



BLOCK SURVEY REPORT

Block Name - Harold Wilson Towers

Block Address - 12 High Street, New Town, Rutland, RD4. 5FZ.

Number of Dwellings - 16

Number of Communal Entrances - 2

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Door Entry Manufacturer - Status Electronics Ltd

Type - Contractor R, Digital

Age - ~6 yrs

Description - Standard contractor R type installation with stainless steel 4x3 round button arrangement, located 1.5 m from the ground on the left hand side of the front door. No door entry system installed on the rear door.

Comments - This unit is generally in good condition, with just a few scratch marks on the front plate. Trade button installed, using stand electro-mechanical time clock set to operate between 08:30 and 10:00hrs seven days a week.

Control unit located in secure steel housing in under stairs cupboard which is also secured using a standard Yale 5 lever lock. This unit is normally used with Status modified handsets.

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Tenant Access Control Manufacturer - PAC International Ltd, 1 Park Gate Close, Bredbury, Stockport SK16. 2SZ.

Type - Easikey 1000

Age - ~6yrs

Reader Type Used - Easikey panel reader mount located within door entry panel, Easikey vandal resistant reader located on left hand side of rear entrance door, 1.6 m from the ground.

Description - Both readers are generally in good condition though the label is damaged on the rear Easikey vandal resistant reader. The Easikey 1000 controller is located in a separate steel cabinet adjacent to the door entry controller in the under stairs cupboard, the door to this unit was not locked.

Number of Editor Keys - 3

Number of Key Fobs Programmed - 256

Number of Spare Space Available - 738

Remotely Managed - No

Comments - This is a standard Easikey 1000 type installation used in conjunction with the door entry system to control tenant access into the block. The PAC system does not appear to connect directly to the door lock, using an interface into the door entry system. The rear Easikey vandal resistant reader is fixed to the wall using standard posi-drive screws.

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Door Type - Front - outward opening hard wood with central 300mm by 1000mm centre Georgian wired glazed window .
Rear - outward opening hard wood with central 300mm by 1000mm centre Georgian wired glazed window .

Door Screen/Entrance Porch Type - Front - hard wood screen with two vertical 300mm by 2000mm Georgian wired glazed panels either side of the door.
Rear - standard hard wood door frame

Lock Type - Front - Deed lock 12V electromagnetic
Front - Deed lock 12V electromagnetic

Door Furniture - Piano hinges are used on both the front and rear doors, standard Status round "push button" exit switches are located right hand side of each door 1.5M from the floor. A standard stainless "push plate" is located on the front door but is missing on the rear door. A standard Status fireman's switch is located on the right hand side of the front entrance door.

Door monitoring - None

Comments - Overall both doors appear in good condition except for slight graffiti and signs of attempted forced entry on the rear door,. The front door has some mould showing at the bottom, and a conveniently located brick may be used to block this door open. The front hinge also has some fixing screws missing possibly again due to vandalism or it not closing properly. Both locks appear to be working well but are showing signs of age. The exit button and fireman's switches are in working order.

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General Comments - Overall the security system is in good condition and working well, the cabling to and from the main control units is in good condition running where exposed in steel conduit. General maintenance should include preservatives for the doors , the front hinge re fixed and a clean up of the locks.

It was also noted that the lighting in the corridors was activated by a "time delay" push button which were some distance from the front door, these could simply be replaced with PIR activation making the communal areas safer.

Recommendations - With signs that doors have been "jammed" open and attempts

to force them open, together with the fact that a large number of keys have been issues with out any accurate records, it may be prudent to consider converting this block to remote management. This would enable the social landlord to simplify and regulate the issuing of tenant access fobs for the block, simply add the common access tokens used by staff and contractor tokens used by regular visitors. The trades times could also be controlled centrally allowing different times for weekdays and weekends and school holidays if required. Door monitoring could also be incorporated into the system allowing the generation of a report each morning advising which if any door have been forced/left open in the previous 24 hr period. Finally the system could also be used to monitor vulnerable tenants giving warnings if this group of tenants haven't used there key fobs for a set period of time.

Surveyors name - Tim Gregory
Surveyors Signature -

Date of Survey - 15/2/05