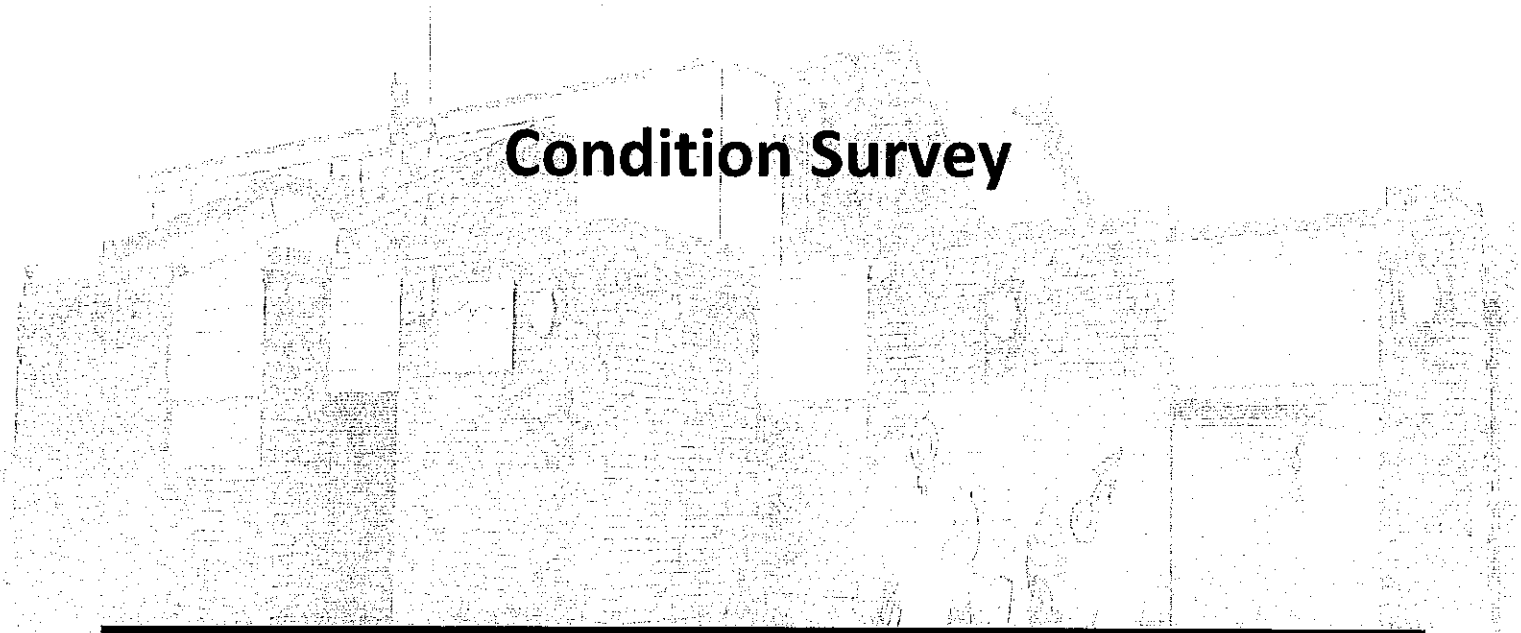
Stephen Holmes

Because property matters

Condition Survey



Client's name	East Wittering and Bracklesham Parish Council
Property address	Old Youth Centre Church Road East Wittering PO20 8PS
Date of inspection	Friday 3 December 2021

Originated	Date
Stephen Holmes FRICS	06.12.21

RICS

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Contents

RICS is the world's leading qualification in professional standards in land, property and construction. Achieving RICS status is the recognised mark of property professionalism.

1.0 Survey Introduction

Instructions – The survey was carried out in accordance with your instructions.

Survey Scope and limitations - The survey is non-intrusive and it will not be possible to open up the structure, lift floorboards or move heavy obstructions such as furniture or other elements. The survey was carried out on a visual basis only. Assumptions on the form and type of construction are made based on experience of the property type, construction and materials used. It is not possible to ascertain if defects exist in parts of the building or structure, which could be concealed, unexposed or not reasonably accessible.

The inspection of roofs will be undertaken from ground level and can be carried out using a zoom camera or a 11m pole camera if weather conditions or the type of building require a more detailed inspection for specific defects. We cannot guarantee that defects do not exist to those parts of the structure, which were concealed and not reasonably accessible.

This report will objectively describe the form of construction and materials used for different parts of the property. It will describe the condition and will provide an assessment of the relative importance of any defects or problems identified. It is not possible to inspect ducts, voids or any similar enclosed areas, the access to which may require specialist tools or not be readily accessible. In such cases we will be unable to report that any such area is free from defect.

