

BUILDING INSPECTION REPORT

BURGESS HILL PARK CENTRE

60 PARK ROAD

BURGESS HILL

RH15 8ET

AUGUST 2022



BUILDING INSPECTION REPORT

BURGESS HILL PARK CENTRE

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Building inspection report

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Executive Summary

Key recommendations

Key

For information purposes only. Not considered to be a key issue. ■








Key issue to be clarified and/or to be fully considered in relation to proposed property transaction. ■









Significant issue to be fully considered at pre-contract stage and where an urgent remedy is required in relation to the proposed transaction. ■






The below costs shown in the executive summary are for works required over the next 10-year period. For a more detailed breakdown of costs required in the immediate/short, medium, and long term, please refer to section 5.







Given that you intend on becoming the freehold owner of the property, you will become liable for the following issues, should you proceed with the acquisition. O under the liability column stands for owner.










Item	Description	Liability	Risk	Cost
Item	Description			
	<u>Externally</u>	Liability	Risk	Cost
	<u>Chimneys, Roofs, Valleys & Rainwater Goods</u>			
1.	There is a single flue brick chimney stack on the northwest corner of the roof plant room. The concrete coping to the stack is cracked in several locations, and the flashings have been poorly patch repaired in the past. Both the flashings and concrete coping should be replaced in the short term. At this time, the open clay pot should be capped to prevent potential water ingress.	O	■	£1,000
2.	There are a series of external chimney breasts on both side elevations. These are redundant as the stacks have been removed. All are generally in a satisfactory condition, subject to minor damage of the tiles and mortar used to seal the tops of the flues. Damaged tiles and mortar should be replaced in the short term.	O	■	£500








Item	Description	Liability	Risk	Cost
3.	There are a series of undulations to both the east and west roof pitches which is a possible indication of deflection to the timber roof structure. We were unable to inspect the apex of this roof structure internally, as the loft hatch is too high. We strongly recommend that further investigation is carried out into this roof space, by a Structural Engineer, to check the condition of the structure before you commit to the acquisition. The cost is inclusive of the Structural Engineers inspection into other areas of concern mentioned throughout this report.	O		£2,000
4.	Asbestos fibre cement slates to the main roof are showing signs of heavy weathering and are damaged in areas. Allowances for wholesale re-covering of this roof should be made in the medium to long term.	O		£46,000
5.	Replacement of damaged slates and re-bedding of the rear verges in the short term. These tiles must be removed in accordance with the Control of Asbestos Regulations 2012 and disposed of in accordance with Hazardous Waste Legislation.	O		£2,000
6.	The large mineral felt covered flat roof over the rear extension, including the plant room and ground floor projection over the recreation room 3, are heavily worn in areas. In addition, substandard felt flashings have been used to weather the roof/wall junctions. We also found multiple blistered and rippled sections of the felt coverings. These flat roofs should be re-covered in the short term. As part of these works, the flat roofs should be insulated to modern standards. Felt flashings should be replaced with good quality lead at this time.	O		£30,000
7.	There is a Georgian wire glazed roof light and a fibreglass dome roof light to the rear extension flat roof. Both roof lights have deteriorated with age and due to UV damage. We suggest that these are replaced in the short term.	O		£2,000
8.	The mineral felt covered flat roof over the southeast extension (lift shaft) is heavily worn. This should be replaced in the short term.	O		£1,800
9.	There is a mineral felt covered flat roof over the southwest extension, and this is generally in a satisfactory condition. Allowances for the	O		£2,000






Item	Description	Liability	Risk	Cost
	replacement of this should be made in the medium term.			
10.	Mineral felt to the east elevation canopy is heavily worn and the lead flashings are missing from the north side. Copper flashings to the west side of this roof are deformed and have lifted. Re-covering of this roof, and replacement/installation of lead flashings should be carried out in the short term.	O		£1,200
11.	Concrete copings, brickwork, and brickwork corncicing to the front parapet wall have deteriorated and eroded. Defective masonry should be replaced, and the mortar joints repointed in the short term. Coping stones should be re-bedded as the existing mortar bedding has deteriorated.	O		£3,000
12.	The parapet wall to the ground floor projection of the recreation room 3 is in a similar poor condition. Eroded coping stones should be replaced, and the brickwork repointed in the short term. Coping stones should also be re-bedded.	O		£2,500
13.	Cast-iron gutters and downpipes to the original building have corroded and are leaking. These must be repaired and redecorated in the short term.	O		£6,000
14.	The uPVC heritage style gutters to southeast extension (lift) have disconnected. These must be re-connected/re-fixed in the immediate term.	O		£100
15.	There is section of uPVC gutter missing from the east elevation canopy, and this is allowing rainwater to discharge onto the external wall below. A new section of gutter must be fitted to this roof in the immediate term.	O		£150
16.	Aluminium box gutters to the rear extension are heavily blocked. These must be unblocked now and regularly thereafter.	O		£150
	<u>Elevations</u>			
17.	We suspect that the high-level external walls are suffering from outward movement, possibly due to deflection of the roof structure. The west elevation is bulging considerably and is cracked in multiple locations towards the rear. Less severe signs of movement are apparent to the east wall as	O		Included under item 3.




Item	Description	Liability	Risk	Cost
	evidenced by cracking and distortion to the brickwork. This requires urgent further investigation by a Structural Engineer. As part of this inspection, a mobile scaffold tower and a PASMA trained operative should be arranged to facilitate an inspection of the main roof space and high-level external walls.			
18.	Rebuilding west elevation brickwork and reinforcement to the roof and wall structures (Budget only).	O		£50,000
19.	Render to the front gable wall is cracked, and so are the mortar joints to the rear gable wall. These walls should also be inspected by the Structural Engineer as we suspect that these are suffering from structural movement. You should budget for structural reinforcement works to these gable walls. In the short term, cracks to the render should be filled, and the cracked mortar joints repointed.	O		£1,000
20.	Masonry to the front elevation is generally in a satisfactory condition, although the paint finish has deteriorated in areas. Furthermore, we noted cracking through the subsill of the stairwell window, and this extends from the ground upwards. There are no major signs of structural movement to this wall such as internal cracking or vertical and horizontal displacement of the masonry. Nevertheless, paint should be stripped from this crack and allowances should be made for stitch repairing the masonry either side of the crack to prevent further movement. The cracked concrete subsill should be replaced at this time. We suggest that the front elevation is redecorated in the short term as well.	O		£3,000
21.	Aside from the high-level structural movement to the side elevations, brickwork and mortar joints are generally in a satisfactory condition. However, isolated areas of the mortar joints have deteriorated. These should be repointed using lime mortar in the short term.	O		£2,500
22.	The concrete subsill for the first-floor window, adjacent to the metal fire escape staircase has cracked. This may have occurred due to structural movement of the roof and external walls, although we were unable to confirm this. This should be investigated by the Structural Engineer. The	O		£1,000






Item	Description	Liability	Risk	Cost
	concrete subsill to the west elevation kitchen window has also cracked. Both concrete subsill should be replaced in the short term.			
23.	The concrete subsill to the front window of recreation room 3 is badly cracked and spalled due to corrosion of the steel reinforcement. This must be replaced in the immediate term.	O		£1,500
24.	Brickwork mortar joints to the southwest extension have perished in large areas throughout. This brickwork must be repointed using lime mortar in the short term.	O		£1,800
25.	We noted cracking and displacement to the brickwork at first floor level, on the east side of the female WC window. This requires further investigation, as the cause of this is unclear. This may have occurred due to structural movement of the adjacent west wall to the original building. We suggest that the brickwork in this location is removed and rebuilt in the immediate term (following further investigation).	O		£2,500
26.	Brickwork and mortar joints to the low-level walls of recreation room 3 are in a satisfactory condition subject to minor cracking on the east side of the rear wall, and in the centre of the west wall. We suggest that these joints are repointed in the short term.	O		£500
27.	Plain clay tile hung cladding to the west and rear of recreation room 3 is in a satisfactory condition subject to several slipped and broken tiles. Defective tiles should be replaced in the short term.	O		£350
28.	On the rear of the west extension, there are rendered bands above the ground and first floors. We suspect that these are concealing part of the steel or concrete frame of the extension structure. Adjacent to the rear storeroom door, there is a fracture through the brickwork and rendered band. The cracked area of render should be removed to facilitate further investigation of the structure. Allowances for the treatment of corroded steel and/or repairs to the concrete frame should be made. Following this, cracked brickwork and render should be replaced.	O		£1,200





Item	Description	Liability	Risk	Cost
29.	The southwest extension is showing signs of cavity wall tie corrosion as evidenced by horizontal cracking through the line of the mortar joints. Wall ties to this extension should be replaced in the short term.	O		£6,000
30.	Lintels above the two art room stores are showing signs of failure. These should be replaced in the short term.	O		£1,900
31.	The lintel above the front window to recreation room 3 has failed and must therefore be replaced in the short term.	O		£3,000
32.	There is a curved steel lintel above the east elevation first floor fire door, and this is suffering from corrosion. We recommend that this is replaced in the short term.	O		£1,000
	<u>External Joinery</u>			
33.	Single glazed sliding timber sash windows are in a poor condition throughout. Paint finishes have deteriorated, and the timber is suffering from wet rot decay in areas. All timber sash windows must be overhauled in the short term.	O		£15,000
34.	The single glazed timber casement window to the rear gable end has deteriorated. This should be replaced in the short term.	O		£600
35.	Steel crittal windows are in a poor condition with deterioration of the paint finishes, rotten timber to the subframes, missing handles, general stiffness and cracked glazing putty. We suggest that all steel windows are replaced in the short term.	O		£25,000
36.	Both sets of doors, to the main entrance and entrance porch, are in a satisfactory working condition. However, the timber frame to the porch doors, and the entrance porch have deteriorated and are damaged in areas. These should be repaired and redecorated in the short term.	O		£500
37.	Fire doors should be regularly checked to ensure they function correctly and will perform to their designed standard in the event of a fire. Periodic checks should be carried out at least once every six months by the responsible person. We doubt that	O		£1,000

Item	Description	Liability	Risk	Cost
	the fire doors to this property have been regularly and recently checked. This should be carried out in the immediate term. Allowances for repairs to these doors should be made in the short term.			
38.	Timber fascia boards to the original building are in need of short-term redecoration.	O		£1,500
39.	Timber barge boards to the front elevation, and fascia boards to the extensions are suffering from deterioration of the paint finishes and isolated areas of wet rot decay. These should be repaired and redecorated in the short term.	O		£1,200
40.	The metal fire escape staircase on the east elevation is suffering from advanced stages of corrosion and this has caused the concrete and masonry to the east elevation to crack. Cracked masonry should be replaced, and the staircases should be redecorated in the short term.	O		£8,000
	<u>Internal areas</u>			
41.	Mineral fibre suspended ceilings are generally in a satisfactory condition subject to several damaged and water-stained tiles. These should be replaced in the short term.	O		£500
42.	Most internal plasterboard drylined ceilings are in a good condition, aside from the ceiling to recreation room 1 which is cracked in multiple locations. We recommend that this is replaced in the short term.	O		£1,000
43.	Lath and plaster ceilings to the understairs cupboard and store 1 are cracked. These should be replaced in the short term.	O		£800
44.	The plasterboard ceiling to office 1 is sagging adjacent to the north partition wall. The exact cause of this could not be determined at the time of our inspection. It is assumed that this has occurred due to inadequate fixing into the ceiling structure above. We suggest that part of this ceiling is removed to ensure that this is the case, and that the sagging is not due to deflection of the structure itself. Providing that the floor/ceiling structure is sound, the plasterboard should be re-fixed.	O		£1,000

