-15	16-20	21-25	26-30	Total
Site	£55,000	£3,140	£1,500	£350	£7,850	£33,040	£100,880
Environment	£2,400	£0	£0	£0	£0	£2,400	£4,800
Building	£0	£0	£0	£0	£0	£0	£0
Pitch	£30,000	£16,000	£0	£3,000	£3,000	£3,000	£55,000
Improvements	£43,000	£0	£0	£6,000	£17,000	£0	£66,000
<b>Total</b>	<b>£130,400</b>	<b>£19,140</b>	<b>£1,500</b>	<b>£9,350</b>	<b>£27,850</b>	<b>£38,440</b>	<b>£226,680</b>
Average £ pa	£26,080	£3,828	£300	£1,870	£5,570	£7,688	£7,556
Average £ pa per pitch	£6,520	£957	£75	£468	£1,393	£1,922	£1,889

30 Year Investment Profile



## Site 17: Tygwyn

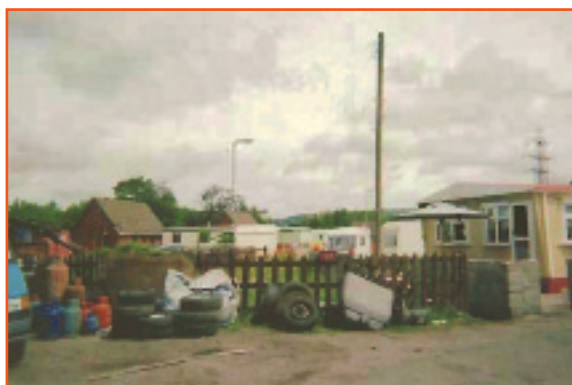
Unitary Authority location:	Swansea
Site managed by:	Unitary Authority
Site type	Permanent
Age of site	17 years
Approximate date of site establishment:	1988 (refurbished 1994)
Approximate area of site	6,000m <sup>2</sup>
Resident caretaker/warden?	Yes
Caretaker/warden office provided?	Yes
Total number of pitches:	7 (all double pitches)
permanent pitches:	7
temporary/transit pitches:	0
Total number of amenity blocks:	7
Average amenity blocks per pitch:	1 per pitch
Play areas provided?	Yes
Nearest public transport:	Less than 1km
Nearest post office:	Less than 1km
Nearest primary school:	1km - 5km
Site considered to be overcrowded:	No
Visual quality of site entrance:	Poor
Visual quality of general site:	Poor
General quality of pitch surfaces across site:	Good



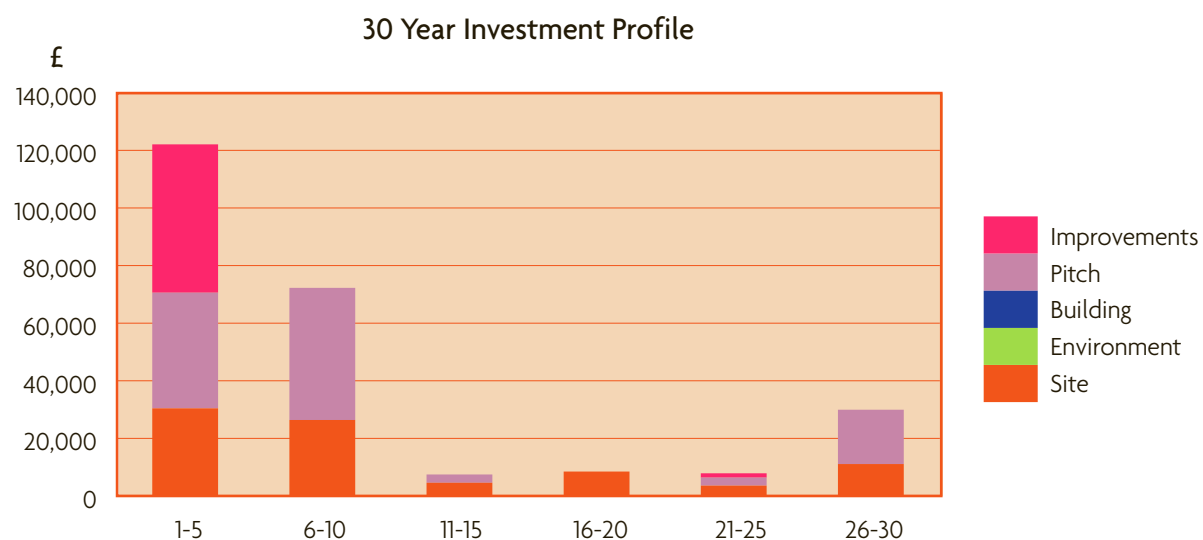
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Survey Type	1-5	6-10	11-15	16-20	21-25	26-30	Total
Site	£30,340	£26,300	£4,500	£8,400	£3,500	£11,000	£84,040
Environment	£0	£0	£0	£0	£0	£0	£0
Building	£0	£0	£0	£0	£0	£0	£0
Pitch	£40,150	£45,870	£2,880	£0	£2,790	£18,862	£110,552
Improvements	£51,500	£0	£0	£0	£1,500	£0	£53,000
<b>Total</b>	<b>£121,990</b>	<b>£72,170</b>	<b>£7,380</b>	<b>£8,400</b>	<b>£7,790</b>	<b>£29,862</b>	<b>£247,592</b>
Average £ pa	£24,398	£14,434	£1,476	£1,680	£1,558	£5,972	£8,253
Average £ pa per pitch	£3,485	£2,062	£211	£240	£223	£853	£1,179



## Site 18: Shepherd's Hill Caravan Site

Unitary Authority location:	Torfaen
Site managed by:	Unitary Authority
Site type	Permanent
Age of site	19 years
Approximate date of site establishment:	1986 (refurbished 1992)
Approximate area of site	Not Known
Resident caretaker/warden?	Yes
Caretaker/warden office provided?	Yes
Total number of pitches:	27 (17 single pitches, 10 double pitches)
permanent pitches:	26
temporary/transit pitches:	1
Total number of amenity blocks:	25
Average amenity blocks per pitch:	Less than 1 per pitch
Play areas provided?	No
Nearest public transport:	Less than 1km
Nearest post office:	Less than 1km
Nearest primary school:	1km - 5km
Site considered to be overcrowded:	Yes
Visual quality of site entrance:	Good
Visual quality of general site:	Very Good
General quality of pitch surfaces across site:	Good