Specialist Tests – If specialist tests are required we will comment and make specific recommendations. We have not carried out or commissioned specialist tests in order to ascertain whether or not high alumina cement, calcium chloride concrete additive or any other deleterious materials including asbestos have been used. We use our skills as Chartered Surveyors to comment on the likely presence of deleterious materials and will recommend tests where appropriate.

Building Services and Drainage Inspections - We do not carry out specialist inspections or associated tests relating to heating, hot or cold water, electrical, mechanical systems, and drainage or the sanitaryware installation. We will provide a visual inspection and comment where possible. We will advise if it is considered that inspections or tests are advisable.

Where accessible (and if practicable) drain covers will be lifted and the direction and condition of drains seen within the inspection covers will be commented upon. We do not undertake CCTV drainage surveys and will recommend if we feel that these are necessary.

Inside the property, Hot and cold water taps will be turned on and the pressure of the water will be commented upon. It is recommended that further tests should be undertaken by a GAS Safe Registered Engineer if test certification or guarantees for the mechanical installation are not available.

The electrical installation will be commented upon including the make and type of consumer unit provided. It is recommended that further tests should be undertaken by a NICEIC registered engineer if test certification or guarantees for the electrical installation are not available.

Japanese Knotweed or Invasive Species Survey - We do not carry out surveys to identify Japanese Knotweed or any other invasive species which may exist in the gardens or grounds of the property or in the land controlled by neighbouring properties.

We do strongly recommend that you ask your Solicitor to specifically request details from the vendor relating to any known outbreaks of Japanese Knotweed or other invasive species both in the grounds of the property in nearby gardens or land and within a 7m radius of any habitable space. Due to the important nature of this information, local knowledge of an invasive species should be made available and should be disclosed to you as part of the searches for the sale process.

Outbreaks of Japanese Knotweed are costly and difficult to eradicate. They also have a detrimental effect on the values of property both those affected and also in close proximity.

If it is suspected that Japanese Knotweed or a similar invasive species exists, we recommend that a specialist Japanese Knotweed survey and report should be conducted by a member of the Property Care Association Invasive Weed Control Group (PCAIWCG) and the recommendations actioned for eradication or management.

We strongly recommend that your Solicitor asks the vendor to disclose any information relating to outbreaks of Japanese Knotweed in the area close to the property.

Common Building Issues – All properties have a range of inherent minor issues. These may not affect its structural stability or integrity, however these can include slightly uneven or creaky floors, minor thermal movement (which can show as hairline cracks or loose areas of plasterwork internally) and minor thermal cracks to brickwork or walls externally.

The scope of the survey is not intended to record every minor issue. The focus is to identify and diagnose issues that could be of a more significant nature and which could affect the structural stability of the property or are of a progressive nature.

Certain inherent defects might exist within the structure and may only be apparent during the building's occupation or during certain weather events. For instance, condensation and inadequate ventilation can cause mould growth which can then appear as damp walls and provide elevated moisture readings.

Contact - If you have any questions or comments after reading this report, please contact me on 01372 309557 or 07860 623757.

2.0 About the Inspection

Surveyor's name	Stephen Michael Holmes FRICS
Related party disclosure	Nothing to declare.
Weather conditions at time of inspection	Grey and cloudy after heavy rain with a temperature of 9^0C.
Property status at time of inspection	The premises comprised a vacant former youth and community centre located on Church Road in East Wittering. The property contained fitted floor coverings meaning that the scope of the survey was limited in some locations.
References	The terms left and or right in this report always assumes that the premises is being viewed from a position in front of the building, unless otherwise stated.
Use of this report	Third party use shall not be permitted without prior approval of Stephen Holmes FRICS.

3.0 About the Premises

General Description and Location

The premises comprised a purpose built detached 1970s constructed Youth and Community Hall with ancillary accommodation building located on the same site as the East Wittering Community Primary School. It had an unmade car parking area accessed from the shared driveway together with a lawn area to the front and with minimal amenity spaces to the sides and rear. The building was surrounded by a metal mesh fence to separate it from the school with access gates to the school fields beyond.

Construction and Condition Summary

The building was traditionally constructed as a part load bearing masonry structure with mortar pointed face brickwork walls with cladding panels to the sports hall and with bitumen flat and sloping felt pitched roofs to the whole. The windows were boarded up at low level, at high level they comprised uPVC double glazed units. The main hall was constructed as a steel frame structure with steel columns and lightweight roof trusses supporting a panelled ceiling and flat roof construction above. The main structure of the property was currently sound and stable, however given the deteriorating condition of the external elements, the premises could be described as currently as being at risk of rapid deterioration.