Item	Description	Liability	Risk	Cost
45.	The lath and plaster ceiling to office 2 is cracked and blown. We suggest that this is replaced in the short term.	O		£800
46.	<p>We found some unusual structural cracking to the partition wall between the two storerooms of the art room. We were unable to inspect the ceiling structure below this partition wall in detail, as there is a suspended ceiling in place to recreation room 3. The ceiling structure to the recreation room, which forms the floor structure to the art room, consists of a steel frame with concrete infill panels. Visible parts of this structure were seen to be in satisfactory condition with no obvious signs of structural weakness. However, the area directly below this first-floor partition wall will need to be checked to identify if parts of the structure have failed, as this may have caused the structural cracking to the partition wall above. This should be inspected by a Structural Engineer.</p> <p>We have included costs for repairing the cracked partition wall only, and not for repairs or reinforcement to the floor structure below which might be uncovered during the further investigation works.</p>	O		£1,500
47.	Internal doors are generally in a satisfactory working condition. As mentioned above, fire doors must be regularly checked to ensure they remain fit for purpose. Given the age of the building, and the lack of maintenance it has suffered for many years, we strongly recommend that all fire doors are checked by a qualified fire engineer in the immediate term. We are confident that some improvement works will be necessary to certain doors.	O		£500
48.	We detected rising damp to the entrance porch, and to the front and east walls of office 1. Further signs of rising damp were found in the northwest corner of recreation room 1. This requires further investigation by a damp specialist who can provide an accurate quotation for remedial works before you commit to the acquisition.	O		£5,000
49.	We found no obvious signs of structural weaknesses to the first-floor structures, and these bear weight reasonably well underfoot. However, we are concerned regarding the structural integrity of the steel and concrete supporting frame below.	O		Included under item 3.

Item	Description	Liability	Risk	Cost
	This must be investigated by a Structural Engineer before exchange of contracts.			
50.	We strongly recommend that the concrete and steel frame structure throughout the ground floor is checked in detail by a Structural Engineer. The purpose of this is to ensure that it is sufficient to support the use of the room above (gym). Most of the frame appears structurally sound, although several potentially concerning issues were found. Note: No intrusive investigations have been undertaken to ascertain the exact condition of the structure nor has a structural survey been undertaken.	O		Included under item 3.
51.	At high level, on the north wall of office 2, there is a universal steel beam which is protruding through the wall. Wall plaster surrounding this beam has blown. Furthermore, the brickwork surrounding the beam, and the concrete padstone below the beam have deflected. This brickwork partition wall may have suffered from structural movement due to overloading of the floor structure above (gym). This requires urgent further investigation by a Structural Engineer. The ceiling in front of this steel is cracked and sagging. We are concerned that this may have occurred due to deflection of the ceiling structure caused by inadequate support to the front section of the gym floor above. We understand that a partition wall has been removed from office 1 in the past, and this may have been loadbearing. We would expect to see an additional steel extending from the office 2 steel to the front elevation to support the front section of the gym floor. This is not the case, and a steel may have been removed in the past. Again, this requires urgent further investigation. We have allowed for the installation of an additional steel to the ceiling of office 1 and 2 to support the front section of the gym floor. We have also allowed for rebuilding of the brickwork to the partition wall of office 2, and for the installation of a steel column to provide additional support to the steel bearing off the office 2 partition. These works/costs are subject to change.	O		£25,000
	<u>M&E and Drainage and Lift</u>			
52.	A visual inspection of the mechanical and electrical services was undertaken where possible. We have	O		£2,000

Item	Description	Liability	Risk	Cost
	not been provided with any detailed information relating to records of inspections and servicing of the M&E equipment and fire alarm system. It is strongly advised that you instruct a Mechanical and Electrical Engineer to undertake an inspection before you commit to the acquisition of this property.			
53.	We were unable to inspect any of the foul drainage inspection chambers due to the weight of the covers. It would be prudent to have a CCTV drainage survey carried out in order to assess the condition of all underground drainage pipework before exchange of contracts.	O		£600
54.	Heating and hot water system. We were unable to inspect the heating and hot water system in detail as we were unable to access the boiler room. Details regarding the age of the heating and hot water system, namely the boiler, should be obtained from the Vendor. Servicing history must also be obtained. It would be prudent to have these systems inspected by a qualified heating engineer before exchange of contracts.	O		Included under 51.
55.	The consumer units/distribution boards are relatively modern metal units with micro circuit breaker and residual circuit breaker devices. The primary unit was installed in 2016, as evidenced by stickers displayed on the units. The stickers also display a next recommended date for inspection as 2021. If the electrics were not tested in 2021, then they are overdue. You should instruct a NICEIC registered electrician to test the electrics before you commit to the acquisition.	O		Included under 51.
56.	We suspect that the passenger lift has reached the end of its serviceable life. This lift must be inspected by a qualified lift engineer, and you should budget for wholesale replacement of this in the short term.	O		£90,000
	<u>Fire Escape and Precautions</u>			
57.	There is a Fire Risk Assessment (FRA) stored onsite, although this is dated 2010. We strongly recommend that the FRA and fire evacuation plan are reviewed and updated by a competent person before exchange of contracts.	O		£300

Item	Description	Liability	Risk	Cost
58.	We doubt whether the fire alarm system has been regularly tested as required. As such, it is vital to ensure that this system is tested before you commit to the acquisition. We suspect that the system will require an overhaul in the immediate term.	O		£4,000
	<u>Asbestos</u>			
59.	We found possible brown asbestos pipe insulation in the roof plant room. This area was not inspected as part of the previous asbestos inspections, as highlighted in the current asbestos registered. Therefore, this material must be tested for asbestos in the immediate term. Allowances have been made for the removal of asbestos pipe insulation, although this is subject to change.	O		£5,000
60.	<u>External Areas & Garages</u>			
61.	Timber boundary fences are generally in a satisfactory condition, although the east boundary fence has deteriorated and is leaning. We suggest that this is replaced in the short term.	O		£2,000
62.	External areas are generally in a satisfactory condition subject to overgrown areas. We also found that the rear tarmacadam hardstanding has sunk adjacent to the rear of the recreation room 3. We suspect that this has occurred due to poor compaction of the sub-base. This area should be broken out and resurfaced in the short term.	O		£2,500
	Total Costs (immediate - Short Term / 1-4 years)			£324,950.00
	Total Costs (Medium – Long Term / 5-10 years)			£48,000.00

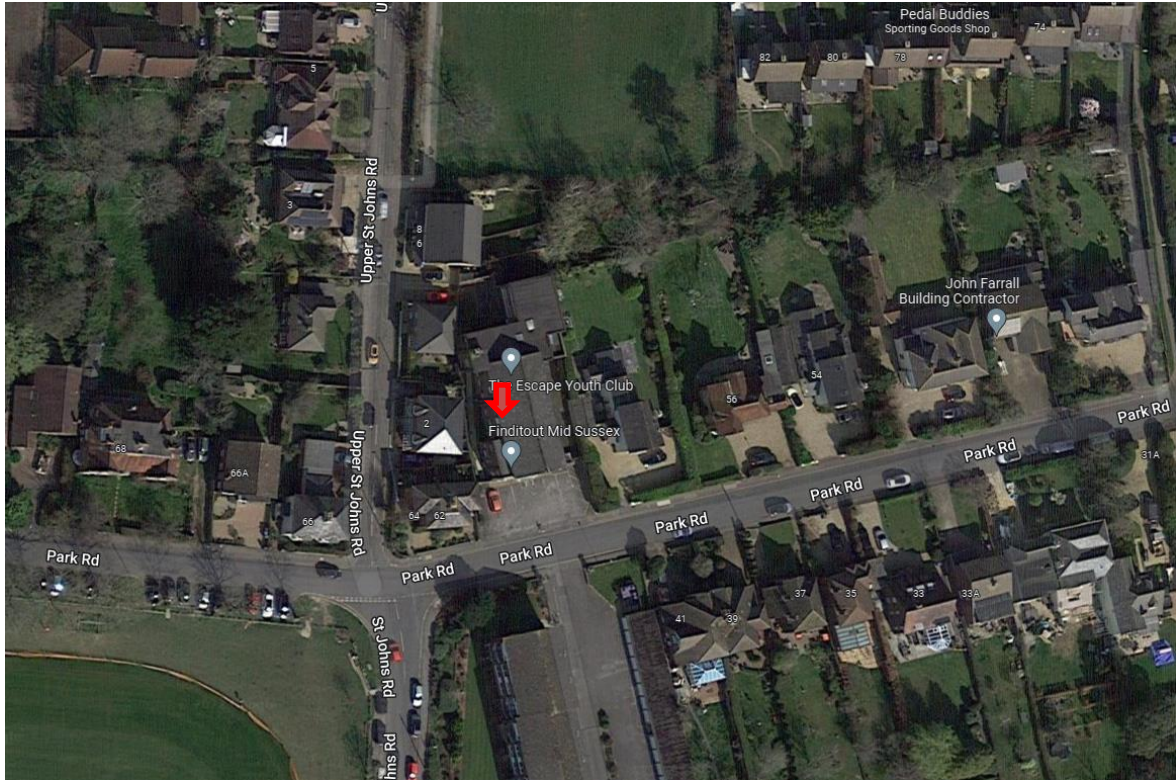
NOTE: The costs shown in this table are budget costs only and are subject to formal quotations. Furthermore, the costs are not exhaustive and an additional 15% should be added to allow for contractor's preliminaries, overheads, and profit. VAT (20%) must also be added to these costs. Furthermore, you must be aware that the constant rising general living costs and material costs may influence our budget costs.

NOTE: Until further investigations are carried out into many areas of the property, the true extent of certain defects, and associated repair costs cannot be established. Therefore, your liability may increase following the third-party further investigations, primarily the Structural Engineer.

