



Colne Valley

THE TASK

Our property surveying capability was asked to carry out surveys on the Colne Valley Health District portfolio of sites in East Essex on behalf of its sister company Carillion Health. This included Colchester General Hospital and Essex County Hospital as well as other smaller sites. The purpose of the exercise was to provide information that could be fed into the computerised asset management system and to construct planned maintenance budgets for five years into the future, as well as a life cycle analysis. This gave the Carillion Health facilities management team a dynamic tool for cost forecasting of both building fabric and building services maintenance.

THE SERVICE

We utilized our skills in building fabric and mechanical and electrical services to identify the property assets using a hierarchy of elements. We assessed the order of cost of repairs and we assessed the life expectancy of each element or system so that the computer could flag up renewals over the next 20 years. Our experience in assessing the condition of the assets gave a priority weighting for each defect. This was used by the software to evaluate the risk and to establish a repairs prioritization matrix. For example, health and safety issues attracted heaviest weighting and aesthetic issues attracting less priority points.

CLIENT

Essex Rivers Trust,
Colchester Primary Care
Trust, Braintree Primary
Care Trust and Tendering
Primary Care

TRUST PROJECT VALUE

£42,000 (fees)

SERVICES

- Condition survey of building fabric and building services

TYPE

Health

START DATE

April 2004

COMPLETION DATE

May 2004

Colne Valley

THE RESULT

This exercise allowed Carillion Health to utilize the Concept 500 software in managing the portfolio of buildings over the next 20 years. The system was set up from scratch as part of Carillion Health's offering to its customer. Having set up the system, further, less onerous surveys can be carried out each year to update information.

CLIENT

The ultimate clients were four Primary Care Trusts; Essex Rivers Trust, Colchester Primary Care Trust, Braintree Primary Care Trust and Tendring Primary Care Trust. Our survey team's client was Carillion Health as the facilities managers of the sites.



FURTHER DETAILS

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