Mechanical Installation

Access was not available to the plant room. The mechanical installation was life expired with an oil fired boiler installation having formerly been in use. The oil tank and a bunded brickwork wall structure remained outside, together with a boiler flue. Internally some rusted radiators and original iron barrel pipework was visible which will require upgrading.

The original installation requires removal and replacement, possibly with an electric Air Source heat pump, with larger surface area radiators, point of use water heaters and a separate infra-red heating system for the main hall.

We did not test the mechanical installation and carried out a visual inspection only. We would recommend that the installation is tested by a Gas Safe registered engineer and any improvements that are identified are made prior to your occupation.

Electrical Installation

The electrical installation comprised a number of large metal clad distribution boards within the services cupboard, together with a large electric meter and incoming supply. There was a three phase supply to the premises. This should be more than adequate for the needs of an air source heating system or for a solely electrical heating system.

The property may have been rewired in the past and an electrical survey will be required to check and ensure the safety of the existing wiring. For the purposes of budgeting a new electrical installation should be allowed for.

We did not test the electrical installation and carried out a visual inspection only of parts of the wiring and the consumer unit. We would recommend that the installation is tested by an NICEIC registered engineer and any recommended improvements are made prior to your occupation and use.

Gas and Electricity Meters

The gas meter was assumed to be located in the boiler room, and access was not available.

The electric meter was located in the electric services cupboard and was an analogue meter.

Water Meter

The incoming water supply was in the services cupboard to the front right hand side of the entrance door.

Deleterious Materials

We noted the following potentially deleterious materials during our inspection:

- The vinyl floor tile coverings.
- The synthetic slate roof coverings.
- The Boiler room may also contain asbestos in fire proofing and flue materials.
- The distribution boards in the services cupboards may contain asbestos in the form of fire protection measures.

Should alteration works be considered we recommend an asbestos refurbishment and demolition survey be undertaken prior to any works being carried out. If asbestos is identified it should be managed or removed in accordance with the Health & Safety Executive's Guidelines.

Timber Decay and Infestation

There was no evidence of timber infestation. All external joinery required improvement and replacement with either maintenance free items such as external cladding and polyester powder coated aluminium doors and windows.

Foul and Surface Water Drainage

The foul drainage appeared to be free flowing. Some minor repairs will be required to the haunching inside the inspection chamber covers seen near the front doors. There was a large surface water drain catch pit located to the front and right hand side close to the school fence. Both the foul and surface water drainage should be checked, rodded through and repairs made to the covers and the haunching inside.

We recommend that details relating to the foul and surface water drainage are provided to you by your solicitor prior to exchange of contracts.

External Lighting and Security

The premises will require security alarms and external lighting.

The premises will require CCTV cameras both internally and externally for additional security.

Flood Risk

The premises was situated in an area at very low risk of flooding from rivers or the sea, and also in a very low risk area from surface water flooding. The details are contained in the link below: https://check-long-term-flood-risk.service.gov.uk/map?easting=479878&northing=97296&map=RiversOrSea

Ground Stability

There was no evidence of ground instability or cracks either internally or externally that required further investigation. The premises were generally in a sound and stable structural condition at the present time.

Mature Trees

There were no mature trees close enough to the subject premises which may have caused foundation movement or damage to the foul or surface water drainage.

4.0 Internal Report

Ceilings

The ceilings comprised a range of plasterboard and painted timber rafters with plasterboard over and suspected insulated panels to the main hall area. A number of ceiling finishes were damaged due to water ingress, particularly to the toilet areas, and will require repairs and redecoration together with consideration for additional insulation and general repairs.

Walls

The walls were largely formed as painted blockwork walls throughout and were generally in a structurally sound and stable condition.

Floor

The flooring was life expired to most areas. It comprised suspected asbestos vinyl floor tiles, sheet vinyl flooring and Granwood flooring to the main sports hall area. The sports floor could be refurbished. There were two thermal cracks across the width of the hall, these could be repaired and the hall marked for sports activities. The remainder of the floor coverings were life expired and will require replacement throughout.

Windows and External Doors

A number of the windows had been changed for uPVC double glazed units. Some original painted softwood single glazed units had been boarded up and broken. All of the windows require replacement, including the external doors, for robust commercial quality polyester powder coated aluminium doors and windows. uPVC units would not be appropriate given the type of use that the building is intended for.