1.0 Introduction

Instructions	Sussex Surveyors LLP were instructed to undertake a Building Inspection of The Burgess Hill Park Centre, 60 Park Road, Burgess Hill, RH15 8ET.
Tenure	<p>We were instructed by Chris Cook of Sussex Clubs for Young People and Steve Cridland of the Burgess Hill Town Council. We understand that the Sussex Clubs for Young People are looking to take over the sole trustee position from the council (freehold ownership).</p> <p>We have not reviewed any of the legal agreements, although we understand that Sussex Clubs for Young People will become liable for all repair works to all parts of the building, should they take over the position of sole trustee.</p>
Date of Inspection	The inspection of the structure and fabric was undertaken on Monday 15 th August 2022 by Luke Field BSc (Hons) MRICS of Sussex Surveyors.
Weather	The weather at the time of the inspections was hot and dry with sunshine.
Orientation	The front elevation, which faces onto Park Road, faces South. References to the left- or right-hand side assume that the reader is facing the South (front) elevation or the element in question.
Limitations	<p>An inspection of the premises was required in order to assess the condition of the property and establish the state of repair of the various elements of the building fabric and structure.</p> <p>Our survey specifically excludes the following specialists' surveys/ reports: Environmental Survey, Asbestos Survey/ Register, Health and Safety Risk Assessment, Fire Risk Assessment, and Disable Access Audit.</p> <p>A specialist Mechanical and Electrical Survey has not been undertaken as part of the technical due diligence exercise. Any comments made within this report relating to the mechanical and electrical installations are from a Building Surveyor's perspective only.</p> <p>We were unable to inspect any parts of the underground drainage as the inspection chamber covers have become seized within their frames. Furthermore, we were unable to inspect the boiler room as no keys were available at the time of our inspection. For a more comprehensive list of our limitations, please refer to Appendix 1.</p>
Information	We were able to review the Asbestos Registered onsite, and part of the Fire Risk assessment. The following information should be requested from the current owners: M&E servicing documentation.
Definitions	<p>Where the terms immediate, short term, medium term and long term are used within this report they generally refer to the following:</p> <p>Immediate – within 1 Year. Short term – 2-4 Years. Medium/long term – 5-10+ Years.</p>

Location plan



2.0 Brief description of the property




Brief Description

Accommodation/Layout	<p>The following room names and layout have been taken from the floor plan issued to us by the Sussex Clubs for Young People. Where room names are missing on the plan, we have given these names.</p> <p>Ground Floor – lobby/ reception, store 1, cupboard understairs, office 1 (front right), office 2 (above), office/meeting room (above), laddies WC (front left), disabled WC (above), gents WC (above), kitchen (middle left), sitting area (middle right), recreation room 1 (middle), recreation room 2 (rear left), recreation room 3 (rear right).</p> <p>First Floor – landing/hall, gym, stage, corridor with store cupboards, laddies WC (left), meeting room (rear left), gents WC (adjacent to meeting room), art room with several store cupboards (rear right).</p>
General	<p>The property comprises a detached, two storey building, believed to have originally been constructed in 1872. Numerous extensions have been added to the building over the years, most of which are believed to have been added in the 1960s. The property is not listed, nor is it located within a conservation area, as far as we are aware.</p>
Floors	<p>The building is two-storey with suspended timber, suspended concrete, and solid concrete floor structures.</p>
Car Parking	<p>Tarmacadam car parking area to the front, and along the east elevation.</p>
Date of Construction	<p>Circa 1872 originally, and later extensions in early 1900s, and 1960s. We believe that a southwest extension (staircase) was added in the early 1900s, a southeast extension added in the 1960s (lift), and a large rear extension which extends out on both sides of the property in the 1960s.</p>

Construction

Structure	<p>The original building is of solid brickwork construction and the later extensions are of cavity masonry construction.</p>
Roof covering and rainwater disposal	<p>Pitched roofs clad with artificial slates. Flat roofs covered with mineral felt. Mostly cast-iron gutters and downpipes with some uPVC and aluminium box gutters.</p>
Fenestration	<p>Traditional single glazed sliding timber sash, and steel crittall.</p>
Finishes	<p>Mineral fibre tiled suspended ceilings, plasterboard drylined with textured paint finishes, and lath and plaster ceilings. Plasterboard drylined timber stud and solid walls. Carpet, vinyl, and tiled floor coverings.</p>
M&E	<p>Mains gas, water, electric and drainage are afforded to the property. The building also has a fire alarm system.</p>

3.0 Elemental construction and condition

Item No.	Description	Condition	Risk Rating
	Exterior		
3.1	Chimney Stacks, Flashings and Soakers		
3.1.1	There is a single flue brick chimney stack on the northwest corner of the rear extension roof plant room. This has a concrete coping and a clay pot.	We suspect that this was originally used as a vent for a boiler flue. We were unable to inspect the ground floor boiler room at the timber of our inspection and cannot therefore confirm if this is still in-use. The stack is plumb and there are no signs of cracking or leaning which would indicate structural defects. Brickwork and mortar joints to the stack are in a satisfactory condition. The chimney pot to this stack remains open, and this can lead to water ingress. No obvious signs of this were apparent at the time of our inspection, although it would be prudent to have this capped with a Pepperpot terminal to prevent issues arising in future. The concrete coping to the stack is cracked in multiple locations and this should be replaced. Lead flashings around the base of the stack have been patch repaired using Flashband in the past. This is a material used to temporarily patch repair roofs and is not therefore a long-lasting repair. We recommend that this is replaced with good quality code 4 lead flashings in the short term.	
3.1.2	There are a series of external chimney breasts on both side elevations. These are redundant, as all chimney stacks to the roof have been removed.	The external chimney breasts are generally in a satisfactory condition subject to deterioration of the tiles and mortar used to seal the flues where they have been cut off at high level. Isolated areas of deterioration to the brickwork mortar joints have also deteriorated. Localised repointing, and repairs to the tiles and mortar should be carried out in the short term.	
3.2	Roof		
3.2.1	The roof was inspected from ground level using binoculars, and from the rear extension flat roofs.	There are a series of undulations to both the east and west roof pitches. The roof structure comprises a series of substantial timber trusses with curved joists to the ceiling of the gym. There is a roof space above this curved ceiling,	

however, the loft hatch was too high for us to access. We strongly recommend that further investigation is carried out into this roof space to check the condition of the structure before you commit to the acquisition. This will require a mobile scaffold tower and an operative that is PASMA qualified. This is particularly important, as we found evidenced of structural movement to the side elevation brickwork, and deflection of the roof structure may have caused this.

3.2.2 The pitched roof has an artificial slate covering.

Overall, the slates are in a satisfactory condition, however, they are showing signs of heavy weathering, and there are multiple damaged slates, mainly on the rear verges. Verge tile bedding has also cracked and deteriorated. Rear verges should be re-bedded, and the damaged slates replaced in the short term. Allowances for re-covering of this roof should be made in the medium to long term.



This type of artificial slate comprises fibre cement which often contains asbestos. Indeed, this was confirmed by the Asbestos Registered reviewed onsite at the end of our inspection. Removal and disposal of asbestos containing materials will greatly increase the cost of roof works.







3.3 Flat Roofs and Ancillary Roofs

3.3.1 There is a large mineral felt covered flat roof over the rear extension. There are additional felt coverings over the roof plant room, and the ground floor projection to recreation room 3.

Mineral felt generally has a life expectancy of 15 years depending on its exposure and the quality of workmanship. Based on the worn condition of these roof coverings, we believe that they have exceeded their serviceable life. In addition, the coverings are blistered and rippled in multiple locations, and basic quality felt flashings have been used to weather the roof and wall junctions. Therefore, these roof coverings should be replaced in the short-term using a high-performance 3-layer bitumen felt system. Internally, we found that the roofs are poorly insulated using a thin layer of foil insulation. As such, the new coverings should incorporate 120mm of PIR Insulation to meet current U-values specified in the Building Regulations (Part L - 0.18W/m²K). Substandard felt flashings should be replaced with good quality lead at this time.



3.3.2	There is a Georgian wire glazed roof light and a fibreglass dome roof light to the rear extension flat roof.	The Georgian wire roof light has deteriorated, and the dome roof light is showing signs of severe deterioration due to age and UV damage. We recommend that both are replaced using mansafe polycarbonate roof lights in the short term.	
3.3.3	Glazed roof light over ground floor projection to recreation room 3.	This is currently in a satisfactory condition, although you should consider replacing this with a modern mansafe roof light as part of the felt re-covering works.	
3.3.4	There is a mineral felt covered flat roof over the southeast extension (lift shaft).	This covering is also heavily worn and should therefore be replaced in the short-term using the above specification.	
3.3.5	Mineral felt covered flat roof over the southwest extension (stairwell).	This covering appears to have been installed in recent years and is generally in a satisfactory condition. Allowances for the replacement of this should be made in the medium term.	
3.3.6	Mineral felt covering over east elevation canopy.	This covering is heavily worn and the felt flashings are missing between the roof and north wall. In addition, the copper flashings on the west side are deformed. We recommend that the felt is replaced, and new lead flashings installed in the short term.	
3.3.7	Curved lead clad roof over the main entrance porch.	This is in a satisfactory condition.	
3.4	Parapets, Parapet Gutters, and Valley Gutters		
3.4.1	Small lead valley gutter between the roof plant room, and the west roof pitch.	This is clear and the lead lining is in a good condition. Roof valleys are a particularly problem area for roofs as these can easily become blocked and cause overflowing rainwater. Therefore, these must be regularly checked and cleared. This should form part of your building maintenance plan.	
3.4.2	Parapet wall to front of main pitched roof.	Brickwork to the inner face of this parapet wall is deteriorated, as are the mortar joints. The concrete coping stone bedding has deteriorated, and some of the stones have eroded. Defective brickwork should be replaced, the mortar joints should be repointed using lime mortar, all coping stones should be re-bedded, and the eroded stones should be replaced in the short term. The brickwork cornice below this parapet wall is in a similar deteriorated condition. This should be repaired/replaced in the short term.	

3.4.3	Parapet wall to the ground floor projection of the recreation room 3.	Brickwork and mortar joints to the inner face of this parapet wall have deteriorated. The concrete coping stone bedding has deteriorated, and some of the stones have eroded. Defective brickwork should be replaced, the mortar joints should be repointed using lime mortar, all coping stones should be re-bedded, and the eroded stones should be replaced in the short term.	
3.5 Gutters and RWPs			
3.5.1	Rainwater goods to the original building comprise uPVC gutters and downpipes which drain to gullies and underground stormwater drainage. With the absence of rain at the time of inspection, we are unable to verify that the rainwater goods are fully operational and free from leaks.	Gutters and downpipes have corroded, and we believe that they are leaking as evidenced by staining around the joints. All gutters and downpipes must be redecorated and repaired in the short term. You might want to consider having the old cast-iron rainwater goods replaced with modern heritage style uPVC rainwater goods. These require much less ongoing maintained. However, this will negative impact the historic character of the building.	
3.5.2	uPVC heritage style gutters to southeast extension (lift).	These have disconnected. Gutters must be re-fixed in the immediate term.	
3.5.3	uPVC gutters to east elevation canopy.	There is a section of gutter missing on the front of this roof. The absence of this is allowing rainwater to discharge onto the external wall below. A new section of gutter must be fitted in this location in the immediate term.	
3.5.4	Aluminium box gutters to the rear extension.	Gutters are blocked with vegetation. These must be unblocked now and regularly thereafter. This should form part of a Building Maintenance Plan.	
3.6 External walls, Wall Ties & Cladding			
3.6.1	External walls to the original building comprise traditional solid brickwork construction, measuring around 225mm in thickness, and laid to Flemish bond courses. Front elevation brickwork has been painted, and the front gable end has been rendered.	We believe that the external walls have suffered from structural movement in the past, and this is still ongoing in areas. Brickwork towards the rear of the west elevation is bulging considerably and has cracked. The internal west wall of the gym is suffering from similar outwards movement and the wall is cracked in several areas. We suspect that the high-level walls on both elevations are suffering from similar issues, although the movement to the east wall is less obvious and severe at this stage. That said, we did find stepped cracking to the southeast corner of the east elevation, and vertical cracking is apparent	

on the north side of the fire escape door. Along from the vertical cracking, horizontal cracking was noted through one of the high-level mortar joints, and the brickwork above this crack appears to have pushed outwards.