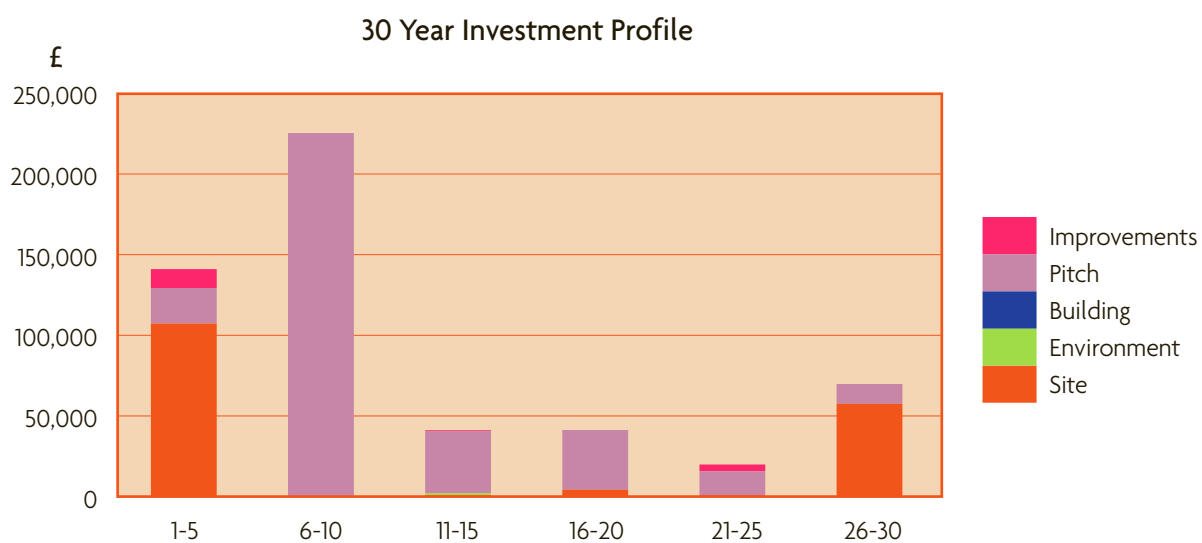
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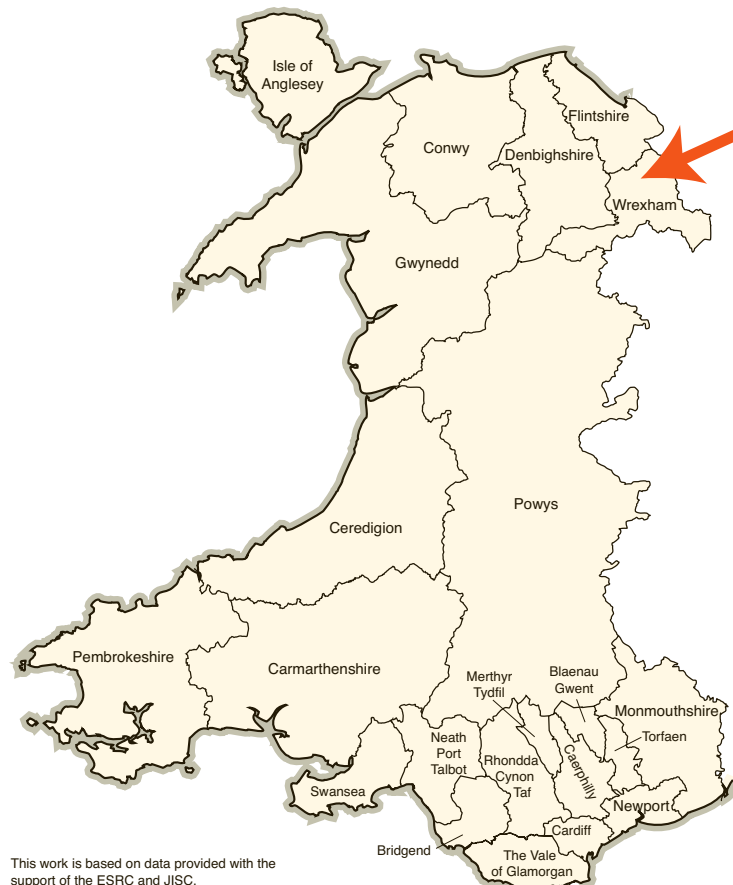
Survey Type	1-5	6-10	11-15	16-20	21-25	26-30	Total
Site	£107,260	£0	£800	£4,200	£860	£57,500	£170,620
Environment	£0	£0	£1,200	£0	£0	£0	£1,200
Building	£0	£0	£0	£0	£0	£0	£0
Pitch	£22,000	£225,350	£38,600	£37,050	£14,750	£12,250	£350,000
Improvements	£11,750	£0	£500	£0	£4,250	£0	£16,500
<b>Total</b>	<b>£141,010</b>	<b>£225,350</b>	<b>£41,100</b>	<b>£41,250</b>	<b>£19,860</b>	<b>£69,750</b>	<b>£538,320</b>
Average £ pa	£28,202	£45,070	£8,220	£8,250	£3,972	£13,950	£17,944
Average £ pa per pitch	£1,045	£1,669	£304	£306	£147	£517	£665





## Site 19: Ruthin Road

Unitary Authority location:	Wrexham
Site managed by:	Unitary Authority
Site type	Permanent
Age of site	20 years
Approximate date of site establishment:	1985, refurbished 1999
Approximate area of site	Not Known
Resident caretaker/warden?	No
Caretaker/warden office provided?	Yes
Total number of pitches:	19 (5 single pitches, 14 double pitches)
permanent pitches:	19
temporary/transit pitches:	0
Total number of amenity blocks:	19
Average amenity blocks per pitch:	1 per pitch
Play areas provided?	No
Nearest public transport:	1km - 5km
Nearest post office:	1km - 5km
Nearest primary school:	1km - 5km
Site considered to be overcrowded:	No
Visual quality of site entrance:	Average
Visual quality of general site:	Average
General quality of pitch surfaces across site:	Good



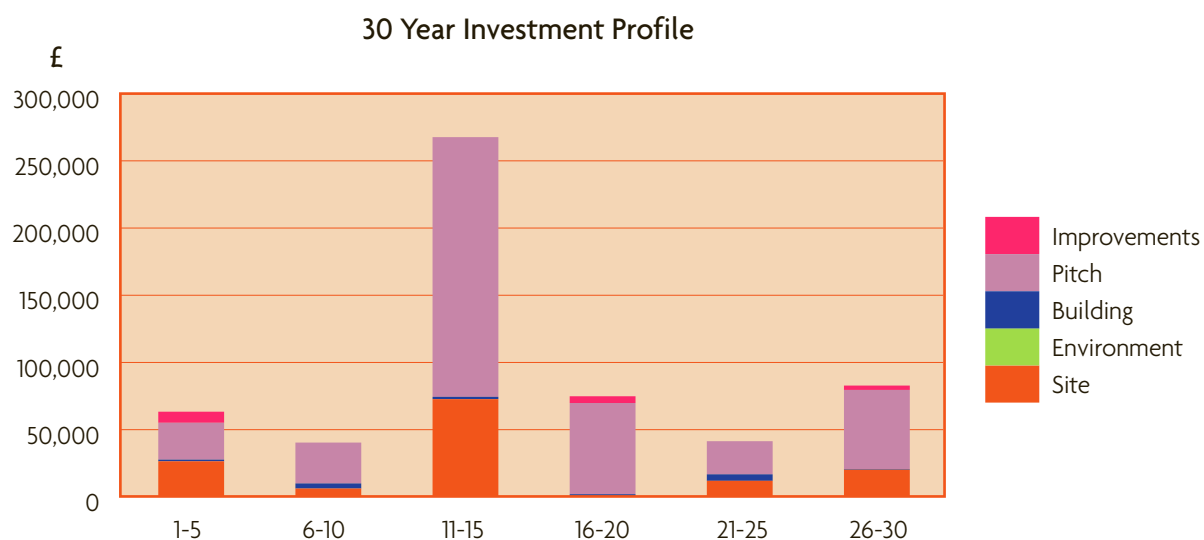
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Survey Type	1-5	6-10	11-15	16-20	21-25	26-30	Total
Site	£26,250	£6,000	£72,500	£0	£11,750	£20,000	£136,500
Environment	£0	£0	£0	£0	£0	£0	£0
Building	£1,265	£3,805	£1,740	£1,800	£4,830	£490	£13,930
Pitch	£27,406	£30,400	£193,194	£67,850	£24,650	£58,870	£402,370
Improvements	£8,250	£0	£0	£5,000	£0	£3,250	£16,500
<b>Total</b>	<b>£63,171</b>	<b>£40,205</b>	<b>£267,434</b>	<b>£74,650</b>	<b>£41,230</b>	<b>£82,610</b>	<b>£569,300</b>
Average £ pa	£12,634	£8,041	£53,487	£14,930	£8,246	£16,522	£18,977
Average £ pa per pitch	£665	£423	£2,815	£786	£434	£870	£999



