PROPOSED SOFT STRIP WORKS

PHOTOGRAPHIC SCHEDULE

of

Northern Assurance Building
Albert Square
Manchester

on behalf of

February 2016

OBI Property Ltd
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Manchester
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1. Introduction

1.1 Generally

This Schedule of Condition identifies elements of the internal non-structural fixtures and fittings that are to be removed to expose the existing structure and building features ahead of refurbishment works.

1.2 Site inspection

The inspection enabling preparation of this report was undertaken between 20th January and the 04 February 2016 by OBI Property Ltd.

This schedule of condition is based on a non-invasive visual inspection only. No specialised optical equipment, other than a camera has been employed.

In particular, concealed parts of the structure, fabric and services of the property have not been opened-up, or otherwise exposed, during the inspection.

In this Schedule of Condition, where the terms "right hand" or "left hand" are used, they assume that the reader is facing directly the element being described.

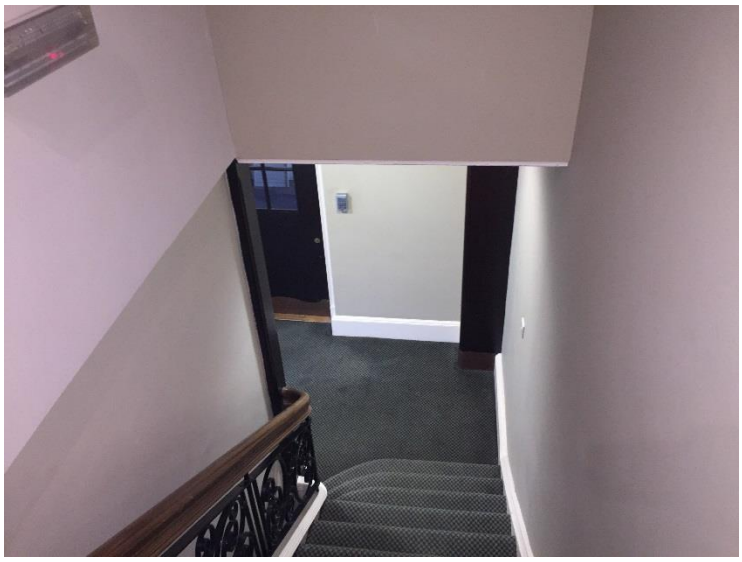
1.3 Areas where strip out works are proposed

Floors	NA Building
6th Floor	SOFT STRIP
5th Floor	SOFT STRIP
4th Floor	SOFT STRIP
3rd Floor	**OCCUPIED**
2nd Floor	SOFT STRIP
1st Floor	SOFT STRIP
Ground Floor	NO WORKS
Basement levels	NO WORKS

NORTHERN ASSURANCE BUILDING

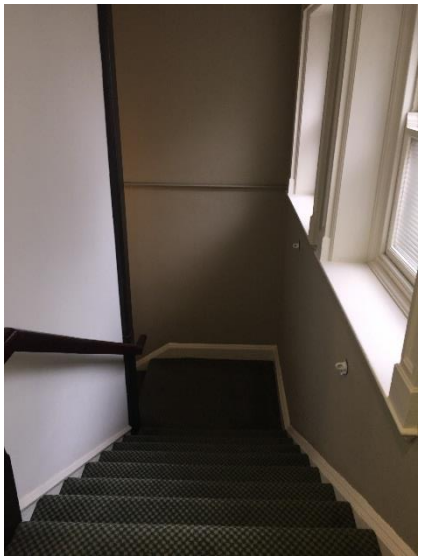
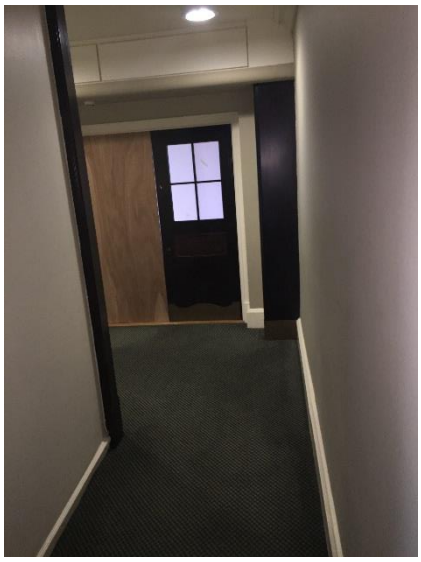
1.	No works to the main entrance.	
2.		6th floor
3.	Modern light fittings to be removed MF Ceiling – opening up to expose ceiling structure Radiators to be removed Carpets to be stripped up	
4.	Modern light fittings to be removed MF Ceiling – opening up to expose ceiling structure Radiators to be removed Carpets to be stripped up	