Repairs have been carried out to these external walls over the years as evidenced by repointing of the masonry and replacement of brickwork. However, this has failed to address the severe structural movement. The root cause of this structural movement is difficult to establish at this stage, although we suspect that deflection of the roof structure may have caused this (roof spread). Another potential cause is inadequate lateral restraint between the roof structure and external walls. This, combined with a narrow solid wall, built to such a height, can lead to structural movement. This requires urgent further investigation by a Structural Engineer to determine the root cause, and the necessary remedial works. Due to the unknown exact cause of this structural movement, we cannot quantify the necessary repair works at this stage. However, we are confident that rebuilding of the west elevation and major structural reinforcement works between the roof structure and external brick walls will be required in the immediate term. As part of the Structural Engineers investigation, a mobile scaffold tower and a PASMA trained operative should be arranged to facilitate an inspection of the main roof space. In addition, a contractor will be required to 'open up' certain areas of the building fabric.

3.6.2 Gable walls to main roof.

The front elevation gable wall has been re-rendered in the past, and this appears in satisfactory condition, subject to hairline cracking of the render in areas. It is possible that this gable wall suffered from structural movement in the past which may explain why it has been rendered. Brickwork, at high level, to the rear gable wall has been rebuilt in the, and this is bulging slightly. Furthermore, stepped cracking was noted to the lower parts of this gable wall. We suggest that these walls are inspected by the Structural Engineer in the short term. It is common to find structural movement to gable walls, as these were often built with inadequate lateral restraint to the roof structure. You should budget for structural reinforcement works to these gable walls. In



the short term, cracks to the render should be filled, and the cracked mortar joints repointed.

3.6.3 Front elevation of original building.

Masonry to the front elevation is generally in a satisfactory condition, although the paint finish has deteriorated in areas. Furthermore, we noted cracking through the subsill of the stairwell window, and this extends from the ground upwards. There are no major signs of structural movement to this wall such as internal cracking or vertical and horizontal displacement of the masonry. Nevertheless, paint should be stripped from this crack and allowances should be made for stitch repairing the masonry either side of the crack to prevent further movement. The crack concrete subsill should be replaced at this time. We suggest that the front elevation is redecorated in the short term.



3.6.4 Side elevations to original building.

Aside from the major structural movement at high level to the west elevation, brickwork and mortar joints to the side walls are generally in a satisfactory condition. However, the mortar joints have deteriorated in isolated areas. Localised repointing of the side elevations brickwork should be carried out in the short-term use lime mortar. Lime mortar is flexible and breathable making it more suitable for solid wall construction. Cement mortar is very rigid which makes it prone to cracking with common building movement, which is more excessive in historic properties. Furthermore, cement mortar does not breathe, and this can lead to damp problems.



3.6.5 Concrete subsills.

The concrete subsill for the first-floor window, adjacent to the metal fire escape staircase has cracked. This may have occurred due to structural movement of the roof and external walls, although we were unable to confirm this. This should be investigated by the Structural Engineer. The concrete subsill to the west elevation kitchen window has also cracked. Both concrete subsill should be replaced in the short term.



3.6.6 Front window of recreation room 3 concrete subsill.

The concrete subsill to this window is badly cracked and spalled due to corrosion of the steel reinforcement. This must be replaced in the immediate term.



3.6.7	The southwest extension (stairwell) comprises cavity brickwork construction laid in stretcher bond courses. Based on the type of brickwork, we suspect that this extension was built in the Edwardian era (early 1900s).	Mortar joints to the west wall of this extension have perished in large areas. This wall must be repointed using lime mortar in the short term.	
3.6.8	External walls to the southwest and rear extensions are of masonry cavity construction.	Most external walls are plumb and square and are free from any major cracking or distortion to indicate any structural deficiencies. However, we noted cracking and displacement to the brickwork at first floor level, on the east side of the female WC window. This requires further investigation as the cause of this is unclear. This may have occurred due to structural movement of the adjacent west wall to the original building. We suggest that the brickwork in this location is removed and rebuilt in the immediate term (following further investigation).	
3.6.9	Recreation room 3 brickwork	Brickwork and mortar joints to the low-level walls are in a satisfactory condition subject to minor cracking on the east side of the rear wall, and in the centre of the west wall. We suggest that these joints are repointed in the short term.	
3.6.10	Plain clay tile hung cladding to the west and rear of recreation room 3.	Plain clay tile hung cladding is in a satisfactory condition, although several of the tiles are damaged and have slipped. Defective tiles should be replaced in the short term.	
3.6.11	Concrete band to rear extensions.	On the rear of the west extension, there are rendered bands above the ground and first floors. We suspect that these are concealing part of the steel or concrete frame of the extension structure. Adjacent to the rear storeroom door, there is a fracture through the brickwork and rendered band. The cracked area of render should be removed to facilitate further investigation of the structure. Allowances for the treatment of corroded steel and/or repairs to the concrete frame should be made. Following this, cracked brickwork and render should be replaced.	
3.6.12	The extension walls are of cavity construction which comprises an internal and external skin of masonry tied together with metal wall ties. The older types of wall ties are prone to corrosion. Initially, failure of ties will result in uniform horizontal	We found no evidence of cavity wall tie corrosion to the southeast and rear extensions, and this is unlikely to have occurred at this stage in the life of the wall ties (1960s). We found evidence of wall tie corrosion to the southwest extension (Edwardian) as indicated by horizontal cracking through the line of the mortar joints. Usually, we would recommend	

cracking usually every 6 (450mm) or so courses of brickwork.

further investigation to confirm this 100%, however, we are confident that the wall ties are in need of replacement due to the severe deterioration of the brickwork mortar joints. Wall ties to this extension should be replaced in the short term.

3.6.13 Lintels.

A building survey of this type is non-invasive; therefore, we have not been able to inspect the condition of all lintels or beams over the windows and doors.

We found evidence of lintel failure above the front two windows for the art room stores. Brickwork above these openings is cracked and distorted. Internal cracking was also found to the east storeroom. The large concrete lintel above the front window to the recreation room has also failed. This has occurred due to corrosion of the steel reinforcement which has caused the concrete to crack. All three lintels must be replaced in the short term.



3.6.14 Curved steel lintel above east elevation fire escape door.

This has corroded and therefore we recommend that this is replaced in the short term.



3.7 **Foundations and Substructure**

3.7.1 We have not been provided with any original construction information for the structure and foundations and the foundations were concealed at the time of the inspection. The original building will have minimal foundations, most likely a shallow concrete strip foundation. The extensions should have traditional concrete strip foundations.

Sub soil is shown on the geological map for the area comprising Weald Clay Formation. Clay will shrink during prolonged dry periods and swell during wet weather (shrinkage and heave). This cycle of movement can cause an undermining of foundations. The movement of clay soil is exacerbated when it becomes saturated through defective drains or in the presence of large trees.



A careful examination was made around the base of the external walls, and we did not identify any obvious signs of movement or cracking to the building which would indicate problems or failure of the foundations and substructure. Nevertheless, this should be checked by the Structural Engineer as some of the external cracking may have occurred due to ground movement.





3.8 **Damp Proof Courses (DPC)**

3.8.1 Bitumen felt damp-proof courses to the extensions.

Modern polythene damp proof course to the extension walls.

These are generally in a satisfactory condition and have not been bridged. We found no evidence of rising damp to the extension walls to suggest failure or inadequacies of the damp proof courses. It is worth noting that the bitumen felt damp-proof courses were found to contain asbestos, according to the asbestos




		registered. Care should be taken not to disturb this material.	
3.8.2	No damp-proof course is visible to the external walls of the original building, and it is reasonable to assume that it was not originally built with one, given that the use of a DPC only became compulsory in 1875.	We detected rising damp to the entrance porch, and to the front and west walls of office 1. Further evidence of rising damp was identified to the northwest corner of recreation room 1. This is commented on further under section 3.17.	
3.9	Ventilation of Floor Voids		
3.9.1	The original building has a suspended timber floor structure.	There are a series of subfloor vents across the front and both side elevations. These are free from obstruction and should be providing sufficient ventilation to the suspended timber structure where necessary. Indeed, we found no evidence of defects to the floor structure internally to suggest otherwise.	
3.10	Windows and Doors		
3.10.1	Windows to the original building predominantly comprise traditional single glazed sliding timber sash windows. First floor windows to the gym are boarded over for security purposes, and most east elevation windows are also boarded. This prevented our external inspection of these.	Sash windows are in a poor condition throughout with deteriorated paint finishes and wet rot decay. In addition, many of windows are no longer functioning due to defective sash parts. In addition, the glazing to the window of recreation room 2 has cracked. We presume that the boarded windows are in a similar poor condition. Sash windows require a major overhaul in the short term (repair, redecoration, replacement of rotten timber, and replacement of defective sash parts).	
3.10.2	Single glazed timber casement window to rear gable wall.	Paint to the timber frame has deteriorated, and parts are suffering from wet rot decay. This should be repaired and redecorated in the short term.	
3.10.3	Windows to the rear extension comprise single glazed steel crittall units set in a hardwood frame.	Most of these windows remain in working condition, although some have been painted shut. These are generally in a poor condition with deterioration of the paint finish, cracked glazing putty, missing handles, and general stiffness. Furthermore, the first-floor windows are able to open fully which creates a fall from height risk. This is especially risky given your intended use of the property (youth centre). We suggest that all steel crittall windows are replaced in the short term. It would be prudent to have window restrictors installed for the new windows.	


3.10.4	Single glazed timber entrance doors.	Both sets of doors, to the main entrance and entrance porch are in a satisfactory working condition. However, the timber frame to the porch doors, and the entrance porch have deteriorated and are damaged in areas. These should be repaired and redecorated in the short term.	
3.11	There are a series of fire doors to the property.	Fire doors should be regularly checked to ensure they function correctly and will perform to their designed standard in the event of a fire. Periodic checks should be carried out at least once every six months by the responsible person. Article 17 of the Regulatory Reform (Fire Safety) Order 2005 makes it a legal requirement to ensure that fire resisting doors and escape doors are correctly installed and adequately maintained in order for them to be fit for purpose. We doubt that the fire doors to this property have been regularly and recently checked. This should be carried out in the immediate term. Allowances for repairs to these doors should be made.	
3.12	External Joinery		
3.12.1	Timber fascia boards to the main building.	These are in a satisfactory condition, although we suggest that they are redecorated in the short term, as the paint finish is peeling in areas.	
3.12.2	Timber fascia boards to the southeast and southwest extensions, and timber barge boards to the front gable.	Timber barge boards, and fascia boards are suffering from deterioration of the paint finishes and isolated areas of wet rot decay. These should be repaired and redecorated in the short term.	
3.12.3	Timber soffit boards to rear extension.	These are in a satisfactory condition.	
3.13	Metal Fire Escape Staircase		
3.13.1	There is an iron fire escape staircase at the front of the east elevation.	This is suffering from advanced stages of corrosion throughout. We believe that the metal has corroded where it joins the external wall, and this has caused the concrete and brickwork to crack. This staircase must be treated and redecorated using proprietary metal coatings in the short term. Cracked concrete and brickwork should be replaced at this time.	


