

PROPERTY DETAILS

Property Details | 9 Facet Analysis

Property Details

Property Ref: Name of Practice:

Property:

Address:

Town:

Post Code: Year Construction:

Locality: GIA M sq:

Survey Date:

Surveyor:

Last Update:

Brief Description of Site:

The large detached listed property was built in 1856, originally the cottages for the Freeman of Leicester. The building is currently used as a GP practice for the students and teachers of the University. The building is owned by the university and is within its grounds. The university are trying to take back the building to develop it for educational use.

Picture:



Contact Details

Name:

Phone No.:

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Element	Comments	Score
Physical Condition:	Externally the property is in reasonable condition, there is of evidence major structural defects. There is an odour and evidence of damp within areas. The single glazed timber windows require replacement as many are rotten and have	C
Functional Suitability:	The building is not ideal for modern healthcare provision. Access is restricted with change in levels, narrow doors and corridors, low ceiling heights, sloping floors and rooms to the first floor, the environment is not particularly inclusive for patients	DX
Space Utilisation:	The building is fully utilised by the practice, there is no capacity within the current building to offer more services or develop the practice further. The use of 2 floors for clinical use is not ideal but necessary in order to maintain the level of service	D
Statutory and Non Statutory Requirements:	FIRE - compliance is generally good with clearly signed and unobstructed evacuation routes. The university landlords are responsible for the fire compliance. H&S Asbestos has been identified in areas throughout the building, a register is	DX
Energy Performance:	The premises are single glazed with secondary glazing to the front elevation windows; the age of the building suggests it is unlikely that wall and roof installation. is present as loft installation is not. The university controls the central	D
Development Capacity:	There is no development capacity for the practice as the building is leased from the university. The only alternative for the practice is to relocate, a relocation off the university grounds would also benefit local residents as the practice could	C
Service Capacity:	The current catchment area for the practice is anywhere within the Leicester ring road, as they cover students registered at the university. The practice has a very high number of patients 12,098. There are 8 GP's with 5.8 WTE's. The limited	C
Location:	The current building is ideally located to the main users, within walking distance of the university and student halls accommodation.	B

Quality	
Element	Score
Amenity (Comfort):	
Comfort Engineering:	
Design (appearance):	
Score:	
Quality Category:	D
Comments	
The overall quality of the property is poor owing to the age and inflexibility of the building. The facilities for patients and staff are not suitable for modern healthcare and working conditions.	

Key

Physical Condition

Code	Description
A	As New
B	Sound, Operationally Safe
C	Operational, Major Repairs Required within 3 years
CX	Operational but Impossible to Improve Without Replacement
D	Risk of Imminent Breakdown
DX	Risk of Imminent Breakdown Impossible to Improve Without Replacement

Functional Suitability

Code	Description
A	Very satisfactory with no change needed
B	Satisfactory with minor change needed
C	Not satisfactory with major change needed
D	Unacceptable in present condition
DX	Unacceptable in present condition. Total rebuild or relocation req.

Space

Utilisation	Description
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Code

E	Empty
F	Fully Used
O	Overcrowded
U	Under-Used

Statutory Compliance

Code

Description

A	Complies with all statutory requirements & relevant guidance
B	Requires action to comply with all statutory requirements & guidance
C	Falls short of B rating for statutory requirements & guidance
CX	Falls short of B rating, Improvements impractical or expensive
D	Falls dangerously below B rating
DX	Falls dangerously below B rating, Improvements impractical or expensive

Energy Performance

Code

Description

A	Complies with current energy performance requirements
B	Does not comply with current reqs, but double glazing & efficiency measures
C	Does not comply with current reqs, double glazing, no efficiency measures
D	Does not comply with current reqs, no double glazing or partial glazing only

Development

Capacity

Code

Description

A	Capacity for a footprint of over 500 Sq. M
B	Capacity for a footprint of 251 to 500 Sq. M
C	Capacity for a footprint of up to 250 Sq. M
D	No capacity for extending the facility

Service

Capacity

Code

Description

A	Full multi-function primary care resource centre for locality
B	Integrated primary care for practice population
C	Separate GP or community health services for practice population
D	Less than separate GP or community health services for practice population

Location

Code

Description

A	Inside or immediately adjacent
B	Within walking distance or easy travel by public transport
C	Can be reached by public transport with some difficulty
D	Can be reached by public transport only with extreme difficulty

Of the GP premises surveyed at the time, Freeman's Common Health Centre received the second highest score i.e, only one practice had poorer premises