

Quinquennial Inspection Summary and Recommendations

Urgent:	
<i>Oxford Place Centre</i>	<i>Oxford Chambers</i>
<ul style="list-style-type: none"> • Replace missing fire door • Check safety of stone sills above The Basement entrances • Make beading safe at the entrance to the Children's Centre • Repair dripping tap in the Café kitchen • Remove cabinet and chairs on the fire escape 	<ul style="list-style-type: none"> • Check boilers for leaks • Repair platform lift

Essential within the next 12-months:	
<i>Oxford Place Centre</i>	<i>Oxford Chambers</i>
<ul style="list-style-type: none"> • Remove vegetation from walls & gutter debris • Make good plaster & decoration damaged by leaks • Re-paint windows & rusting metal work • Repair any timber decay • Renew mastic pointing around windows • Improve Leeds Cruse partitioning • Replace missing wall tiles in The Basement 	<ul style="list-style-type: none"> • Remove vegetation from walls & gutter debris • Re-paint windows • Renew rotten timber in doors & windows • Renew rainwater pipe shoe • Replace missing diffusers on light fittings • De-rust & paint steel beams • Replace perished/damp plaster

Essential within the next 5-years:	
<i>Oxford Place Centre</i>	<i>Oxford Chambers</i>
<ul style="list-style-type: none"> • Re-point open joints in walls, paths & steps • Attend to long-term damp-related defects in walls & make good decorations • Re-decorate Church & other dirty/damaged internal areas • Replace defective flooring & silicone behind sinks & basins 	<ul style="list-style-type: none"> • Re-point open joints • Make good internal decoration • Renew silicone sealant • Close gap under fire exit door • Clean tower

Advisable within the next 5-years:	
<i>Oxford Place Centre</i>	<i>Oxford Chambers</i>
<ul style="list-style-type: none"> • Treat stonework erosion • Provide satisfactory mechanical ventilation • Improve corridor lighting in The Basement 	<ul style="list-style-type: none"> • Treat stonework erosion • Attend to damp-related defects in walls • Provide ventilation to all toilets • Replace badly mark/defective flooring • Remove window bars

Matters for further investigation:	
<i>Oxford Place Centre</i>	<i>Oxford Chambers</i>
<ul style="list-style-type: none"> • Water ingress to The Basement Rooms 8&9 • Splits in timber roof structure which may require strapping • Effectiveness of mechanical ventilation system should be assessed 	<ul style="list-style-type: none"> • Standing water on floor of boiler room • Home-start electrical installation • Areas of persistent damp & salts