Internal Areas

3.14 Roof Spaces


3.14.1	There is a loft hatch in the ceiling of the gym. Unfortunately, this could not be accessed due to the ceiling height.	Before you commit to the acquisition, further investigation into this roof space should be carried out via a mobile scaffold tower. The purpose of this is to inspect the condition of the roof structure, as we are concerned regarding its structural integrity. This is due to the outward movement of the west elevation, and undulations to the roof profiles.	
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3.15 Ceilings




3.15.1	Mineral fibre tiled suspended ceilings to recreation room 3, art room, and meeting room.	Mineral fibre suspended ceiling tiles are generally in a satisfactory condition throughout subject to several broken and water-stained tiles. Damaged and stained tiles should be replaced in the short term.	
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3.15.2	Plasterboard drylined ceilings with a textured ceiling finish. Entrance hallway, WCs, recreation room 2, office 1, and office 2.	Textured finishes of this type are often Artex which contains asbestos. According to the asbestos registered, these ceilings have been tested and do not contain asbestos. Nevertheless, we suggest that further testing is carried out on all textured ceiling finishes, prior to any works which may disturb them. Most ceilings are in a good condition, aside from the ceiling to recreation room 1 which is cracked in multiple locations. We recommend that this is replaced in the short term.	
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3.15.3	Timber panelling to recreation room 2 ceiling.	This is in a satisfactory condition.	
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3.15.4	Lath and plaster ceilings to understairs cupboard storeroom and store 1.	These ceilings are cracked and weak. We recommended that these are replaced in the short term.	
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3.15.5	Ceiling to office 1 – plasterboard drylined.	The plasterboard ceiling is sagging adjacent to the north partition wall. The exact cause of this could not be determined at the time of our inspection. It is assumed that this has occurred due to inadequate fixing into the floor/ceiling structure above. We suggest that part of this ceiling is removed to ensure that this is the case, and that the sagging is not due to deflection of the structure itself. Providing that the floor/ceiling structure is sound, the ceiling should be re-fixed.	
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3.15.6	Ceiling to office 2 – lath and plaster.	This is cracked and blown in several locations. We recommend that this is replaced in the short term.	
3.16 Walls and Partitions			
3.16.1	Timber stud work partitions and solid masonry, finished with plasterboard and plaster.	<p>There is no evidence of any major cracking or distortion to most of the walls and these appear in satisfactory condition. However, we found some unusual structural cracking to the partition wall between the two storerooms of the art room. We were unable to inspect the ceiling structure below this partition wall in detail, as there is a suspended ceiling in place to recreation room 3. The ceiling structure to the recreation room, which forms the floor structure to the art room, consists of a steel frame with concrete infill panels. Visible parts of this structure were seen to be in satisfactory condition with no obvious signs of structural weakness. However, the area directly below this first-floor partition wall will need to be checked to identify if parts of the structure have failed, as this may have caused the structural cracking to the partition wall above. This should be inspected by a Structural Engineer.</p> <p>We also found evidence of cracking above the storeroom windows which we believe has occurred due to lintel failure. Elsewhere, internal wall finishes are generally in a satisfactory condition subject to occupational wear and tear.</p>	
3.16.2	Internal doors – solid timber fire doors, glazed timber fire doors, and hollow core timber doors.	Internal doors are generally in a satisfactory working condition. As mentioned previously, fire doors must be regularly checked to ensure they remain fit for purpose. Given the age of the building, and the lack of maintenance it has suffered for many years, we strongly recommend that all fire doors are checked by a qualified Fire Engineer in the immediate term. We are confident that some improvement works will be necessary to certain doors.	
3.17 Dampness			
3.17.1	Penetrating damp.	The original external walls do not suffer unduly from dampness as is often the case with period properties with solid wall construction. Nevertheless, external walls should be	

repointed using lime mortar to prevent penetrating dampness.

3.17.2 Rising damp.

As mentioned under section 3.8, we found evidence of rising damp to the entrance porch, and to the front and east walls of office 1. Further signs of rising damp were found in the northwest corner of recreation room 1. Low level plaster has blown, and high damp readings were obtained from these areas. These are typical signs of rising damp.



Rising damp is defined as the upward movement of moisture through capillary action. To combat this, damp-proof courses were introduced in 1875. In view of the property's age, it is unlikely that it was originally built with a DPC and indeed we found no evidence of one during our inspection. To address the rising damp, low level walls must be 'tanked' using waterproofing slurries, or drylined with a cavity membrane system. A cream injected damp-proof course is also necessary to prevent further rising damp. We suggest that you contact a reputable damp proofing specialist, before you commit to the acquisition, to better understand your liability in this regard. We recommend Timberwise for these works. The contact for Timberwise in the area is Dean Foster, and his phone number is 07970 602074.

3.18 **Floors**

3.18.1 Suspended timber ground floor structure.

The floor structure was concealed at the time of inspection. However, this is relatively level and bears weight well underfoot throughout. No defects were recorded to this structure.

3.18.2 Solid concrete ground floor structure to the extensions.






The floor structure was concealed at the time of inspection. However, floors are level and are solid underfoot throughout. No defects were recorded to the concrete floor structure.



3.18.3 Solid concrete to recreation room 2.

This floor structure is uneven where it dips in front of the rear elevation. There are no signs of any structural weaknesses to this floor. We suspect that this has occurred due to poor compaction of the sub-base at the time of construction. No action is recommended at this stage. If this becomes an inconvenience, then the sunken area will need to be broken out and new concrete laid level.



3.18.4	We believe that the first-floor structure is a combination of suspended timber board and joists design, and suspended concrete.	We found no obvious signs of structural weaknesses to the first-floor structures, and these bear weight reasonably well underfoot. However, we are concerned regarding the structural integrity of the steel and concrete supporting frame below. This must be investigated by a Structural Engineer before exchange of contracts.	
3.18.5	Carpets, vinyl, and tiled floor coverings.	Most of the floor coverings are dated and worn, albeit they remain serviceable. You might want to consider replacing these, should funds be available following the more pressing repair works. Vinyl to the sanitary rooms has been replaced in recent years and is in a good condition.	
3.18.6	Thermoplastic floor tiles to first floor hallway cupboards.	We believe that these tiles contain asbestos, and indeed this was confirmed in the Asbestos Registered. It is likely that this type of floor tile is in place to other parts of the building, concealed by floor coverings. Visible tiles were seen to be in satisfactory condition. Recommendations in the asbestos register and management plan should be followed on how to deal with these tiles.	
3.19	Frame		
3.19.1	The original building comprises traditional solid brickwork construction, and the extensions are of cavity construction. In the past, steel, and concrete framing has been added to certain parts of the original building's ground floor, presumably to reinforce the floor structure of the gym above.	We strongly recommend that this structure is checked in detail by a Structural Engineer. The purpose of this is to ensure that it is sufficient to support the use of the room above (gym). Most of the frame appears structurally sound, although several potentially concerning issues were found. Note: No intrusive investigations have been undertaken to ascertain the exact condition of the structure nor has a structural survey been undertaken.	
3.19.2	Office 2 steel.	At high level, on the north wall of office 2, there is a universal steel beam which is protruding through the wall. Wall plaster surrounding this beam has blown. Furthermore, the brickwork surrounding the beam, and the concrete padstone below the beam have deflected. This brickwork partition wall may have suffered from structural movement due to overloading of the floor structure above (gym). This requires urgent further investigation by a Structural Engineer. The ceiling in front of this steel is cracked and sagging. We are concerned that this may have	

occurred due to deflection of the ceiling structure caused by inadequate support to the front section of the gym floor above. We understand that a partition wall has been removed from office 1 in the past, and this may have been loadbearing. We would expect to see an additional steel extending from the office 2 steel to the front elevation to support the front section of the gym floor. This is not the case, and a steel may have been removed in the past. Again, this requires urgent further investigation. We have allowed for the installation of an additional steel to the ceiling of office 1 and 2 to support the front section of the gym floor. We have also allowed for rebuilding of the brickwork to the partition wall of office 2, and for the installation of a steel column to provide additional support to the steel bearing off the office 2 partition. These works/costs are subject to change.

3.20 Staircases

3.20.1 There are two internal timber staircases, one at the front, and one at the rear.

Both internal staircases bear weight well underfoot and are in a satisfactory condition.



3.21 Decoration

3.21.1 Painted plaster.

Internal finishes are generally in a satisfactory condition subject to general wear and tear. You might want to consider redecorating internally, providing you have the funds available following the more pressing repair works.



Services

3.22 Surface Water Drainage

3.22.1 Various drainage gullies are located across the driveways and parking areas.

Surface water gullies appeared to be functioning correctly at the time of our inspection with no evidence of overflowing surface water or blockages. Regular clearance of these should form part of the Building Maintenance Plan.



3.23 Foul Drainage

3.23.1 Soil and waste from the building are carried via a series of cast-iron soil and vent pipes on the side and rear elevations, to the mains foul drainage.

We were unable to inspect any of the inspection chambers due to the weight of the covers, and the fact that they are seized. It would be prudent to have a CCTV drainage survey carried out in order to assess the condition of all underground drainage



There are a series inspections chambers to the external areas of each elevation.

pipework. This should be carried out before exchange of contracts.

3.24 Cold Water Supply

3.24.1 Mains fed cold water supply.

We were unable to locate an internal or external stopcock for the mains water supply. Furthermore, we were unable to locate a water meter. We suspect that these are located within the boiler room which we did not have access to. This needs to be confirmed before exchange of contracts. It is common to find old lead and galvanised steel pipework in a building of this age. Such pipework should be replaced as it is prone to corrosion and splitting. This is something to prepare for, and we suggest that allowances are made for re-plumbing.



3.25 Hot Water Supply

3.25.1 There are redundant cold-water tanks in the roof plant room. We suspect that modern hot water cylinders are located in the boiler room.

We did not have access to the boiler room at the time of our inspection and are therefore unable to comment on the hot water supply. Further information regarding the age, use, and service history for this system should be obtained before exchange of contracts.



3.26 Heating Installation

3.26.1 Central heating should be provided by a boiler which is located in the boiler room.

We did not have access to the boiler room at the time of our inspection and are therefore unable to comment on this. Further information regarding the age, use, and service history for this system should be obtained before exchange of contracts.



3.26.2 Heating is provided throughout the building via wall mounted panel heaters which are presumably gas fired and controlled by the boiler.

These appear in satisfactory condition, although they have not been tested. Furthermore, some of the heaters are aged. We suggest that the servicing history for these heaters is obtained before exchange of contracts. If they have not been serviced within the last 12 months, then this must be carried out before exchange of contracts, and the system demonstrated to your satisfaction.



3.27 **Electrical Installation**

3.27.1 We believe that the property has a three-phase electrical supply, and the primary distribution boards are mounted on the front wall of office 1, in a cupboard. Secondary consumer units were located on the first-floor stage, the first-floor landing, and on the rear wall of recreation room 3.

The primary distribution board was installed in 2016, as evidenced by stickers displayed on the units. The stickers also display a next recommended date for inspection as 2021. If the electrics were not tested in 2021, then they are overdue. Enquires should be made with the Vendor in this regard. If they were not tested, then you should instruct a NICEIC registered electrician to test the electrics before you commit to the purchase. The secondary units were installed more recently in 2018 and are due for inspection in 2023. Nevertheless, all electrics, distribution boards, consumer units etc. should be tested together



3.28 **Gas Installation**

3.28.1 The property is connected to the gas mains and there is an internal credit meter mounted on the east wall of the entrance lobby/hallway at high level.

The gas meter appears relatively modern and in satisfactory condition with earth bonding in place. Details regarding the installation of this meter and the Gas Safe certificates should be obtained from the Vendor.