## SURVEY FORM DESIGN AND SCHEDULE OF RATES

	Rate	Life	Unit	C/up	Quantity
<b>HEADER</b>					
<b>Unitary Authority</b>					
The Isle of Anglesey	n/a	-	✓		<input type="text"/>
Gwynedd	n/a	-	✓		<input type="text"/>
Conwy	n/a	-	✓		<input type="text"/>
Denbighshire	n/a	-	✓		<input type="text"/>
Flintshire	n/a	-	✓		<input type="text"/>
Wrexham	n/a	-	✓		<input type="text"/>
Powys	n/a	-	✓		<input type="text"/>
Carmarthenshire	n/a	-	✓		<input type="text"/>
Pembrokeshire	n/a	-	✓		<input type="text"/>
Swansea	n/a	-	✓		<input type="text"/>
Neath Port Talbot	n/a	-	✓		<input type="text"/>
Bridgend	n/a	-	✓		<input type="text"/>
Rhondda Cynon Taf	n/a	-	✓		<input type="text"/>
Merthyr Tydfil	n/a	-	✓		<input type="text"/>
The Vale of Glamorgan	n/a	-	✓		<input type="text"/>
Cardiff	n/a	-	✓		<input type="text"/>
Caerphilly	n/a	-	✓		<input type="text"/>
Blaenau Gwent	n/a	-	✓		<input type="text"/>
Torfaen	n/a	-	✓		<input type="text"/>
Monmouthshire	n/a	-	✓		<input type="text"/>
Newport	n/a	-	✓		<input type="text"/>
<b>Management</b>					
Unitary Authority	n/a	-	✓		<input type="text"/>
Private	n/a	-	✓		<input type="text"/>
Gypsy Council	n/a	-	✓		<input type="text"/>
<b>Site Type</b>					
Permanent	n/a	-	✓		<input type="text"/>
Transit	n/a	-	✓		<input type="text"/>
Mixed	n/a	-	✓		<input type="text"/>
<b>Age of Site</b>	n/a	-	Yrs		<input type="text"/> Yrs
<b>Warden/Caretaker</b>					
Warden/Caretaker Resident?	n/a	-	-		<input type="text"/> Yes <input type="text"/> No
Wardens/Caretakers Office Provided?	n/a	-	-		<input type="text"/> Yes <input type="text"/> No
<b>Number of Pitches</b>					
Permanent	n/a	-	Nr		<input type="text"/> Nr
Transit	n/a	-	Nr		<input type="text"/> Nr

	Rate	Life	Unit	C/up	Quantity
<b>Amenity Blocks Per Pitch (Average)</b>					
None	n/a	-	✓		<input type="text"/>
1 per pitch	n/a	-	✓		<input type="text"/>
More than 1 per pitch	n/a	-	✓		<input type="text"/>
Less than 1 per pitch	n/a	-	✓		<input type="text"/>
<b>Play Areas Provided?</b>	n/a	-	n/a		<input type="text" value="Yes"/> <input type="text" value="No"/>
<b>SITE</b>					
<b>Size of Site (approximate area)</b>	n/a	-	m2		<input type="text" value="m2"/>
<b>Number of pitches</b>					
Number of Single Pitches	n/a	-	✓		<input type="text"/>
Number of Double Pitches	n/a	-	✓		<input type="text"/>
Number of Vacant Pitches	n/a	-	✓		<input type="text"/>
Number of Unuseable Pitches	n/a	-	✓		<input type="text"/>
<b>Is the site considered to be overcrowded?</b>					<input type="text" value="Yes"/> <input type="text" value="Partially"/> <input type="text" value="No"/>
<b>Visual Quality of Site Entrance</b>					
Good	n/a	-	✓		<input type="text"/>
Average	n/a	-	✓		<input type="text"/>
Poor	n/a	-	✓		<input type="text"/>
<b>Visual Quality of General Site</b>					
Very Good	n/a	-	✓		<input type="text"/>
Good	n/a	-	✓		<input type="text"/>
Average	n/a	-	✓		<input type="text"/>
Poor	n/a	-	✓		<input type="text"/>
Very Poor	n/a	-	✓		<input type="text"/>
<b>General Quality of Pitch Surfaces across Site</b>					
Very Good	n/a	-	✓		<input type="text"/>
Good	n/a	-	✓		<input type="text"/>
Average	n/a	-	✓		<input type="text"/>
Poor	n/a	-	✓		<input type="text"/>
Very Poor	n/a	-	✓		<input type="text"/>
<b>Site Movement</b>					
Clear and safe vehicle/pedestrian segregation?	n/a	-	n/a		<input type="text" value="Yes"/> <input type="text" value="No"/>
Site suitable for disabled access and movement?	n/a	-	n/a		<input type="text" value="Yes"/> <input type="text" value="No"/>
<b>Pitch Boundaries Generally</b>					
Pitch Boundaries Clearly Defined?	n/a	-	n/a		<input type="text" value="Yes"/> <input type="text" value="No"/>
Pitch Boundaries Consistent Across the Site?	n/a	-	n/a		<input type="text" value="Yes"/> <input type="text" value="No"/>

### Site Problems

(enter value 1-5, with 1 being good, 5 being severe)

Litter/Rubbish/Dumping	n/a	-	1 to	<input type="text"/>
Graffiti	n/a	-	1 to 5	<input type="text"/>
Vandalism	n/a	-	1 to 5	<input type="text"/>
Dog Excrement	n/a	-	1 to 5	<input type="text"/>
Vacant/Derelict buildings	n/a	-	1 to 5	<input type="text"/>
Intrusive Industry	n/a	-	1 to 5	<input type="text"/>
Non-conforming Land Use	n/a	-	1 to 5	<input type="text"/>
Ambient Air Quality	n/a	-	1 to 5	<input type="text"/>
Heavy Traffic	n/a	-	1 to 5	<input type="text"/>
Intrusion from Motorways	n/a	-	1 to 5	<input type="text"/>
Railway/Aircraft Noise	n/a	-	1 to 5	<input type="text"/>
Nuisance from Parking	n/a	-	1 to 5	<input type="text"/>
Scruffy gardens/landscape	n/a	-	1 to 5	<input type="text"/>
Evidence of rats/vermin	n/a	-	1 to 5	<input type="text"/>

### Contribution to Site Problems

Normal Wear and Tear	n/a	-	✓	<input type="text"/>
Inadequate Maintenance	n/a	-	✓	<input type="text"/>
Inappropriate Use	n/a	-	✓	<input type="text"/>
Poor Design/Specification	n/a	-	✓	<input type="text"/>

### Site Security

Entrance Control Building	n/a	-	✓	<input type="text"/>
Secure Entrance Gates/Barrier	n/a	-	✓	<input type="text"/>
Barbed Wire (or similar)	n/a	-	✓	<input type="text"/>
Floodlighting to general areas	n/a	-	✓	<input type="text"/>
CCTV Cameras	n/a	-	✓	<input type="text"/>

### Site Access

Safe Access/Egress Provision?	n/a	-	n/a	<input type="text"/> Yes <input type="text"/> No
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### Entrance Signage

None	n/a	-	✓	<input type="text"/>
Metal	800	20	Yr/Nr	<input type="text"/> <input type="text"/> <input type="text"/> m2
Timber	800	15	Yr/Nr	<input type="text"/> <input type="text"/> <input type="text"/> m2

### Entrance Signage Adequate?

n/a	-	n/a	<input type="text"/> Yes <input type="text"/> No
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### Entrance Barrier

None	n/a	-	✓	<input type="text"/>
Metal	3,000	20	Yr/Nr	<input type="text"/> <input type="text"/> <input type="text"/> m2
Timber	3,000	15	Yr/Nr	<input type="text"/> <input type="text"/> <input type="text"/> m2

### Entrance Gate

None	n/a	-	✓	<input type="text"/>
Metal	1,500	20	Yr/Nr	<input type="text"/> <input type="text"/> <input type="text"/> m2
Timber	1,500	15	Yr/Nr	<input type="text"/> <input type="text"/> <input type="text"/> m2

	Rate	Life	Unit	C/up	Quantity
<b>Site Boundaries</b>					
<i>Site Boundary Appearance</i>					
Very Good	n/a	-	✓		
Good	n/a	-	✓		
Average	n/a	-	✓		
Poor	n/a	-	✓		
Very Poor	n/a	-	✓		
<i>General</i>					
Is Site fully contained on all sides?	n/a	-	n/a	Yes	No
Unprotected Water Course on boundary?	n/a	-	n/a	Yes	No
<i>Boundary Fencing</i>					
None	n/a	-	✓		
Chain link	25	20	Yr/m		m
Post & wire	22	20	Yr/m		m
Timber ranch style	35	20	Yr/m		m
Timber panel	35	20	Yr/m		m
Chestnut Paling	25	20	Yr/m		m
Galvanised Steel Paling	50	30	Yr/m		m
Other	55	20	Yr/m		m
<i>Boundary Walls</i>					
None	n/a	-	✓		
Brick	50	50	Yr/m2		m2
Block	30	50	Yr/m2		m2
Concrete Panel	30	50	Yr/m2		m2
Stone	80	60	Yr/m2		m2
Other	60	50	Yr/m2		m2
<i>Boundary Earth Banking</i>					
Earth boundary banking	n/a	-	n/a	Yes	No
<i>Boundary Landscaping</i>					
None	n/a	-	✓		
Shrubs/Hedges	n/a	-	✓		
Trees	n/a	-	✓		
<b>Roads/Pavings</b>					
<i>Site Roads</i>					
None	n/a	-	✓		
Tarmac	50	25	Yr/m2		m2
Concrete	50	25	Yr/m2		m2
Crushed Concrete	50	25	Yr/m2		m2
Gravel	20	20	Yr/m2		m2
Grass/Earth	50	25	Yr/m2		m2
Other	50	25	Yr/m2		m2