Doors

A number of the internal doors had impact damage, missing door furniture and signs of general wear and tear and abuse. Some of the doors may be able to be repurposed and a number of doors will need to be replaced.

Joinery

Joinery in contact with wet floors was damaged and in particular where the joinery was in contact with defective windows and external doors the joinery will require replacement.

Services

The lighting and power services will require attention and consideration should be given to rewiring in surface mounted conduit with new small power and energy efficient lighting throughout.

Heating

The heating system was life expired and assumed to be partially removed. The premises had an oil fired boiler which could not be inspected together with a bunded large plastic oil tank. Rusted radiators, together with older steel barrel pipework was visible throughout. The sports hall had a low level warm air heating supply.

Consideration will need to be given to a new heating system which could include a wet perimeter radiator system with radiant heater options for the sports hall to provide quick and effective heating of this large space.

The type of heating installation chosen will require further consideration. An air source heat pump arrangement could be installed based upon a solely electrical supply to the property. The existing boiler and mechanical plant would be removed and a new energy efficient system installed.

Sanitary Accommodation

The premises had both male, female and disabled WC facilities. These all required consideration for upgrading and improvement to provide robust and durable fittings suitable for use in a youth and community centre, which may also serve other users from a range of community back grounds.

5.0 External Report

Roofs

The roof was mainly formed in two levels with a high level hall roof and a lower level ancillary accommodation roof with two further pitched roofs. All of the roofs were covered in a red bitumen felt with bitumen felt upstands and with some lead flashings. The lead flashings had been removed in various locations and the internal rainwater goods were blocked in some locations causing ponding and internal water ingress.

The bitumen felt pitched and sloping roofs, including the large flat roof over the sports hall, were life expired. There were a number of bulges and open joints where it is likely that, within the short term, the roof will start to leak and fail.

In addition, the parapet walls and the detailing had caused saturation of the walls below the damp proof course at parapet wall level. This, and the freeze/thaw action during the winter, had caused a number of bricks to become spalled and damaged.

The premises require complete reroofing which should involve the removal of the parapet walls and a more appropriate welted drip or edge trim detail to be incorporated. This, in conjunction with insulated external walls, will provide the building with a waterproof envelope.

Gutters and Downpipes

There were internal gutters and downpipes which will require regular maintenance. There was some vegetation noted to the high level roof to the front elevation and the downpipes were leaking into the main hall.

Fascias and Soffits

Trespa boarded fascias were visible to the hall with lead flashings beneath the windows. The premises had brick built parapet upstand walls which had been water damaged below the parapet level.

Walls

The external walls comprised mortar pointed face brickwork walls with spalled brickwork to the front and left hand elevations and with evidence of saturation due to defective rainwater goods and missing flashings. There were areas of infilled brickwork where openings had been bricked up in the past.

The external walls required repointing and repairs in places due to spalling bricks as a result of the defective parapet detail. As part of an insulation project, which would include insulating the roof when the new bitumen roofing materials are provided, the external walls could also be clad using a shiplap type horizontal cladding within insulation and battens behind. This would provide additional thermal performance for the property. This, in conjunction with a lower heat producing air source heat pump arrangement, should create a usable environment which is both energy efficient and provides comfort for the occupants.

Doors and Windows

There were door and window openings which had been boarded up. Above the windows there was a white composite horizontal cladding material with a lead flashing and welted drip detail together with an aluminium detail in other locations. The doors and windows were largely life expired and damaged beyond repair. The high level hall windows had Teleflex winding gear and could be reused in a recladding scheme if they are undamaged and serviceable.

External Areas

The carpark area was formed a crushed stone material which had been laid to provide temporary car parking. Further hard surfacing is required to the front of the property together with a permeable paved car parking area and security gates.

The existing arrangement provides a grass frontage which may not be appropriate or beneficial for youth centre use and could be improved with better surfacing.

Further car parking will be required along side a more durable fencing backing onto the rear gardens of the adjoining properties.