3.28.2 Gas pipes.

Gas pipes visible during our inspection appear to have been installed in recent years and are in a good condition. Details regarding installation of these pipes and the Gas Safe certificates should be obtained from the council.



3.29 **Air Conditioning**

3.29.1 There is none.

N/A



3.30 **Ventilation**

3.30.1 The property is not fitted with mechanically ventilation.

There are a series of extractor fans to the sanitary rooms, and wall mounted vents/fans to the gym. These appeared in satisfactory working condition at the time of our inspection.




3.31 **Sanitary Fittings**


3.31.1 Male, female, and disabled WCs are provided at the front of the property, on the ground floor, and male and female

The sanitary rooms have been replaced in recent years and are in a good and serviceable condition.




WCs are provided from the hallway on the first floor.

3.31.2 There is a WC under the rear staircase, accessed from recreation room 3. Pipework for this WC has corroded due to leaks. This should be checked by a competent plumber in the short term, and defective pipework should be replaced. 


3.31.3 Kitchen. The kitchen area is in a satisfactory condition and is fit for purpose. No defects were recorded to the kitchen. 

3.32 Lifts

3.32.1 There is a passenger lift in the southeast extension of the building. This was not working at the time of our inspection. We cannot confirm the age of this lift, although we assume it was installed circa 1960s. Therefore, it is likely that it has reached the end of its serviceable life and is very unlikely to conform to modern standards. This lift must be inspected by a qualified lift engineer, and you should budget for wholesale replacement of this in the short term. 


3.33 Statutory Compliance and Legislation

3.34 Fire Escape and Precautions

3.34.1 Means of escape There is a Fire Risk Assessment (FRA) stored onsite, although this is dated 2010. 

The responsibility for meeting the requirements of the Regulatory Reform (Fire Safety) Order 2005 rests with the 'responsible person' who will be the building owner or their appointed third party.


The building appears to be provided with adequate means of escape. There are multiple access routes into the property, and escape routes out of the property. The travel distances appear to comply with Part B of the building regulations, although this has not been accurately measured. We strongly recommend that the FRA and fire evacuation plan are reviewed and updated by a competent person before exchange of contracts.


3.34.2 Fire alarms. We believe that the property has a fire alarm system. This has not been the subject of specialist testing by Sussex Surveyors, and the system appears aged. We suggest that installation, certification, and testing records are obtained from the Vendor. If the fire alarm 


system has not been regularly or recently tested, then this must be carried out before you commit to the purchase, and the system demonstrated to your satisfaction. It is likely that the current system requires a major overhaul in the immediate term, and this is something you should budget for.

External Areas

3.35 Gardens, boundaries, and Areas

3.35.1 Car park and driveways. The tarmacadam parking area to the front elevation, and along the east elevation are in a satisfactory condition. 


3.35.2 Hardstandings to west elevation and rear elevation. These are generally in a satisfactory condition, although vegetation is overgrown in areas. These parts should be landscaped in the short term. The rear tarmacadam hardstanding is in a satisfactory condition overall, however, part of this has sunk adjacent to the rear of the recreation room 3. We suspect that this has occurred due to poor compaction of the sub-base. This area should be broken out and resurfaced in the short term. 

3.35.3 Side and rear timber boundary fences. The east timber boundary fence to the site has deteriorated and is leaning. We suggest that this is replaced in the short term. Elsewhere, boundaries are in a satisfactory and serviceable condition. 


3.36 Garages and Outbuildings

3.36.1 There are none. N/A 

3.37 Noise and Disturbance

3.37.1 The building is located in a built-up residential area with the relatively busy main road to the front. The positioning of the unit in relation to the road has the potential to create a noise disturbance, although this is unlikely to create problems for your intended use of the building. 

3.38 Deleterious and Hazardous Materials

3.38.1 Asbestos Survey In accordance with the Control of Asbestos Regulations, all commercial premises built before 2000 must have an Asbestos Management Plan and register in place. The 

building does have an Asbestos Management Plan and Registered which is stored onsite. We understand that this was most recently updated in 2021.

This plan confirmed our suspicions that the roof slates, east elevation vents, and the west elevation cement flue contain asbestos. According to the register, the textured finishes do not contain asbestos, although the thermoplastic floor tiles to certain areas do. In addition, services pipes have asbestos containing gaskets. Most of the asbestos identified within the registered is deemed low risk. However, higher risk pipe insulation material was uncovered in the boiler room (no access during our inspection). Recommendations on how to deal with this in the asbestos plan should be followed.

During our inspection, we found possible brown asbestos pipe insulation to the roof plant room. This material is deemed to be high risk. The asbestos register states that this roof space could not be inspected as it was locked. In the immediate term, this area must be inspected, and the pipe insulation tested for asbestos. If this is found to contain asbestos, then it must be removed by a licensed contractor in the immediate term.

It is vital to ensure that the Asbestos Management Plan, and Registered are regularly updated, as you will become the responsible person, should you proceed with the acquisition. The HSE states the following: "Under regulation four, responsibility for the asbestos management of a non-domestic premises lies with the owner, person or organisation that has clear accountability for the maintenance or repair of the non-domestic premises, such as through an explicit agreement like a tenancy agreement or contract".

3.39 **Radon**

3.40 In some parts of the country, a naturally occurring and an invisible radioactive gas called Radon can build up in properties. In worst cases this can be a safety hazard. According to the UK Radon website the property is situated in an area in which 3-

You should ask the vendor whether any radon testing has been carried out within the property and if so, request to see a copy of the results report. If testing has not been carried out, you should ask an appropriately qualified person to assess this before you commit yourself to the purchase. In most cases



5% of properties will be affected. This area is deemed to be an intermediate risk.

remedial works (if required) are not too expensive. Your Solicitors search should pick this up and may provide additional accuracy on the risk.

3.41 Sustainability and Energy Efficiency

3.41.1 The EPC for the property was carried out in 2013 and was given an E rating.

This is a relatively poor rating. Therefore, you should consider making changes to the property to improve its energy performance.



You should note that the MEES regulations, which govern the Energy performance requirements, are changing in 2023 and this could affect the unit and current rating.

3.42 Cultural Heritage

3.42.1 The building is not listed, nor is it within a conservation area as far as we are aware.

N/A



3.43 Proposals

3.43.1 We understand that there are plans to extend the building on both the east and west elevations.

The cost of these extension works must be established and added to the overall budget costs highlighted in this report for repair works. Decisions can then be made to see if the acquisition of this property is financially viable.



3.43.2 Should you take on the sole trustee position of this property, you plan on retaining its current use as a youth community centre.

Substantial repair works are necessary in the immediate/short term to ensure that this building is safe for its intended use.



4.0 Statutory Matters

4.1 **Planning, Listed Buildings and Conservation Areas**

4.1.1 Sussex Surveyors have not undertaken any direct enquiries with the Local Authority Planning and Building Control Departments in relation to the construction of the building or any subsequent extensions. We trust that this has been fully considered by your solicitors as part of their legal due diligence process.

4.2 The building is not listed, and it is not within a conservation area as far as we are aware.

4.2.1 **Fire Safety**

4.2.2 We have not undertaken a detailed review of the fire safety standards but from our visual inspection, we believe that there are no significant issues with regards to fire safety. We believe that the unit benefits from adequate means of escape which include external fire exit doors (to external elevations) as well as the necessary internal fire compartmentation and escape routes. That said, the fire doors must be checked. From our visual inspection, the building appears to have fire alarm and detection system, emergency lighting and fire escape signage etc. However, this is dated. You should request detailed information on the current fire detection systems, fire plans, and fire risk assessment from the Vendor. We strongly recommend that you instruct a competent fire engineer to evaluate the current fire safety of the building. Given that little alteration and maintenance works have been carried out for many years, you should budget for improvement works.

4.2.3 There is a Fire Risk Assessments stored onsite, although this is dated 2010. The responsibility for meeting the requirements of the Regulatory Reform (Fire Safety) Order 2005 will rest with you as the property owner, should you commit to the acquisition. The Fire Risk Assessment must be reviewed and updated. You will need to appoint your own responsible person to undertake and regularly update the fire risk assessment. Given your intended use for the property, we suggest that you instruct a qualified fire engineer to carry out this role.

4.3 **Energy Performance**

4.3.1 The Minimum Energy Efficiency Standard Regulations (MEES) from 1st April 2018 state that it is illegal to grant new leases or renew existing leases to commercial properties in England and Wales with an EPC of F or G. Existing leasehold commercial properties need to have at least an E rating.

4.3.2 From the 1st of April 2023, the regulations will apply to all tenancies including those that already exist. This could impact you, should you intend on letting the unit.

4.3.3 The EPC for the property was carried out in 2013 and was given an E rating. This is a relatively poor rating. Furthermore, environmental legislation has become more stringent since the EPC was carried out, and therefore the new rating could be lower. EPCs last 10 years, so another will be due next year. You should note that recent changes in legislation made it unlawful to let/rent a property with an F or a G rating. Therefore, if you plan on letting this property, changes may have to be made to improve the energy performance of the building. You should consider making changes to the property to improve its energy performance.

4.4 **Health and Safety**

4.4.1 Sussex Surveyors have not undertaken a Health and Safety Risk Assessment in relation to the site or building. This report should not be construed as a substitute for a Health and Safety Risk Assessment. Any comments made are based upon our inspection and any areas of concern that were identified. Upon acquiring the site, we would recommend that a suitable Health and Safety Risk Assessment is commissioned to ensure compliance with current Legislation.

4.4.2 During our inspection, we found several areas that pose immediate risk to health and safety, and others which are a potential risk to health and safety. Our main concern is the structural movement to the west elevation. We are also concern regarding the structural integrity of the steel/concrete frame below the gym. This must be investigated by a Structural Engineer in the immediate term.

4.5 **Accessibility**

4.5.1 Sussex Surveyors have not undertaken an Access Audit in respect of the site or the building as this is beyond the scope of our appointment. However, from our visual inspection we noted that the property has poor provisions for disabled access. Access through the main entrance is satisfactory, although the east elevation ramp is far too steep for wheelchair access. Furthermore, there is no access to the first floor with the non-functioning lift. This will need to be addressed to ensure disabled access to the first floor of the building. The ramp should also be altered to ensure easier egress for wheelchairs in the event of a fire.

4.5.2 We have not been provided with a general accessibility report for the building or external areas of the site. These areas will become your responsibility as the new owner and should therefore comply with the current Equality Act and have a dedicated report which is reviewed periodically. Upon acquiring the site, we would recommend an Access Audit and Management Plan is commissioned for the building to ensure that the requirements of the Equality Act 2010 are met.

4.6 **Asbestos and Deleterious Materials**

4.6.1 All commercial properties built before 2000 must have an asbestos register and management plan in place in order to comply with the Control of Asbestos Regulations 2012. This is stored onsite and has been reviewed. However, certain parts were inaccessible during the asbestos inspections. We suggest that an additional inspection is carried out, and access is made available to all areas, especially the roof plant room where we found possible asbestos pipe insulation. This further inspection should include all other existing asbestos containing materials, their condition, and updated recommendations for the management of said materials. The register and plan can then be updated. Prior to any major works, a Refurbishment and Demolition survey should be carried out.