	Rate	Life	Unit	C/up	Quantity
<b>Site Roads Provision</b>					
Site Roads width greater than 5m?	n/a	-	n/a		<input type="checkbox"/> Yes <input type="checkbox"/> No
Adequate Turning Circle Provision?	n/a	-	n/a		<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Traffic Calming measures</b>					
None	n/a	-	✓		<input type="text"/>
Speed Bumps	n/a	-	✓		<input type="text"/>
Chicanes/Bends	n/a	-	✓		<input type="text"/>
Other	n/a	-	✓		<input type="text"/>
Are current Traffic Calming measures effective?	n/a	-	n/a		<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Site Footpaths</b>					
None	n/a	-	✓		<input type="text"/>
Tarmac	50	25	Yr/m2	<input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> m2
Concrete	50	25	Yr/m2	<input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> m2
Crushed Concrete	50	25	Yr/m2	<input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> m2
Gravel	20	20	Yr/m2	<input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> m2
Grass/Earth	50	25	Yr/m2	<input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> m2
Other	50	25	Yr/m2	<input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> m2
Site Footpath widths generally greater than 0.75m wide?	n/a	-	n/a		<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Lighting</b>					
<b>Site Lighting</b>					
None	n/a	-	✓		<input type="text"/>
Low Level Bollards	250	20	Yr/Nr	<input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> Nr
High Level Bollards	350	20	Yr/Nr	<input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> Nr
High Level Street Lamps	750	20	Yr/Nr	<input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> Nr
Other	500	20	Yr/Nr	<input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> Nr
Site Lighting Adequate?	n/a	-	n/a		<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Formal Parking</b>					
<b>Formal Parking Generally</b>					
Sufficient Formal Parking Facilities Provided?	n/a	-	n/a		<input type="checkbox"/> Yes <input type="checkbox"/> No
Number of formal Parking Spaces	n/a	-	Nr		<input type="text"/> Nr
Additional formal Parking Facilities Required?	n/a	-	n/a		<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Parking Paving</b>					
Not Applicable	n/a	-	✓		<input type="text"/>
Tarmac	50	25	Yr/m2	<input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> m2
Concrete	50	25	Yr/m2	<input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> m2
Crushed Concrete	50	25	Yr/m2	<input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> m2
Gravel	20	20	Yr/m2	<input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> m2

	Rate	Life	Unit	C/up	Quantity
Grass/Earth	50	25	Yr/m2	<input type="text"/>	<input type="text"/> m2
Other	50	25	Yr/m2	<input type="text"/>	<input type="text"/> m2

## Garages

### Garages Provision

Garages Provided?	n/a	-	n/a	<input type="text"/> Yes <input type="text"/> No
Number of Garages Provided Across Site	n/a	-	Nr	<input type="text"/> Nr

### Garages General Condition

General Condition Assessment of Prog.				<input type="text"/> Good <input type="text"/> Aver
Rep. Garages	n/a	-	n/a	<input type="text"/> Poor
Garages to be Completely Re-built	6,000	-	Nr	<input type="text"/> Nr

## Site Signage

### Signage

Site Signage Provided?	n/a	-	n/a	<input type="text"/> Yes <input type="text"/> No
Site Signage Adequate?	n/a	-	n/a	<input type="text"/> Yes <input type="text"/> No

## Work Areas

### Work Areas Provision

Communal Work Areas Provided?	n/a	-	n/a	<input type="text"/> Yes <input type="text"/> No
Communal Work Areas in use?	n/a	-	n/a	<input type="text"/> N/A <input type="text"/> Yes <input type="text"/> No
Communal Work Areas Required?	n/a	-	n/a	<input type="text"/> N/A <input type="text"/> Yes <input type="text"/> No

### Work Area Paving

Not Applicable	n/a	-	√	<input type="text"/>
Tarmac	50	25	Yr/m2	<input type="text"/> <input type="text"/> <input type="text"/> m2
Concrete	50	25	Yr/m2	<input type="text"/> <input type="text"/> <input type="text"/> m2
Gravel	20	20	Yr/m2	<input type="text"/> <input type="text"/> <input type="text"/> m2
Grass/Earth	50	25	Yr/m2	<input type="text"/> <input type="text"/> <input type="text"/> m2
Other	50	25	Yr/m2	<input type="text"/> <input type="text"/> <input type="text"/> m2

## Play Areas

### Play Areas Provision

Play Area Provided?	n/a	-	n/a	<input type="text"/> Yes <input type="text"/> No
Play Area used?	n/a	-	n/a	<input type="text"/> N/A <input type="text"/> Yes <input type="text"/> No
Are Play Area Facilities Safe?	n/a	-	n/a	<input type="text"/> N/A <input type="text"/> Yes <input type="text"/> No
Play Area Size (Approx. area)	n/a	-	m2	<input type="text"/> m2
Play Areas Required?	n/a	-	n/	<input type="text"/> N/A <input type="text"/> Yes <input type="text"/> No

### Play Area Paving

Not Applicable	n/a	-	√	<input type="text"/>
Tarmac	50	25	Yr/m2	<input type="text"/> <input type="text"/> <input type="text"/> m2



	Rate	Life	Unit	C/up	Quantity
Rubberoid Surface	75	20	Yr/m2	<input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> m2
Concrete	50	25	Yr/m2	<input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> m2
Chippings	20	15	Yr/m2	<input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> m2
Grass/Earth	20	25	Yr/m2	<input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> m2
Other	20	25	Yr/m2	<input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> m2

### ***Play Area Fencing***

Not Applicable	n/a	-	✓	<input type="text"/>
None	n/a	-	✓	<input type="text"/>
Timber	35	25	Yr/m	<input type="text"/> <input type="text"/> <input type="text"/> m
Metal	50	25	Yr/m	<input type="text"/> <input type="text"/> <input type="text"/> m
Other	50	25	Yr/m	<input type="text"/> <input type="text"/> <input type="text"/> m

### ***Fixed Play Equipment***

1,000	15	Yr/Nr	<input type="text"/> <input type="text"/> <input type="text"/> Nr
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## **Communal Stores**

### ***Communal Stores Provision***

Communal Stores Provided?	n/a	-	n/a	<input type="text"/> Yes <input type="text"/> No
Number of Stores Provided Across Site	n/a	-	Nr	<input type="text"/> Nr
Communal Stores Required?	n/a	-	n/a	<input type="text"/> N/A <input type="text"/> Yes <input type="text"/> No

### ***Communal Stores General Condition***

Number of Stores for Programmed Replacements	n/a	-	Nr	<input type="text"/> Nr
General Condition Assessment of Stores	n/a	-	n/a	<input type="text"/> Good <input type="text"/> Aver <input type="text"/> Poor
Stores to be Completely Re-built	7,500	-	Nr	<input type="text"/> Nr

## **Meter Sheds**

### ***Meter Shed Provision***

Meter Shed Provided?	n/a	-	n/a	<input type="text"/> Yes <input type="text"/> No
Number of Meter Sheds Provided Across Site	n/a	-	Nr	<input type="text"/> Nr

### ***Meter Shed General Condition***

Number of Meter Sheds for Programmed Replacements	n/a	-	Nr	<input type="text"/> Nr
General Condition Assessment of Meter Sheds	n/a	-	n/a	<input type="text"/> Good <input type="text"/> Aver <input type="text"/> Poor
Meter Sheds to be Completely Re-built	1,250	-	Nr	<input type="text"/> Nr