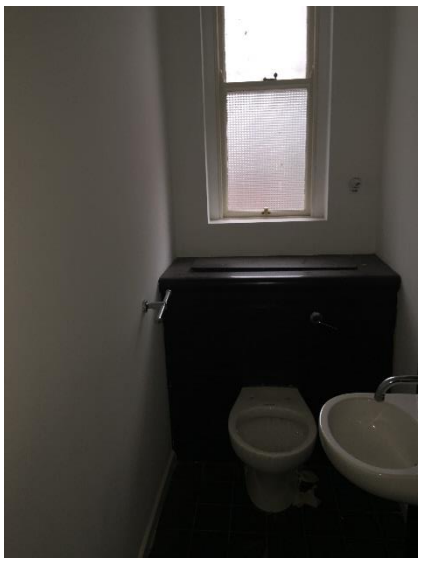
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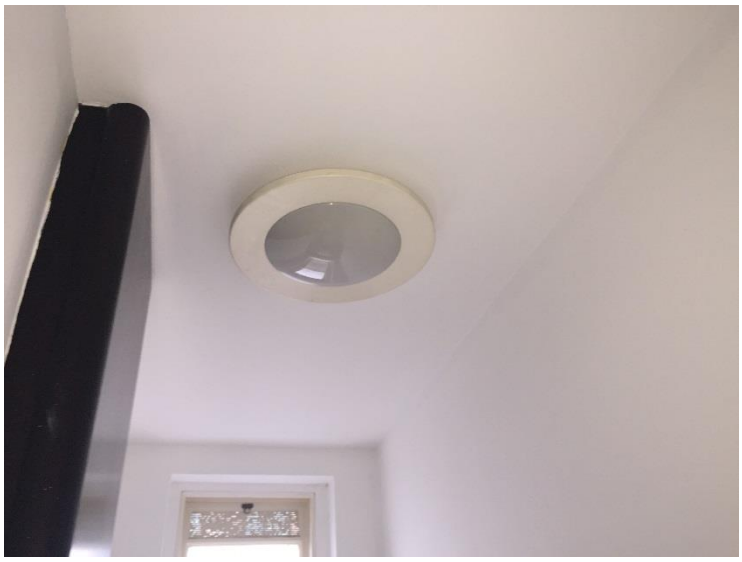
8.	Carpets to be lifted to expose original substrate.	
9.		5th Floor
10.	Modern toilets to be stripped	
11.	Water ingress to ceilings to be investigated	

12.		
13.	Modern light fittings to be removed MF Ceiling to be removed to expose ceiling structure Radiators to be removed Carpets to be stripped up Demountable partitions to be removed.	
14.	Modern light fittings to be removed MF Ceiling to be removed to expose ceiling structure Radiators to be removed Carpets to be stripped up Demountable partitions to be removed.	

15.	Existing ceiling feature to be retained for review	
16.	Modern light fittings to be removed MF Ceiling to be removed to expose ceiling structure Radiators to be removed Carpets to be stripped up Demountable partitions to be removed.	
17.	Modern light fittings to be removed MF Ceiling to be removed to expose ceiling structure Radiators to be removed Carpets to be stripped up Demountable partitions to be removed.	

18.	Carpets to be lifted to expose original substrate.	
19.	Carpets to be lifted to expose original substrate.	
20.		4th Floor
21.	Modern light fittings to be removed MF Ceiling to be removed to expose ceiling structure Radiators to be removed Carpets to be stripped up	

22.	Modern light fittings to be removed MF Ceiling to be removed to expose ceiling structure Radiators to be removed	
23.	Modern toilets to be stripped out.	
24.	Modern toilets to be stripped out	

25.	Modern light fittings to be removed.	
26.	Modern floor finishes to be removed	
27.	Modern light fittings to be removed MF Ceiling to be removed to expose ceiling structure Radiators to be removed Micro raised access floor to be stripped up.	

