

Scottish Health Technical Note 00-01 Series  
Property Appraisal Manual, Appendix 7

GP Schedule of Rates - Statutory - Engineering Items 1Q 2021

Version 2.0 March 2021

Element	Element	Sub Element	Sub Element	Item	Unit (if appropriate)	Cost			Additional Comments	Risk Rating		
						Small - i.e. < 500.00m <sup>2</sup>	Medium - i.e. 500.00 to 999.99m <sup>2</sup>	Large - i.e. 1,000.00m <sup>2</sup> +		Consequence	Likelihood	Total Risk
4	Lifting Operations and Lifting Equipment (LOLER) Regulations 1998 (incorporating SHTM, 08-02 Lifts)	4.99	Other	Provide a LOLER thorough examination report for all lifting equipment.	No.		£1,701.00		Examination report required for passenger lifts, goods lifts and dumb waiters. Where no report exists and lift equipment is beyond its recommended lifespan, then include for replacement as per rates in 15.00.  Engineering report (15.01 to 15.99) must also be updated to reflect this, i.e. where originally you had the lifts at say B and 5 years remaining life, and now include them under statutory, you will need to amend the Engineering to a B and the life cycle period for remaining life, plus a comment stating "lifts being replaced under Statutory"	4	2	8
21	Firecode, Alarm and Detection Systems (incorporating SHTM 82)	21.01	Alarm and Detection	Annual inspection and testing of all fire alarm and detection equipment.	No.	£285.00	£568.00	£851.00		4	2	8
		21.01	Alarm and Detection	Bring existing installation up to a minimum L3 standard in compliance with SHTM's for all health care properties.	m <sup>2</sup>		£38.00		Engineering report (19.01 to 19.02) must also be updated to reflect this, i.e. where originally you had the fire alarm panel and wiring at say B and 5 years remaining life, and now include them under statutory, you will need to amend the Engineering to a B and the life cycle period for remaining life, plus a comment stating "fire alarms being upgraded under Statutory"	4	2	8
24	Firecode - General (inc SHTM 80-86 excl SHTM 82)	24.02	Escape Lighting	Provide adequate emergency lighting on all escape routes.	m <sup>2</sup>		£27.00			4	2	8
		24.02	Escape Lighting	Provide annual emergency lighting test certificate.	No.	£568.00	£1,135.00	£1,701.00		4	2	8
		24.03	Signage	Provide adequate exit signage on all escape routes.	No.	£285.00	£568.00	£851.00		4	2	8
		24.05	Sprinklers / Automatic Fire Extinguisher System	Annual inspection and testing of all automatic fire suppression systems.	No.	£568.00	£1,135.00	£1,701.00		4	2	8
		24.08	Lightning Conductors	Annual inspection and testing of all lightning protection installations.	No.	£851.00	£1,135.00	£1,701.00		4	2	8
29	Gas Safety (Installation and Use) Regulations 1998	29.99	Other	Provide annual 'Gas Safe' certificate for all gas-fired plant and equipment.	No.	£568.00	£851.00	£1,135.00		4	2	8
34	Infection Control - HAI Level 4	34.04	Provision of Facilities for Decontamination	N/A								0
41	Pressure Systems 2014	41.01	Written Scheme of Examination	N/A					No systems in excess of 250 bar / litres anticipated in this survey programme.			0
		41.02	Automatic Controls	N/A						0		
		41.03	Pressure Alarms	N/A						0		
		41.04	Fire Proofing of Rooms	N/A						0		
		41.05	Safe Discharge Area	N/A						0		
		41.06	Schematic Diagrams	N/A						0		
		41.99	Other	N/A						0		