## **Grazing/Open Land**

### ***Grazing Land***

Animal Grazing Land Provided?	n/a	-	n/a	<input type="text"/> Yes <input type="text"/> No
Animal Grazing Land Adequate/Used?	n/a	-	n/a	<input type="text"/> Yes <input type="text"/> No
Animal Grazing Land Approx. Area	n/a	-	m2	<input type="text"/> m2
Grazing Land Required?	n/a	-	n/a	<input type="text"/> N/A <input type="text"/> Yes <input type="text"/> No

**Rate Life Unit C/up Quantity**

**Other Open Land**

Other open land on the site?	n/a	-	n/a	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Other Open Land Approx. Area	n/a	-	m2	<input type="text" value="m2"/>	

**Telephone**

**Telephone**

Public Telephone Provided?	n/a	-	n/a	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Public Telephone in working order?	n/a	-	n/a	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No
Replace Public Telephone	500	15	Yr/Nr	<input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> Nr

**Fire Safety**

**Fire Safety General**

Fire Points present on site?	n/a	-	n/a	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Number of Fire Points?	n/a	-	Nr	<input type="text" value="Nr"/>	
Are Fire Points of Adequate Standard?	n/a	-	n/a	<input type="checkbox"/> Yes	<input type="checkbox"/> No

**Reason for Inadequacy of Fire Points**

None Provided	n/a	-	✓	<input type="text"/>
Inadequate Labelling	n/a	-	✓	<input type="text"/>
Equipment Below Standard	n/a	-	✓	<input type="text"/>
Fire Alarm Below Standard	n/a	-	✓	<input type="text"/>
Equipment Poorly Maintained	n/a	-	✓	<input type="text"/>
Inadequate Equipment	n/a	-	✓	<input type="text"/>
Inadequate Fire Notices	n/a	-	✓	<input type="text"/>
Pitches/Buildings more than 30m from Fire Point?	n/a	-	✓	<input type="checkbox"/> Yes <input type="checkbox"/> No

**Fire Fighting Equipment**

None	n/a	-	✓	<input type="text"/>
Extinguisher	500	10	Yr/Nr	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> Nr
Hose Reel	1,200	15	Yr/Nr	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> Nr
Fire Blanket	200	10	Yr/Nr	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> Nr
Fire Alarm System	3,000	15	Yr/Nr	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> Nr

**Caravan Separation**

Are caravans able to be at least 6m apart?	n/a	-	n/a	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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**Site Services**

**Mains Water Supply**

Water Supply Provided to Site?	n/a	-	n/a	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Water Supply - Communal Standpipes Provided?	n/a	-	n/a	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Water Supply - Number of Standpipes				<input type="text" value="Nr"/>	
Water Supply - Is Supply Adequate for Site?	n/a	-	n/a	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Estimated cost to provide mains water supply (if none already provided)	Spot Price	-	£		

	Rate	Life	Unit	C/up	Quantity
<b>Electricity Supply</b>					
Electricity Supply - Provided to Site?	n/a	-	n/a		<input type="checkbox"/> Yes <input type="checkbox"/> No
Electricity Supply - All Cabling underground?	n/a	-	n/a		<input type="checkbox"/> Yes <input type="checkbox"/> No
Electricity Supply - Is supply Adequately Earthed?	n/a	-	n/a		<input type="checkbox"/> Yes <input type="checkbox"/> No
Estimated cost to provide electric supply (if none already provided)	Spot Price	-	£		

<b>Gas Supply</b>					
Mains Supply Provided?	n/a	-	n/a		<input type="checkbox"/> Yes <input type="checkbox"/> No
LPG used on site?	n/a	-	n/a		<input type="checkbox"/> Yes <input type="checkbox"/> No
LPG Storage facilities provided?	n/a	-	n/a		<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No
LPG stored in accordance with H&S requirements?	n/a	-	n/a		<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No
Estimated cost to provide mains gas supply (if none already provided)	Spot Price	-	£		

## Drainage - Surface Water

<b>Surface Water Drainage</b>					
Effectiveness across Site	n/a	-	n/a		<input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
Storm Water Drains installed?	n/a	-	n/a		<input type="checkbox"/> Yes <input type="checkbox"/> No
Cost to provide/upgrade surface water drainage system	Spot Price	-	£		

## Drainage - Foul Water

<b>Foul Water Drainage</b>					
Sewerage Disposal - Underground Drainage System Adequate?	n/a	-	n/a		<input type="checkbox"/> Yes <input type="checkbox"/> No
Cost to provide/upgrade mains drainage foul water disposal	Spot Price	-	£		

<b>Disposal System</b>					
Mains Drainage	n/a	-	✓		<input type="checkbox"/>
Cesspool	n/a	-	✓		<input type="checkbox"/>
Septic Tank	n/a	-	✓		<input type="checkbox"/>
Sewage Treatment Plant	n/a	-	✓		<input type="checkbox"/>
Sewerage Disposal - Heavy Duty/Lockable Manhole Covers?	n/a	-	n/a		<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No

<b>Chemical System</b>					
Chemical Closet Emptying Point Provided?	n/a	-	n/a		<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No
Chemical Closet - Tap Provided?	n/a	-	n/a		<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No

## Refuse

<b>Refuse Disposal - Facilities Provided</b>					
None	n/a	-	✓		<input type="checkbox"/>
From Pitch	n/a	-	✓		<input type="checkbox"/>

	Rate	Life	Unit	C/up	Quantity
Refuse Skips	n/a	-	✓		
Container	n/a	-	✓		
Scrap Yard	n/a	-	✓		
Other	n/a	-	✓		
Facilities Adequate?	n/a	-	n/a	Yes	No
Skips/Yards/Containers Adequately Screened?	n/a	-	n/a	N/A	Yes No

## PITCH

### General

#### General

Pitch Number (pitch identification number)	n/a	-	n/a	Nr
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#### General Description of Pitch Shape

Square	n/a	-	✓	
Oblong	n/a	-	✓	
Irregular	n/a	-	✓	
Random	n/a	-	✓	
Pitch Width (average)	n/a		m	m
Pitch Depth (average)	n/a		m	m
Pitch Approx. Area	n/a	-	m2	m2
Is Pitch Size/Shape Generally Adequate?	n/a	-	n/a	Yes No

#### Contribution to Pitch Problems

Normal Wear and Tear	n/a	-	✓	
Inadequate Maintenance	n/a	-	✓	
Inappropriate Use	n/a	-	✓	
Poor Design/Specification	n/a	-	✓	

### Surfaces

#### Vehicle/Pedestrian Pitch Surface

None	n/a	-	✓	<div></div>			
Tarmac	50	25	Yr/m2	<div></div>	<div></div>	<div></div>	m2
Concrete	50	25	Yr/m2	<div></div>	<div></div>	<div></div>	m2
Crushed Concrete	50	25	Yr/m2	<div></div>	<div></div>	<div></div>	m2
Gravel	20	20	Yr/m2	<div></div>	<div></div>	<div></div>	m2
Grass/Earth	50	25	Yr/m2	<div></div>	<div></div>	<div></div>	m2
Other	50	25	Yr/m2	<div></div>	<div></div>	<div></div>	m2

#### Other Areas within Pitch Boundary?

None/Not Relevant	n/a	-	✓	
Garden/Planting	n/a	-	✓	
Work Area	n/a	-	✓	

	Rate	Life	Unit	C/up	Quantity
Clothes Drying Area	n/a	-	✓		<input type="text"/>
Play Area	n/a	-	✓		<input type="text"/>
Grazing Land	n/a	-	✓		<input type="text"/>

### *Surfaces Miscellaneous*

Footpath Provided to Amenity Block?	n/a	-	n/a	<input type="text"/> Yes	<input type="text"/> No
Adequate Surface Water Drainage from Pitch?	n/a	-	n/a	<input type="text"/> Yes	<input type="text"/> No
Does Pitch suffer from natural flooding?	n/a	-	n/a	<input type="text"/> Yes	<input type="text"/> No