5.0 Budget costings

BUDGET COSTINGS FOR REPAIR		PRIORITY CODE			
		A = Health & Safety, Essential Repairs/Defect Rectification			
		B = Programmable Repairs and Maintenance			
		C = Major Capital Expenditure			
Item No.	Item	Priority Code	Immediate Term Required Within Year 1 Cost	Short Term Works Years 2-4 Cost	Medium/long Term Works Years 5-10 Cost
1.0	Chimneys, Roofs, Valleys & Rainwater Goods				
1.1	Cap open chimney pot, replace lead flashings, replace concrete coping to northwest chimney stack.	B		£1,000	
1.2	Repairs/replacement of damaged tiles and mortar to redundant chimney stacks.	B		£500	
1.3	Further investigation into roof structure, and all other areas of concern by Structural Engineer.	A	£2,000		
1.4	Re-covering of the pitched roof.	C			£46,000
1.5	Replacement of the damaged roof slates and re-bedding of the rear verges.	B	£2,000		
1.6	Re-covering of the rear extension mineral felt flat roofs. Includes for new insulation.	C		£30,000	
1.7	Replacement of both roof lights to rear extension flat roof.	B		£2,000	
1.8	Re-covering of the southeast extension flat roof. includes for new lead flashings.	B		£1,800	

BUDGET COSTINGS FOR REPAIR		PRIORITY CODE			
A = Health & Safety, Essential Repairs/Defect Rectification					
B = Programmable Repairs and Maintenance					
C = Major Capital Expenditure					
Item No.	Item	Priority Code	Immediate Term Required Within Year 1 Cost	Short Term Works Years 2-4 Cost	Medium/long Term Works Years 5-10 Cost
1.9	Re-covering of the southwest extension flat roof. includes for new lead flashings.	B			£2,000
1.10	Re-covering of the east elevation canopy roof and new lead flashings.	B		£1,200	
1.11	Repairs to front parapet wall and copings– new copings, re-bedding of copings, new brickwork, and repointing.	B		£3,000	
1.12	Repairs to recreation room parapet wall.	B		£2,500	
1.13	Redecoration and repairs to cast-iron gutters and downpipes.	B		£6,000	
1.14	Re-fixing of the southeast extension gutter.	B	£100		
1.15	Installation of new section of gutter to east elevation canopy.	B	£150		
1.16	Unblocking of box gutters to rear extensions.	B	£150		
2.0	Elevations				
2.1	Rebuilding west elevation brickwork and reinforcement to the roof and wall structures	A & C	£50,000		
2.2	Filling cracks to front gable render, and repointing rear gable wall.	B		£1,000	
2.3	Redecorating front elevation, replacement of the cracked concrete subsill, and stitch repairing cracked masonry.	B		£3,000	

BUDGET COSTINGS FOR REPAIR		PRIORITY CODE			
A = Health & Safety, Essential Repairs/Defect Rectification					
B = Programmable Repairs and Maintenance					
C = Major Capital Expenditure					
Item No.	Item	Priority Code	Immediate Term Required Within Year 1 Cost	Short Term Works Years 2-4 Cost	Medium/long Term Works Years 5-10 Cost
2.4	Repointing to side elevations of original building.	B		£2,500	
2.5	Replacement of concrete subsills to east elevation and to west elevation (x2).	B		£1,000	
2.6	Replacement of the concrete subsill to the front window of recreation room 3.	A	£1,500		
2.7	Repointing of the southwest extension.	A		£1,800	
2.8	Rebuilding of cracked brickwork adjacent to the first floor female WC.	A	£2,500		
2.9	Repointing to cracked brickwork on rear of recreation room 3.	B		£500	
2.10	Replacement of defective wall tiles to rear cladding.	B		£350	
2.11	Replacement of cracked render and masonry to rear of recreation room 2 (rendered band).	B		£1,200	
2.12	Replacement of corroded wall ties to southwest extension.	A		£6,000	
2.13	Replacement of both lintels above art room stores.	B		£1,900	
2.14	Replacement of the cracked concrete lintel above the front window to the recreation room 3.	B		£3,000	
2.15	Replacement of metal lintel above east elevation first floor fire door.	B		£1,000	

BUDGET COSTINGS FOR REPAIR		PRIORITY CODE			
A = Health & Safety, Essential Repairs/Defect Rectification					
B = Programmable Repairs and Maintenance					
C = Major Capital Expenditure					
Item No.	Item	Priority Code	Immediate Term Required Within Year 1 Cost	Short Term Works Years 2-4 Cost	Medium/long Term Works Years 5-10 Cost
3.0	Windows and Doors				
3.1	Major overhaul to all timber windows.	B & C		£15,000	
3.2	Replacement of the timber casement window to the rear gable wall.	B		£600	
3.3	Replacement of all steel windows.	B & C		£25,000	
3.4	Repairs and redecoration to main entrance doors.	B		£500	
3.5	External fire door checks.	A	£1,000		
3.6	Redecoration of timber fascia boards to original building.	B		£1,500	
3.7	Redecoration of timber barge boards to front elevation, and fascia boards to the extensions.	B		£1,200	
3.8	Redecoration of the metal fire escape staircase and replacement of the cracked concrete and masonry.	A		£8,000	
4.0	Internal Areas				
4.1	Replacement of damaged mineral fibre suspended ceiling tiles.	B		£500	
4.2	Replacement of recreation room 1 ceiling.	B		£1,000	
4.3	Replacement of understairs cupboard and store 1 ceilings.	B		£800	
4.4	Re-fixing of the ceiling to office 1. Following further investigation.	B		£1,000	

BUDGET COSTINGS FOR REPAIR		PRIORITY CODE			
A = Health & Safety, Essential Repairs/Defect Rectification					
B = Programmable Repairs and Maintenance					
C = Major Capital Expenditure					
Item No.	Item	Priority Code	Immediate Term Required Within Year 1 Cost	Short Term Works Years 2-4 Cost	Medium/long Term Works Years 5-10 Cost
4.5	Replacement of office 2 ceiling.	B		£800	
4.6	Repairs to partition wall between art room stores.	A		£1,500	
4.7	Internal fire door checks.	A	£500		
4.8	Rising damp treatment works to entrance porch, office 1 and recreation room 1.	B		£5,000	
4.9	Installation of steel to the ceiling of office 1 and 2 to support the front section of the gym floor. Rebuilding of the brickwork to the partition wall of office 2, and the installation of a steel column to provide additional support to the steel bearing off the office 2 partition.	A & C	£25,000		
5.0	M&E and Drainage				
5.1	Mechanical and Electrical Survey	A	£2,000		
5.2	CCTV drainage survey.	A	£600		
5.3	Replacement of passenger lift.	C		£90,000	
6.0	Fire Escape and Precautions				
6.1	Fire Risk Assessment.	A	£300		
6.2	Testing of fire alarms, and overhaul to system.	A	£4,000		
7.0	Asbestos				
7.1	Testing for asbestos in the roof plant room, and budget for removal.	A	£5,000		

BUDGET COSTINGS FOR REPAIR		PRIORITY CODE			
		A = Health & Safety, Essential Repairs/Defect Rectification			
		B = Programmable Repairs and Maintenance			
		C = Major Capital Expenditure			
Item No.	Item	Priority Code	Immediate Term Required Within Year 1 Cost	Short Term Works Years 2-4 Cost	Medium/long Term Works Years 5-10 Cost
8.0	External Areas				
8.1	Replacement of east boundary fence.	B		£2,000	
8.2	Resurfacing to rear sunken hardstanding.	B		£2,500	
9.0	Cost Summary				
	Summary Cost by Priority	Priority Code	Immediate Works Required Year 1 Cost	Medium Term Works Years 2-4 Cost	Longer Term Works Years 5-10 Cost
	Sub-Total Ex. VAT Year 1-10		£96,800.00	£228,150.00	£48,000.00
	Total:	£372,950.00+VAT = £447,450.00 including VAT.			

NOTE: The costs shown in this table are budget costs only and are subject to formal quotations. Furthermore, the costs are not exhaustive and an additional 15% should be added to allow for contractor's preliminaries, overheads, and profit. VAT (20%) must also be added to these costs. Furthermore, you must be aware that the constant rising general living costs and material costs may influence our budget costs.

NOTE: we have not included for general maintenance costs such as clearance of gutters, roof coverings, window cleaning, internal cleaning etc. This should form part of a Building Maintenance Plan.

NOTE: Until further investigations are carried out into many areas of the property, the true extent of certain defects, and associated repair costs cannot be established. Therefore, your liability may increase following the third-party further investigations, primarily the Structural Engineer.

6.0 Conclusions and recommendations

- 6.1 The internal parts of the property are generally in a satisfactory condition, having been reasonably well maintained and refurbished in the past. However, much of the external building fabric is in a poor condition due a lack of repair and maintenance for many years. Consequently, there is now a considerable amount of work required to overcome these years of accrued neglect.

We deem the acquisition of this property to be relatively high risk. Whilst all attempts have been made to inspect all parts of the property, there are certain areas which we are unable to access, for example floor voids, areas concealed by stored items, inaccessible roof spaces etc. Based on the condition of areas we could inspect further defects are likely concealed within the building. Therefore, if you are intent on acquiring this property, then a generous contingency sum is recommended to account for any unforeseen defects which might become apparent during renovation works.

- 6.2 Before you commit to the acquisition of this property, you must instruct a Structural Engineer to investigate the bulging of the west elevation. As part of this inspection, the roof structure, all external walls to the original building, the structural cracking and distortion to the front wall of the northwest extension (adjacent to female WC window), the structural cracking to the art room store partition wall, and the universal beam to office 2 on the ground floor should be investigated. We suggest that the steel and concrete frame supporting the gym is investigated at this time as well. It must be confirmed that this structure is sufficient to support the imposed loads of the gym use.

We recommend Haworth McCall Consulting - 01273 617117. Sussex Surveyors would be pleased to accompany the Structural Engineer on this inspection at no extra charge.

Please note that, whilst we have attempted to quantify the cost of repair works certain structural elements, these must not be relied upon for accuracy. The true extent of the structural defects to this property could not be established from our inspection, which is why it is vital to have further investigation carried out by a Structural Engineer before exchange of contracts.

- 6.3 The building will also require a comprehensive maintenance plan in place during your occupation. It is important to ensure that trained and competent contractors are used for repair and maintained of this building. Period properties of this type must be repaired using traditional materials and methods.
- 6.4 It would be prudent to instruct a mechanical and electrical survey before exchange of contracts. For this, we recommend Curve Workplace Ltd.
- 6.5 Should you acquire the property, then Sussex Surveyors would be pleased to assist you with the repair works recommended in this report by designing, specifying, and tendering the works, and acting as the Contract Administrator. We understand that your budget may be limited for the works. Therefore, we can work closely with you to prioritise the most urgent works, and to value engineer the works if necessary.
- 6.6 As part of the acquisition, you should obtain assignment of all relevant construction information, warranties (if applicable), Building Control Completion Certificates, Planning Permission documentation, M&E servicing and installation and servicing records.

- 6.7 We recommend that competitive estimates, for the works highlighted above, are obtained to provide a more accurate assessment of the costs involved in the repair works. All works should be carried out by a trained and competent contractor(s).
- 6.8 The report must be read as a whole and although we have mentioned certain items above, we consider essential other items mentioned in the report which must not be neglected.
- 6.9 In accordance with our usual practice, we recommend that specific enquiries be made of your insurers to ensure that the property is covered against damage resulting from ground movement in the future or tree roots.
- 6.10 We must state that the report is for the use of the parties to whom it is addressed, and no responsibility is accepted to any third party for the whole or any part of its contents. No section of the report or the entirety may be reproduced without the express written authority of Sussex Surveyors LLP.