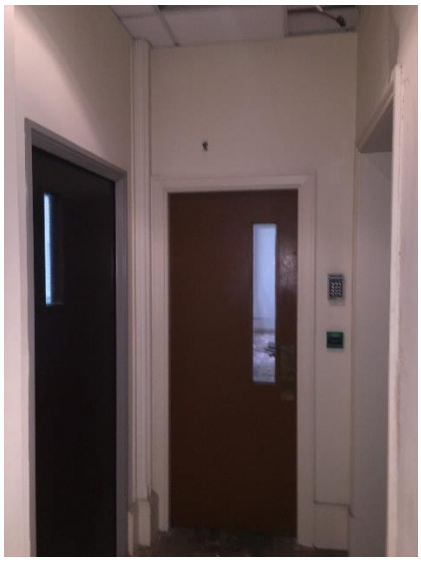
28.	Modern light fittings to be removed MF Ceiling to be removed to expose ceiling structure Radiators to be removed Micro raised access floor to be stripped up.	
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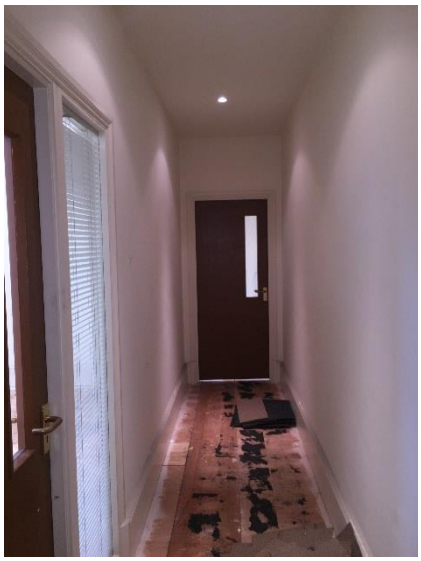
31.	Modern light fittings to be removed MF Ceiling to be removed to expose ceiling structure Radiators to be removed Micro raised access floor to be stripped up.	
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		No works to the 3rd floor – occupied
		2nd floor

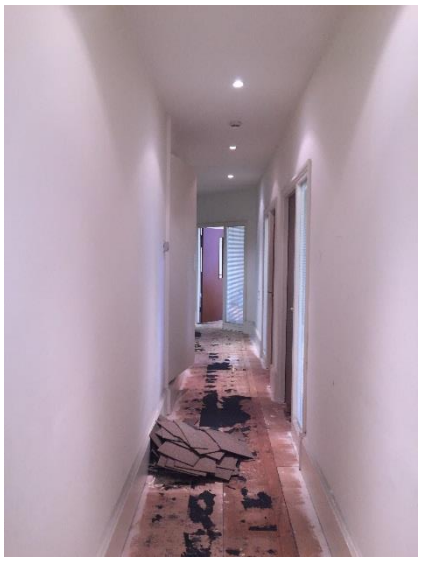
33.	Modern light fittings to be removed MF and suspended ceilings to be removed to expose ceiling structure Radiators to be removed Micro raised access floor to be stripped up. Demountable partitions to be removed.	
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35.	Remove area of lath and plaster to investigate water leak.	

36.	Modern light fittings to be removed MF and suspended ceilings to be removed to expose ceiling structure	
37.	Modern light fittings to be removed MF and suspended ceilings to be removed to expose ceiling structure Radiators to be removed Micro raised access floor to be stripped up. Demountable partitions to be removed.	
38.	Modern light fittings to be removed MF and suspended ceilings to be removed to expose ceiling structure	

39.	Modern light fittings to be removed MF and suspended ceilings to be removed to expose ceiling structure Radiators to be removed Micro raised access floor to be stripped up. Demountable partitions to be removed.	
40.	Modern kitchen installations to be removed. Radiators to be removed. Micro raised access floor to be stripped up. Demountable partitions to be removed.	
41.	Toilets to be stripped out.	

42.	Modern light fittings removed	
43.	Modern light fittings to be removed MF and suspended ceilings to be removed to expose ceiling structure Demountable partitions to be removed.	
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45.	Modern light fittings to be removed MF and suspended ceilings to be removed to expose ceiling structure Radiators to be removed Micro raised access floor to be stripped up. Demountable partitions to be removed.	
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50.		1st Floor
51.	Remove kitchen	

52.	Strip out modern toilet fittings	
53.	Modern light fittings to be removed MF and suspended ceilings to be removed to expose ceiling structure Radiators to be removed Demountable partitions to be removed.	
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62.	Modern light fittings to be removed MF and suspended ceilings to be removed to expose ceiling structure	
63.	No works to light well	

		Lift lobbies and stairs
64.	No proposed works to stairs	
65.	Remove modern ceiling rafts to the lift lobbies.	
		END



OBI PROPERTY

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