## Pitch Boundary

### *Pitch Boundary Fencing*

None	n/a	-	✓		<input type="text"/>
Chain link	25	20	Yr/m	<input type="text"/>	<input type="text"/> m
Post & wire	22	20	Yr/m	<input type="text"/>	<input type="text"/> m
Timber panel	35	20	Yr/m	<input type="text"/>	<input type="text"/> m
Timber ranch style	35	20	Yr/m	<input type="text"/>	<input type="text"/> m
Chestnut Paling	25	20	Yr/m	<input type="text"/>	<input type="text"/> m
Galvanised Steel Paling	50	30	Yr/m	<input type="text"/>	<input type="text"/> m
Hedges	30	30	Yr/m	<input type="text"/>	<input type="text"/> m
Other	55	20	Yr/m	<input type="text"/>	<input type="text"/> m

### *Pitch Boundary Height*

Less than 1m	n/a	-	✓	<input type="text"/>
1m to 1.5m	n/a	-	✓	<input type="text"/>
Greater than 1.5m	n/a	-	✓	<input type="text"/>

### *Pitch Boundary Walling*

None	n/a	-	✓		<input type="text"/>
Brick	50	50	Yr/m2	<input type="text"/>	<input type="text"/> m2
Block	30	50	Yr/m2	<input type="text"/>	<input type="text"/> m2
Concrete Panel	30	50	Yr/m2	<input type="text"/>	<input type="text"/> m2
Stone	80	60	Yr/m2	<input type="text"/>	<input type="text"/> m2
Other	60	50	Yr/m2	<input type="text"/>	<input type="text"/> m2

### *Pitch Gates*

None	n/a	-	✓		<input type="text"/>
Timber	150	20	Yr/Nr	<input type="text"/>	<input type="text"/> Nr
Metal	250	30	Yr/Nr	<input type="text"/>	<input type="text"/> Nr
Other	200	20	Yr/Nr	<input type="text"/>	<input type="text"/> Nr

## Amenity Block - General

### *Amenity Block Type*

None	n/a	-	✓	<input type="text"/>	Skip Amenity Block Section
Permanent	n/a	-	✓	<input type="text"/>	
Temporary	n/a	-	✓	<input type="text"/>	

Rate Life Unit C/up Quantity

### Amenity Block Construction

Brick/Block with Pitched Roof	n/a	-	✓	<input type="text"/>
Brick/Block with Flat Roof	n/a	-	✓	<input type="text"/>
Other with Pitched Roof	n/a	-	✓	<input type="text"/>
Other with Flat Roof	n/a	-	✓	<input type="text"/>

### Amenity Block General Information

Total Gross Internal Floor Area (approx.)	n/a	-	n/a	<input type="text"/> m2
Number of habitable rooms	n/a	-	n/a	<input type="text"/> Nr
For exclusive use of resident?	n/a	-	n/a	<input type="text"/> Yes <input type="text"/> No
Building fit for purpose?	n/a	-	n/a	<input type="text"/> Yes <input type="text"/> No
General Condition Assessment of Amenity Blocks	n/a	-	n/a	<input type="text"/> Good <input type="text"/> Aver <input type="text"/> Poor
Disabled Access provided?	n/a	-	n/a	<input type="text"/> Yes <input type="text"/> No

### Vicinity of Amenity Block

Vermin Problems evident?	n/a	-	n/a	<input type="text"/> Yes <input type="text"/> No
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### Contribution to Building Problems

Normal Wear and Tear	n/a	-	✓	<input type="text"/>
Inadequate Maintenance	n/a	-	✓	<input type="text"/>
Inappropriate Use	n/a	-	✓	<input type="text"/>
Poor Design/Specification	n/a	-	✓	<input type="text"/>

## Amenity Building - Re-build/Refurbish

### Amentiy Building General Replacement

Completely Re-build Entire Amentiy Block	10,000	-	✓	<input type="text"/> Skip next section
Refurbish Internal of Small Sized Amentiy Block	2,000	-	✓	<input type="text"/> Skip Internal section
Refurbish Internal of Average Sized Amentiy Block	3,500	-	✓	<input type="text"/> Skip Internal section
Refurbish Internal of Large Sized Amentiy Block	4,500	-	✓	<input type="text"/> Skip Internal section

## Amenity Building - External

### Roof

Pitched	30	40	Yr/m2	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/> m2
Flat	30	20	Yr/m2	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/> m2
Mansard	30	40	Yr/m2	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/> m2
Other	30	40	Yr/m2	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/> m2

### Fascia/soffit/barge

17	30	Yr/m	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/> m
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### Rainwater goods

10	20	Yr/m	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/> m
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### Soil and Vent Pipe

26	30	Yr/m	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/> m
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### External doors

300	25	Yr/Nr	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/> Nr
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	Rate	Life	Unit	C/up	Quantity
<b>External Walls</b>	26	25	Yr/m2	<input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> m2
<b>Windows</b>	450	25	Yr/No	<input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> Nr
<b>Electrical - External</b>					
Light provided at entrance?	n/a	-	n/a	<input type="text"/>	<input type="text"/> Yes <input type="text"/> No
Replace light at entrance	200	25	Yr/Nr	<input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> Nr
External electrical outlet provided?	n/a	-	n/a	<input type="text"/>	<input type="text"/> Yes <input type="text"/> No
<b>External Decorations</b>					
General External Decorative Quality?	n/a	-	n/a	<input type="text"/>	<input type="text"/> Good <input type="text"/> Aver <input type="text"/> Poor

### Amenity Building - Internal

#### Kitchen Fittings

None/Not applicable	-	-	√	<input type="text"/>	
Fully fitted	1,800	15	Yr/Nr	<input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> Nr
Stainless Steel Sink Unit Only	400	15	Yr/Nr	<input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> Nr

#### Cooker Provision

Cooker Provided?	n/a	-	n/a	<input type="text"/>	<input type="text"/> N/A <input type="text"/> Yes <input type="text"/> No
Replace cooker	750	15	Yr/Nr	<input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> Nr

#### Kitchen Miscellaneous

Layout of Kitchen safe/satisfactory?	n/a	-	n/a	<input type="text"/>	<input type="text"/> N/A <input type="text"/> Yes <input type="text"/> No
Plumbing for washing machine available?	n/a	-	n/a	<input type="text"/>	<input type="text"/> N/A <input type="text"/> Yes <input type="text"/> No

#### Bathroom/Wash Area

None/Not applicable	-	-	√	<input type="text"/>	
Vitreous China W.C.	350	20	Yr/Nr	<input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> Nr
Stainless Steel W.C.	350	20	Yr/Nr	<input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> Nr
Bath	350	20	Yr/Nr	<input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> Nr
Shower	400	15	Yr/Nr	<input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> Nr
Vitreous China Wash Hand Basin	250	20	Yr/Nr	<input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> Nr
Stainless Steel Wash Hand Basin	250	20	Yr/Nr	<input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> Nr

#### Bathroom/Wash Area Miscellaneous

Bathroom and WC separate	n/a	-	n/a	<input type="text"/>	<input type="text"/> N/A <input type="text"/> Yes <input type="text"/> No
Direct W.C. Access from kitchen?	n/a	-	n/a	<input type="text"/>	<input type="text"/> N/A <input type="text"/> Yes <input type="text"/> No
Direct W.C. Access from outside?	n/a	-	n/a	<input type="text"/>	<input type="text"/> N/A <input type="text"/> Yes <input type="text"/> No

#### Heating/Water Heating - General Information

Central heating extent	n/a	-	n/a	<input type="text"/>	<input type="text"/> None <input type="text"/> Partial <input type="text"/> Full
Number of unheated rooms	n/a	-	Nr	<input type="text"/>	<input type="text"/> Nr
Water heating facilities adequate?	n/a	-	n/a	<input type="text"/>	<input type="text"/> Yes <input type="text"/> No