Appendices

Appendix 1 - Limitations to the Report

Sussex Surveyors LLP

Limitations to the report

Although we have undertaken as thorough and detailed an inspection as possible, we are required by our Professional Indemnity Insurers to notify you that our report will be subject to the following standard limitations.

1. We were unable to inspect woodwork or other parts of the structure which were built-in, covered, unexposed or inaccessible in the normal course of construction, alteration or fitting out. We are therefore unable to report that such parts remain free from rot, beetle, corrosion, or other defect.
2. Where premises were occupied at the time of our inspection the presence of fixed floor coverings, fittings and plant generally will have restricted the scope of our inspection.
3. We were unable to inspect flues, ducts, voids or any similarly enclosed areas, access to which was not readily available at the time of our inspection. We are therefore unable to report that such areas remain free from defect.
4. This report excludes any investigation into structural engineering design, compliance with legislation relating to buildings and no specific inspection or specialist testing was undertaken to establish whether High Alumina Cement concrete, calcium chloride additives, calcium silicate brickwork, woodwool slab permanent formwork, asbestos PCB or other deleterious materials, calcium silicate reaction in concrete, cavity wall tie failure, radon gas seepage were present within the construction and we would recommend that a suitable undertaking is obtained from the vendor in this respect.
5. No samples were taken, nor analysis made of the sulphate content of the load bearing sub-soil adjacent to the foundations nor were any enquiries made as to general ground conditions.
6. We have not commissioned inspections or tests of electrical, mechanical, water, drainage, or other services other than where specified and are therefore unable to report that such parts remain free from defect. Our inspection of the services was based on a visual inspection to ascertain their general type and condition.
7. We have not made any formal written enquiries in respect of Existing User Rights, Proposed Use, Town Planning and road widening, Legal Interests, Prescriptive Rights, Easements, Wayleaves or Statutory Consents, but we would advise that such enquiries are made by your solicitor.
8. We must state that the report is for the use of the parties to whom it is addressed, and no responsibility is accepted to any third party for the whole or any part of its contents. No section of the report or the entirety may be reproduced without the express written authority of Sussex Surveyors LLP.
9. This report is based on the assumption that the property has not suffered any land contamination in the past, nor is likely to become so contaminated in the foreseeable future. We did not carry out soil tests, nor make any other investigations in this respect and we cannot access accurately whether it has been contaminated.
10. No part of the property was 'opened up' for inspection and we must point out that timbers such as plates, rafter feet, joists, lintels, and the like can be affected by wood boring insect infestation, dry rot or other forms of fungal decay without visible signs of such an attack being apparent on their surfaces.

Consequently, we cannot accept responsibility for any instances of hidden decay or infestation which may subsequently be revealed.

Appendix 2 – Photographs

1.



Cracked concrete coping to northwest chimney stack.

2.



Low quality flashband to northwest chimney stack.

3.



Undulations to west roof pitch.

4.



Undulations to east roof pitch.

5.



Broken asbestos fibre cement slates, and replacement slates to rear east verge.

6.



Broken slates to rear west verge.

7.



Stepped cracking to rear gable wall.

8.



Top section of rear gable wall rebuilt in the past.

9.



Aged and deteriorated rear extension roof light.

10.



Aged and deteriorated rear extension roof light.

11.



Rippled and blistered felt over rear extension flat roof.

12.



Eroded coping stones and deteriorated masonry to parapet above recreation roof 3.

13.



Worn felt and deteriorated parapet walls to recreation room 3 front projection.

14.



Disconnected gutter from southeast extension roof.

15.



Corrosion to cast-iron gutter joints on original building evidencing leaks.

16.



Deteriorated felt flat roof covering and parapet wall to southeast extension.

17.



Mineral felt covered flat roof over southwest extension in satisfactory condition.

Eroded coping stones and deteriorated brickwork mortar joints to front parapet.

18.



Bulging to west wall of gym.

19.



Bulging to west wall of gym.

20.



Bulging to west wall of gym.

21.



Bulging to west wall of gym.

22.



Bulging and cracking to west elevation brickwork.

23.



Bulging and cracking to west elevation brickwork.

24.



Bulging and cracking to west elevation brickwork

25.



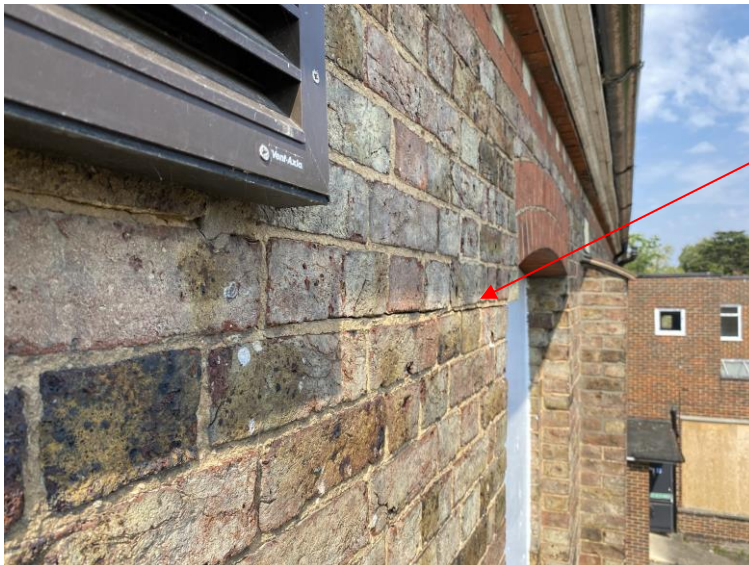
Cracking to southeast corner at high level, and deteriorated brickwork mortar joints.

26.



Deteriorated brickwork mortar joints above southeast extension flat roof.

27.



Cracking through the mortar joints and displacement of the brickwork on the north side of the east elevation first floor fire escape door.

28.



Cracked concrete subsill adjacent to first floor east fire escape door.

29.



Stepped cracking and displacement of the brickwork adjacent to the first floor female WCs.

30.



Stepped cracking and displacement of the brickwork adjacent to the first floor female WCs.

31.



Presumed lintel failure above art room store windows.

32.



Internal cracking above art room store windows – sign of lintel failure.

33.



Peeling paint to southeast extension timber fascia boards.

34.



Perished mortar joints to southwest extension brickwork.

35.



Deteriorated mortar joints to east elevation.

36.



Deteriorated paint to front elevation timber barge boards.

37.



Cracking to front gable end render.

38.



Peeling paint from front elevation, eroded copings to parapet, and cornice.

39.



Cracked concrete subsill to front elevation (stairwell).

40.



Cracked concrete lintel above recreation room 3 front window.

41.



Cracked and spalled concrete subsill below recreation room 3 window.

42.



Deteriorated paint to steel crittall windows.

43.



Deteriorated timber subframe to steel
crittall windows.

44.



Corrosion to steel lintel above east
elevation fire escape door.

45.



Cracked concrete subsill to west
elevation.

46.



Rotten timber to sash windows (front).

47.



Rotten timber to west elevation windows.

48.



Worn felt flat roof covering and missing flashings to east elevation canopy.

49.



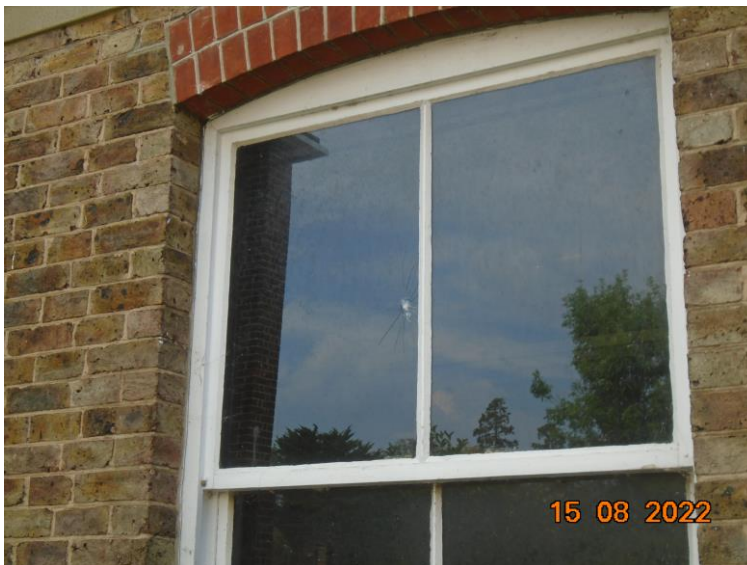
Missing section of gutter to east elevation canopy.

50.



Slipped and broken tiles to rear clay tile hung cladding.

51.



Broken glazing to rear window of recreation room 2.

52.



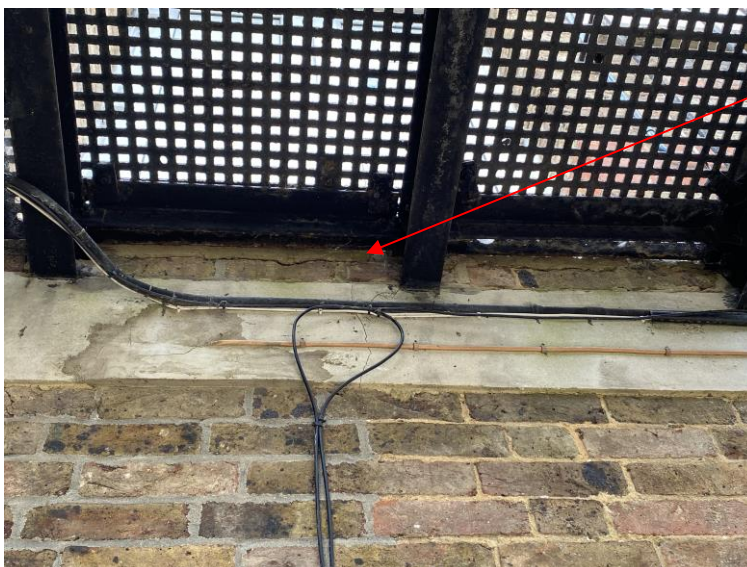
Cracking to rear concrete band and masonry.

53.



Stepped cracking to rear wall of recreation room 3.

54.



Corroded metal fire escape staircase and cracked concrete and masonry.

55.



Cracked concrete adjacent to metal fire escape staircase.

56.



Corroded metal fire escape staircase.

57.



Possible brown asbestos pipe insulation to roof plant room.

58.



Possible brown asbestos pipe insulation to roof plant room.

59.



Bowing ceiling to office 1.

60.



Displaced brickwork and pad stone surrounding and below steel.

61.



Cracked and bowing ceiling to office 2.

62.



Rising damp to front wall of office 1.

63.



Rising damp to east wall of office 1.

64.



Rising damp to northwest corner of recreation room 1.

65.



Rising damp to entrance porch walls.

66.



Bowing to the rear of recreation room 2 floor.

67.



Structural cracking to partition wall between art room stores.

68.



Structural cracking to partition wall between art room stores.

69.



Sunken tarmacadam to rear.

