

FREE

MAKERS

Life Care



Life Care Planning for Structures



BUILDING TRUST



Why a Life Care Plan

Safe asset, sound structure

Every property owner or operator has a legal duty to maintain their structure in such a manner that it does not endanger the people using it. Previous poor housekeeping has resulted in failures putting the general public at risk.

At the outset, a life care plan appraises a structure's physical condition ensuring the early identification of defects and specific short and long-term maintenance needs. This approach can prevent the future development of serious structural defects and avoid a potentially expensive and disruptive programme of remedial works.

In addition to the owner's duty of care obligations, there are compelling commercial reasons to ensuring a well maintained structure. Any disruption involving a closed or restricted car park, building or property can have a dramatic effect on tenants, revenue and footfall resulting in other neighbouring facilities being considered.



Typical contents of a life care plan include:

- As-built information including drawings and photographs
- Records of previous works, surveys and investigations
- Routine inspections and visual surveillance
- Tests to identify levels of chloride ingress, cover to reinforcement and electrical potential testing for corrosion
- Full appraisal of the structure carried out by a suitably qualified structural engineer
- Budget costings for repair and maintenance
- Recommendations for a programme of future works to include time scales of required remedial actions

Makers are offering a free service which includes the following elements of the life care plan:

FREE Service Elements

Phase 1

Initial visual assessment of structure including photographs highlighting areas which require remedial works



Phase 2

Preliminary testing for structure including chloride and carbonation sampling



Budget costings



Phase 3

Repair specification covering corrosion management, concrete repair, car park deck waterproofing, anti-carbonation coatings and joint sealing



Bill Of Quantities detailing identified repairs



Access to professional structural engineers suitably qualified to complete full structural appraisal and development of final life care plan



Makers Makes the Difference



Makers operates nationally in the structural refurbishment sector operating principally as a main contractor, or as a specialist subcontractor. We offer professional contracting expertise in Budgetary Specifications, Testing & Investigation, Concrete Repairs, Liquid Roofing & Coatings, Structural Remediation, Movement and Expansion joints.

With over 40 years of dedicated contracting experience, Makers has been recognised both Nationally and Internationally receiving numerous industry awards for its projects, providing complete technical solutions in 5 key sectors to Engineers, Building Surveyors, Architects, Facility Managers, Asset Owners and Operators alike.

Our business sectors include:



Structural Refurbishment



Utilities



Car Park Refurbishment



Commercial Property



Liquid Coatings



CPD Programme

To find out more about **FREE** life care planning

Call **08458 994444** or email **lifecare@makers.biz** today!

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