	Rate	Life	Unit	C/up	Quantity
<b>Central Heating System (excluding boiler)</b>					
None/Not Applicable	n/a	-	✓		
Radiator system (wet system)	1,300	30	Yr		
Storage heaters	1,000	30	Yr		
Warm air system	1,300	30	Yr		
Other	1,300	30	Yr		
<b>Central Heating Boiler</b>					
None/Not Applicable	n/a	-	✓		
Central heating boiler	850	15	Yr		
<b>Room Heating</b>					
None/Not Applicable	n/a	-	✓		
Room heaters	280	15	Yr/Nr		Nr
<b>Water Heating</b>					
None/Not Applicable	n/a	-	✓		
Water Heating	550	15	Yr/Nr		Nr
<b>Electrical Installation</b>					
Replace electrical wiring (excluding consumer unit)	1,000	25	Yr		
Consumer unit	350	25	Yr		
<b>Services</b>					
Underground drainage to pitch?	n/a	-	n/a	Yes	No
Mains water supply to pitch?	n/a	-	n/a	Yes	No
Water Supply metered to pitch?	n/a	-	n/a	Yes	No
Individually metered electricity supply to pitch?	n/a	-	n/a	Yes	No
Electricity cabling all securely underground?	n/a	-	n/a	Yes	No
Any signs of unauthorised connections?	n/a	-	n/a	Yes	No
<b>Services - Type of Meter</b>					
None - Not to individual pitch	n/a	-	✓		
Pre-Paid Card	n/a	-	✓		
Coin	n/a	-	✓		
Other	n/a	-	✓		
<b>Internal Doors</b>	125	25	Yr/Nr		Nr
<b>Floor Finish</b>	20	10	Yr/m2		m2
<b>Extract fan</b>					
Extract fan - None	n/a	-	✓		
Extract fan	70	10	Yr/Nr		Nr
<b>Internal Decorations</b>					
General Internal Decorative Quality?	n/a	-	n/a	Good	Aver



## SITE BUILDINGS

## General

*General*

Building Number (building identification number) n/a - n/a

*Type of Building*

Site Communal Amenity Block	n/a	-	✓	<input type="text"/>
Community Building	n/a	-	✓	<input type="text"/>
Residential Wardens Unit	n/a	-	✓	<input type="text"/>
Non-Residential Wardens Unit	n/a	-	✓	<input type="text"/>
Pre-School Facility/Education Unit	n/a	-	✓	<input type="text"/>
Caretakers Office/Store	n/a	-	✓	<input type="text"/>
Laundry Room	n/a	-	✓	<input type="text"/>
Other	n/a	-	✓	<input type="text"/>

*Building Type*

None	n/a	-	✓	<input type="text"/>
Permanent	n/a	-	✓	<input type="text"/>
Temporary	n/a	-	✓	<input type="text"/>

*Configuration*

Detached	n/a	-	✓	<input type="text"/>
Semi-Detached	n/a	-	✓	<input type="text"/>
Terraced	n/a	-	✓	<input type="text"/>

*Building Construction*

Brick/Block with Pitched Roof	n/a	-	✓	<input type="text"/>
Brick/Block with Flat Roof	n/a	-	✓	<input type="text"/>
Other with Pitched Roof	n/a	-	✓	<input type="text"/>
Other with Flat Roof	n/a	-	✓	<input type="text"/>

*Building General Information*

Total Gross Internal Floor Area (approx.)	n/a	-	n/a	<input type="text" value="m2"/>
Number of habitable rooms	n/a	-	n/a	<input type="text" value="Nr"/>
Building fit for purpose?	n/a	-	n/a	<input type="text" value="Yes"/> <input type="text" value="No"/>
General Condition Assessment	n/a	-	n/a	<input type="text" value="Good"/> <input type="text" value="Aver"/> <input type="text" value="Poor"/>
Disabled Access provided?	n/a	-	n/a	<input type="text" value="Yes"/> <input type="text" value="No"/>

*Vicinity of Building*

Vermin Problems evident?	n/a	-	n/a	<input type="text" value="Yes"/> <input type="text" value="No"/>
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*Contribution to Building Problems*

Normal Wear and Tear	n/a	-	✓	<input type="text"/>
Inadequate Maintenance	n/a	-	✓	<input type="text"/>
Inappropriate Use	n/a	-	✓	<input type="text"/>
Poor Design/Specification	n/a	-	✓	<input type="text"/>

Rate Life Unit C/up Quantity

## Building - General

### Building General Replacement

Completely Re-build Entire Building £250 - ✓/m2   m2  
Skip next section

Refurbish Building Internally Spot Price - ✓/£  £   
Skip Internal section

## Building - External

### Roof

Pitched	30	40	Yr/m2	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/> m2
Flat	30	20	Yr/m2	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/> m2
Mansard	30	40	Yr/m2	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/> m2
Other	30	40	Yr/m2	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/> m2

*Fascia/soffit/bargeboard* 17 30 Yr/m     m

*Rainwater goods* 10 20 Yr/m     m

*Soil and Vent Pipe* 26 30 Yr/m     m

*External doors* 300 25 Yr/Nr     Nr

*External Walls* 26 25 Yr/m2     m2

*Windows* 450 25 Yr/Nr     Nr

### Electrical - External

Light provided at entrance?	n/a	-	n/a	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Replace light at entrance	200	25	Yr/Nr	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/> Nr
External electrical outlet provided?	n/a	-	n/a	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

### External Decorations

General External Decorative Quality? n/a - n/a  Good  Aver  Poor

## Building - Internal

### Kitchen Fittings

None/Not applicable	-	-	✓	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Fully fitted	1,800	15	Yr/Nr	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/> Nr
Stainless Steel Sink Unit Only	400	15	Yr/Nr	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/> Nr

### Kitchen Miscellaneous

Layout of Kitchen safe/satisfactory?	n/a	-	n/a	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Plumbing for washing machine available?	n/a	-	n/a	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

### Bathroom/Wash Area

None/Not applicable	-	-	✓	<input type="checkbox"/>				
Vitreous China W.C.	350	20	Yr/Nr	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Nr
Stainless Steel W.C.	350	20	Yr/Nr	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Nr
Bath	350	20	Yr/Nr	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Nr
Shower	400	15	Yr/Nr	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Nr
Vitreous China Wash Hand Basin	250	20	Yr/Nr	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Nr
Stainless Steel Wash Hand Basin	250	20	Yr/Nr	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Nr

### Bathroom/Wash Area Miscellaneous

Bathroom and WC separate	n/a	-	n/a	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Direct W.C. Access from kitchen?	n/a	-	n/a	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Direct W.C. Access from outside?	n/a	-	n/a	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

### Heating/Water Heating - General Information

Central heating extent	n/a	-	n/a	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Number of unheated rooms	n/a	-	Yr/Nr	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Water heating facilities adequate?	n/a	-	n/a	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

### Central Heating System

None/Not Applicable	n/a	-	✓	<input type="checkbox"/>				
Radiator system (wet system)	1,300	30	Yr	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Storage heaters	1,000	30	Yr	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Warm air system	1,300	30	Yr	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other	1,300	30	Yr	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

### Central Heating Boiler

None/Not Applicable	n/a	-	✓	<input type="checkbox"/>				
Central heating boiler	850	15	Yr	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

### Room Heating

None/Not Applicable	n/a	-	✓	<input type="checkbox"/>				
Room heaters	280	15	Yr/Nr	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Nr

### Water Heating

None/Not Applicable	n/a	-	✓	<input type="checkbox"/>				
Water Heating	550	15	Yr/Nr	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Nr

### Electrical Installation

Replace electrical wiring (excluding consumer unit)	1,000	25	Yr	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Consumer unit	350	25	Yr	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electrical installation generally adequate	n/a	-	✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Provide more socket outlets	n/a	-	✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Internal lighting satisfactory?	n/a	-	n/a	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

	Rate	Life	Unit	C/up	Quantity			
<i>Internal Doors</i>	125	25	Yr/Nr	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	Nr
<i>Floor Finish</i>	20	10	Yr/m2	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	m2
<i>Internal Decorations</i>								
General Internal Decorative Quality?	n/a	-	n/a		<input type="text"/> Good	<input type="text"/> Aver	<input type="text"/> Poor	

## ENVIRONMENT

### Location

#### *Site Location*

City Centre/Urban	n/a	-	✓	<input type="text"/>
Suburban Residential	n/a	-	✓	<input type="text"/>
Urban Fringes	n/a	-	✓	<input type="text"/>
Rural Fringes	n/a	-	✓	<input type="text"/>
Rural	n/a	-	✓	<input type="text"/>

