



## Northern Ireland Fire and Rescue Services

Watts' appointment was for the survey of 76 properties comprising a total gross internal area of approximately 51,368 m<sup>2</sup> (552,719 sq. ft.). The majority of the properties were operational fire stations, but a minority functioned as operational support facilities including training accommodation, workshops, stores, call handling and offices.

The brief was to inspect each property and to report our findings as to the overall condition of the fabric and the services infrastructure. We were also required to provide the estimated costs associated with the maintenance and replacement of the building fabric, services infrastructure and fittings. The scope also included for investigating statutory compliance issues.

All the data observed at each property was recorded electronically for inputting to the client's "3i" property management database. The database also included for the inputting of narrative and monetary values to describe form, condition and estimated costs of repair/replacement on an elemental basis.

When the database was fully populated, Watts provided a Management Report that summarised the data recorded during the Stock Condition Survey. This report highlighted priorities to be addressed, enabling the client to identify budgetary requirements and the optimum manner of directing expenditure.

Upon completion of this commission the client was in possession of a comprehensively populated Building Maintenance Database that identified predicted maintenance expenditure over a 30-year period.

### CLIENT

Northern Ireland Fire and  
Rescue Services

### LOCATION

Northern Ireland

### EXPERTISE

Stock Condition Surveys