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						Small - i.e. < 500.00m2	Medium - i.e. 500.00 to 999.99m2	Large - i.e. 1,000.00m2 +		Consequence	Likelihood	Total Risk
42	Water 2014 (incorporating SHTM 04-01 and HSE Guidance Document HSG 274 Part 1 to 3 & L8) & SHTM 03-02: Heat Emitters	42.01	Supply	N/A								0
		42.02	CW Tank Storage & Distribution	Ensure cold water storage tank is fitted with an overflow screen and screened vent, has a rigid close-fitting lid and inlet and outlet connections are on opposite ends to encourage water flow across the tank.	No.	£1,135.00	£1,701.00	£2,268.00		4	2	8
		42.03	Flushing Provision	Flush hot and cold outlets daily.	No.	£568.00	£851.00	£1,135.00		4	2	8
		42.04	CW Outlet Temperature	Test cold water outlets weekly and ensure cold water delivery temperature is below 20°C.	No.	£851.00	£1,135.00	£1,701.00		4	2	8
		42.05	HW Tank Storage & Distribution	Ensure hot water is stored at least at 60°C.	No.	£568.00	£851.00	£1,135.00		4	2	8
		42.06	Calorifier Storage & Flow Temperature	Refer to item 42.05.						4	2	8
		42.07	Continuous Distribution Temperature	Provide secondary return circuit and pump where necessary to ensure hot water delivery times < 2 mins.	No.	£2,833.00	£5,665.00	£8,497.00		4	2	8
		42.08	HW Outlet Temperature	Test cold water outlets weekly and ensure hot water delivery temperature is above 50°C.	No.	£1,135.00	£1,701.00	£2,268.00		4	2	8
		42.09	Blended Water Pipework	Ensure maximum run of blended hot water pipework is such that the required mixed temperature, at the furthest outlet, should be reached within 30 seconds.	No.	£568.00	£1,135.00	£2,268.00		4	2	8
		42.10	Dead Legs	Remove dead legs from water distribution pipework.	No.	£568.00	£1,135.00	£1,701.00		4	2	8
		42.11	Circulation Pumps	Refer to item 42.07.						4	2	8
		42.12	Non-Return Valves	Fit non-return valves to prevent backflow of hot water to the cold feed.	No.	£568.00				4	2	8
		42.13	System Flushing Provision	Refer to item 42.03.						4	2	8
		42.14	Calorifier Open Vent	Ensure open vent is directed into a separate tundish/drain which discharges at a safe and visible point and acts as a warning pipe. Discharge into the cold water storage tank is not advised.	No.	£1,135.00	£1,701.00	£2,268.00	Individual checks should be carried out as part of the legionella risk assessment.	4	2	8
		42.15	Calorifier Temperature Control System	Ensure hot water is stored at least at 60°C.	No.	£285.00	£568.00	£851.00		4	2	8
		42.16	Temperature Monitoring	Carry out weekly temperature checks of hot and cold water storage systems and hot and cold water outlets on index runs.	No.	£2,833.00	£3,966.00	£5,098.00		4	2	8
		42.17	Ductwork System	Carry out regular inspections and cleaning of ductwork systems to minimise legionella risk.	No.	£851.00	£1,135.00	£1,701.00		4	2	8
		42.18	Steam Humidification	N/A								0
		42.19	Water Bylaws	Ensure water installations are compliant with current Water Bylaws.	No.	£1,135.00	£2,833.00	£4,533.00		4	2	8
		42.20	Outlet Temperature	Fit thermostatic valves to all outlets not intended for food hygiene and decontamination purposes.	No.	£568.00	£851.00	£1,135.00		4	2	8
		42.21	Outlet Physical Precautions	Provide thermostatic mixing devices on hot water outlets. Hot water outlets provided for food hygiene and decontamination purposes should be provided with a notice 'Caution - Very Hot Water'.	No.	£1,135.00	£2,833.00	£4,533.00		4	2	8

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		42.22	Lower Maximum Safe Temperature	Ensure hot water is stored at least at 60°C.	No.	£568.00				4	2	8
		42.23	Thermostatic Mixer - Fail Safe	Ensure all TMVs are regularly serviced and fail-safe tested.	No.	£285.00	£568.00	£851.00		4	2	8
		42.24	Maximum Surface Temperature (Radiators)	Provide LST radiators in all assisted toilets to prevent accidental scalding.	No.	£1,135.00	£2,833.00	£5,665.00		4	2	8
		42.25	Exposed Pipework	Ensure exposed LTHW distribution pipework is insulated to prevent accidental scalding.	m2	£26.00				4	2	8
		42.99	Other	Provide a legionella risk assessment	No.	£1,135.00	£1,701.00	£2,268.00		4	2	8
44	Heating and Ventilation 2014	44.01	Ventilation in Healthcare Premises (incorporating SHTM 03-01 Heating and Ventilating Systems Guidance)	Provide adequate ventilation throughout.	m2	£4.20			Includes mechanical ventilation in toilets and all areas without openable windows.	2	2	4
		44.01	Ventilation in Healthcare Premises (incorporating SHTM 03-01 Heating and Ventilating Systems Guidance)	Ensure ventilation grilles and ductwork are clean.	No.	£568.00	£851.00	£1,701.00		2	2	4
		44.99	Other									0
48	Electrical - Electrical Safety Guidance for Low Voltage (incorporating SHTM 06-01 and 02 Electrical Safety Guidance)	48.01	Electrical System protected from unauthorised use	Provide lockable access to all electrical distribution equipment.	No.	£285.00			Where no fixed wiring report exists and the power and / or lighting wiring is beyond its recommended CIBSE lifespan, then include for replacement as per rates in 17.05.  Engineering report (17.05) must also be updated to reflect this, i.e. where originally you had the electrical power and lighting wiring at say B and 5 years remaining life, and now include them under statutory, you will need to amend the Engineering to a B and the life cycle period for remaining life, plus a comment stating "wiring being replaced under Statutory"	4	2	8
		48.02	Protected from damage	Provide protection from damage	No.	£568.00						0
		48.03	Emergency Lighting	Provide emergency lighting adjacent to all distribution equipment.	No.	£568.00	£851.00	£1,701.00		3	2	6
		48.04	Signage	Provide poster showing an approved method of treatment for electric shock adjacent to main switchgear.	No.	£28.00				4	2	8
		48.05	Earth bonding	Provide earth bonding in accordance with BS 7671	No.	£1,135.00	£2,268.00	£4,533.00		4	2	8
		48.99	Other	Provision of periodic inspection and testing in line with recommendations of BS 7671	No.	£1,135.00	£1,701.00	£2,268.00		4	2	8