#### *Previous Land Use of Site*

Not Known	n/a	-	✓	<input type="text"/>
Industrial	n/a	-	✓	<input type="text"/>
Commercial	n/a	-	✓	<input type="text"/>
Rural/Working Farm	n/a	-	✓	<input type="text"/>
Refuse Tip	n/a	-	✓	<input type="text"/>
Other	n/a	-	✓	<input type="text"/>

#### *Adjacent Land Use*

Residential	n/a	-	✓	<input type="text"/>
Mixed Residential	n/a	-	✓	<input type="text"/>
Industrial	n/a	-	✓	<input type="text"/>
Commercial	n/a	-	✓	<input type="text"/>
Other	n/a	-	✓	<input type="text"/>
Rural/Working Farm	n/a	-	✓	<input type="text"/>

#### *Location to Main Amenities - Public Transport*

Less than 1 km	n/a	-	✓	<input type="text"/>
1 km to 5km	n/a	-	✓	<input type="text"/>
More than 5km	n/a	-	✓	<input type="text"/>

#### *Location to Main Amenities - Post Office*

Less than 1 km	n/a	-	✓	<input type="text"/>
1 km to 5km	n/a	-	✓	<input type="text"/>
More than 5km	n/a	-	✓	<input type="text"/>

#### *Location to Main Amenities - Primary School*

Less than 1 km	n/a	-	✓	<input type="text"/>
1 km to 5km	n/a	-	✓	<input type="text"/>
More than 5km	n/a	-	✓	<input type="text"/>

Rate Life Unit C/up Quantity

**Problems in Area (Enter value 1 to 5)**

Litter/Rubbish/Dumping	n/a	-	1 to 5	<input type="text"/>
Graffiti	n/a	-	1 to 5	<input type="text"/>
Vandalism	n/a	-	1 to 5	<input type="text"/>
Dog Excrement	n/a	-	1 to 5	<input type="text"/>
Vacant/Derelict buildings	n/a	-	1 to 5	<input type="text"/>
Intrusive Industry	n/a	-	1 to 5	<input type="text"/>
Non-conforming Land Use	n/a	-	1 to 5	<input type="text"/>
Ambient Air Quality	n/a	-	1 to 5	<input type="text"/>
Heavy Traffic	n/a	-	1 to 5	<input type="text"/>
Intrusion from Motorways	n/a	-	1 to 5	<input type="text"/>
Railway/Aircraft Noise	n/a	-	1 to 5	<input type="text"/>
Nuisance from Parking	n/a	-	1 to 5	<input type="text"/>
Scruffy gardens/landscape	n/a	-	1 to 5	<input type="text"/>

**Direct Cause of Nuisance and % of Site Affected by Nuisance**

None	n/a	-	✓/%	<input type="text"/>	<input type="text"/> %
Motorway/Major Road	n/a	-	✓/%	<input type="text"/>	<input type="text"/> %
Railway Line	n/a	-	✓/%	<input type="text"/>	<input type="text"/> %
Industrial/Commercial Activity	n/a	-	✓/%	<input type="text"/>	<input type="text"/> %
Sewage Works	n/a	-	✓/%	<input type="text"/>	<input type="text"/> %
Rubbish Tip	n/a	-	✓/%	<input type="text"/>	<input type="text"/> %
Quarry	n/a	-	✓/%	<input type="text"/>	<input type="text"/> %

**Visual Quality of Local Area**

Excellent	n/a	-	✓	<input type="text"/>
Very Good	n/a	-	✓	<input type="text"/>
Good	n/a	-	✓	<input type="text"/>
Average	n/a	-	✓	<input type="text"/>
Poor	n/a	-	✓	<input type="text"/>
Very Poor	n/a	-	✓	<input type="text"/>
Unacceptable	n/a	-	✓	<input type="text"/>

**How does quality of site compare with local area?**

Better	n/a	-	✓	<input type="text"/>
Same	n/a	-	✓	<input type="text"/>
Worse	n/a	-	✓	<input type="text"/>

**Perimeter Screening**

Does site have perimeter screening?	n/a	-	n/a	<input type="text"/> Yes <input type="text"/> No
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	Rate	Life	Unit	C/up	Quantity
<b>Site Access</b>					
<i>Site Access</i>					
Private Access Road	n/a	-	✓		
Public Highway	n/a	-	✓		
Site Access - Safe Access?	n/a	-	n/a	Yes	No
Site Access sufficiently wide (5m)?	n/a	-	n/a	Yes	No
<i>Private Access Road Surface</i>					
Tarmac	50	25	Yr/m2		m2
Concrete	50	25	Yr/m2		m2
Crushed Concrete	50	25	Yr/m2		m2
Gravel	20	20	Yr/m2		m2
Grass/Earth	50	25	Yr/m2		m2
Other	50	25	Yr/m2		m2
<i>Signage</i>					
Adequate Signage?	n/a	-	n/a	Yes	No
<b>IMPROVEMENTS</b>					
<b>Site Layout satisfactory?</b>					
Redesign Site Layout	Spot Price	n/a	£	£	
<b>External Signage to Site</b>					
Provide Additional External Signage (estimate number of signs required)	250	20	Nr	Nr	
<b>Entrance Barrier</b>					
Provide Entrance Barrier (no. of barriers required)	3,000	20	Nr	Nr	
<b>Traffic Calming Measures</b>					
Introduce Traffic Calming Measures to Site Roads	1,500	25	✓		
<b>Site Lighting</b>					
Provide Site Lighting (estimate number of high level lights required)	750	20	Nr	Nr	
<b>Fire Safety</b>					
Provide Fire Alarm System to Site	5,000	15	✓		
Provide additional fire fighting equipment	500	10	✓		
<b>Amenity &amp; Community Buildings - Provision</b>					
Provide additional amenity buildings (estimate number of amenity/other buildings required)	10,000	30	Nr	Nr	

## STANDARD STOCK CONDITION SURVEY LIMITATIONS

Although we have undertaken as thorough and detailed an inspection as possible, we are required by our Professional Indemnity Insurers to notify you that our report is subject to the following standard limitations.

1. We were unable to inspect woodwork or other parts of the structure which are covered, unexposed or inaccessible. We are therefore unable to report that such parts remain free from defect.
2. If premises will be occupied at the time of our inspection then the presence of fixed floor coverings, fittings and plant will generally restrict the scope of our inspection.
3. We are unable to inspect flues, ducts, voids or any similarly enclosed areas, access to which will not readily be available at the time of our inspection. We will therefore be unable to report that such areas remain free from defect.
4. No specific inspection or specialist testing has been undertaken to establish whether High Alumina Cement concrete, calcium chloride additives, woodwool slab permanent formwork, asbestos or other deleterious materials are present within the construction. We would, however, advise should we note signs of such materials during our inspection.
5. No samples have been taken nor analysis made of the sulphate content of the load bearing sub-soil adjacent to the foundations nor have any enquiries been made as to general ground conditions.
6. We have not commissioned inspections or tests of electrical, mechanical, water, drainage or other services and are therefore be unable to report that such parts remain free from defect. Our inspections of the services are based on a visual inspection to ascertain their general type and condition.
7. No part of the property has been opened up for inspection and we must point out that timbers such as plates, rafter feet, joists, lintols and the like can be affected by wood boring insect infestation, dry rot or other forms of fungal decay without visible signs of such an attack being apparent on their accessible surfaces. Consequently, we cannot accept responsibility for any instances of hidden decay or infestation which may subsequently be revealed.
8. We have not made any formal written enquiries in respect of Existing User Rights, Proposed Use, Town Planning and road widening, Legal Interests, Prescriptive Rights, Easements, Wayleaves or Statutory Consents, but we would advise that such enquiries are made by your solicitor.
9. The report will be for the use of the Welsh Assembly Government only and no responsibility will be accepted to any third party for the contents thereof, unless the third party is using this report in the strict context of the project. Neither the whole nor any part of the report, nor any reference thereto, may be included in any published document, circular or statement nor be published or referred to in any way without Plus Property Solutions prior written approval of the form and context in which it may appear.
10. Our report will be based on the assumption that the properties have not suffered any land contamination in the past, nor is likely to become so contaminated in the foreseeable future. We have not carried out soil tests, nor made any other investigations in this respect and we cannot assess accurately whether it has been contaminated.