6.0 Budget Cost Estimates

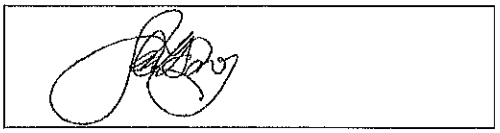
Element	Condition	Budget Cost
Roof	The roof finishes were coming to the end of their useful life. There were bulges and areas where water ingress had caused the lifting of the bitumen felt which will lead to water ingress inside the property. There were missing lead flashings, poor detailing and internal rainwater goods which will require improvement to prevent flooding inside the property. All of the roofs, both at high and low level, require recovering and the addition of thermal insulation to improve the thermal performance of the premises.	£35,000.00
Parapet Walls	The parapet walls were failing. The detailing was causing the external walls to become wet which in turn had damaged the brickwork due to freeze/thaw action. This will lead to penetrating dampness and further degradation of the external brick façade. The parapet walls require removal as part of the reroofing and insulation project.	£7,500.00
Windows and External Doors	The windows had been boarded over and subject to vandalism and wet rot externally. The doors and windows require replacement and the openings repaired ready for the new installation.	£35,000.00
External Walls	The external walls were damaged at high level and required repointing in other areas. Consideration should be given to providing an insulated cladding system which could be fitted over the face of the existing brickwork and would enable the roof cladding of the sports hall. Additional insulation would reduce energy costs and also prevent heat loss and heat gain in the winter and summer months.	£75,000.00
Paths and Paving	Additional hard paving is required to the front of the property together with a permeable paved parking area and security gates.	£45,000.00
Security	Provide a CCTV system for additional security and an intruder alarm.	£5,000.00
Heating	The existing boiler plant is life expired. The oil tank and bunding should be removed together with the boiler and any plant. A new system should be installed. Consideration could be given for an air source heat pump together with radiant heating for the sports hall. Larger surface area radiators could be provided throughout together with point of use heaters to avoid the need for a large capacity hot water cylinder or water supply. The new heating system should be fit for purpose with indoor and outdoor units.	£75,000.00

Element	Condition	Budget Cost
Electrical Installation	The electrical installation may be suitable for repairs and improvements subject to a further survey. New lighting, switched socket outlets and fittings will be required. Allow for rewiring at this stage in the budget process.	£30,000.00
Sanitaryware	The existing sanitaryware is life expired. More durable sanitaryware could be provided to the male, female and disabled WCs in compliance with statutory requirements.	£35,000.00
Flooring	The flooring is life expired. Provide new flooring throughout and refurbish the sports hall flooring.	£25,000.00
Internal Doors and Joinery	Provide new internal doors and joinery as required.	£15,000.00
Asbestos Cement Slates	The asbestos cement slates to the sloping areas of the roof require removal and replacement.	£5,000.00
Asbestos testing	Asbestos refurbishment and demolition testing.	£2,000.00
Asbestos removal	Asbestos removal.	£7,500.00
Decorations	The internal decorations require improvement throughout.	£15,000.00
Ceiling and Walls	General upgrading and repairs of the walls and ceiling finishes.	£15,000.00
	SUB TOTAL	**£412,000.00**
Contingency	Contingency Sum	£25,000.00
Fees	Professional fees for the Project Management of the reinstatement works at 10%, to include mechanical and electrical designers and consultants.	£43,700.00
	TOTAL	**£480,700.00**

Notes

- The costs shown below are for broad budgetary purposes only and it is recommended that quotations are sought to verify the budget figures that have been provided and a specification of works and defined client brief is provided at the appropriate stage.
- VAT is excluded.
- Specialist surveys and any fees payable to Statutory undertakers is excluded.

7.0 Survey Declaration

Surveyor's Signature			
Surveyor's Name	Stephen Michael Holmes		
Surveyor's RICS #	0095674	Qualification	FRICS

I hereby declare that I have conducted an inspection of the premises on the date shown and have written this Building Survey report based on my own findings and knowledge.

	Initials	Date
Typed	CRW	06.12.21
Final Check	SMH	06.12.21

8.0 Your Next Steps at a Glance

The Schedule of Repair Costs Section

We recommend you seek quotes from local contractors for the works of repairs listed in the Schedule of Repair Costs.

Given the nature of the works a specification of works and drawings are recommended to progress the project. It is strongly recommended that you use only suitable experienced, and qualified trades people. These qualifications would include NICEIC Electrical and Gas Safe registered designation for Mechanical Service contractors. Checkatrade or similar local referencing association would be acceptable for a small general building contractor.

Further Investigations or Exploratory Work

We recommend that you discuss these before implementing to better understand the building and any issues. Tests and further investigation work can cause disturbance and may be expensive.

Your Legal Advice

Your Solicitor will provide you with a wide range of information following their local searches. We always recommend finding out as much as you can about the premises, this could include information relating to and including the following:

Flood risk, local pollution issues, radon, significant planning applications in the nearby area, ownership and restrictive covenants and rights way. Changes that may have affected the property will be recorded and could include structural alterations, extensions, new doors and windows which will require FENSA certification.

Contact your Surveyor

If you have any questions or would like to discuss in greater detail an issue you may have seen or been alerted to during our meeting please make contact with me on 01372 309557 or 07860 623757.

9.0 Photograph Schedule