

# PHYSICAL CONDITION SURVEY

BECKENHAM PUBLIC HALL  
4 BROMLEY LANE, BECKENHAM, BR3 5JE



SURVEY CARRIED OUT BY

*the*  
**OAKLEAF GROUP**  
MARKET LEADING SURVEYS

FEBRUARY 2020

ISO 9001 - Quality Control	
Date checked	Office Manager – Signed D. Edmonds
10/02/2020	Surveyor – Signed M. Keavney

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## 2 THE PROJECT TEAM

The Project Team will comprise:

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### 3 EXECUTIVE SUMMARY

Oakleaf have undertaken a Physical Condition Survey of **Beckenham Public Hall** on behalf of London Borough of Bromley.

The surveys undertaken within this study relate to conditions prevailing on site on the 30<sup>th</sup> January 2020.

#### **Backlog Maintenance Works**

Total remedial work required for the BUILDING & M&E Elements:

Building Survey	£ 810,770
M&E Survey	£ 72,050
<b>TOTAL COST</b>	<b>£ 882,820</b>
Cost per m <sup>2</sup> (average)	£ 353.13/m <sup>2</sup>

(Please note that this is based on an estimated Gross Internal Floor Area of 2,500m<sup>2</sup>)

#### **Budget for Future Maintenance Works**

Total remedial work likely to be required within a five year period for the BUILDING & M&E Elements:

Building Survey	£ 60,000
M&E Survey	£ 28,500
<b>TOTAL COST</b>	<b>£ 88,500</b>
Cost per m <sup>2</sup> (average)	£ 35.40/m <sup>2</sup>

(Please note that this is based on an estimated Gross Internal Floor Area of 2,500m<sup>2</sup>)

**Combined Backlog and Future Maintenance Costs:     £ 971,320**

#### ***Breakdown of Priority Grading***

The Beckenham Public Hall site falls into the following Priority Grading:

Priority 1	51.2%	£ 497,500
Priority 2	19.6%	£ 190,000
Priority 3	18.0%	£ 175,320
Priority 4	11.2%	£ 108,500

These figures are exclusive of Prelims, Profit, Contingency, Fees, Expenses and VAT and have not been adjusted for regional variance.

Please note that these costs are based on bringing all areas up to a sound and operational (not new) condition.

The costs are based on a combination of: BCIS Dilapidations Guide 2019, BCIS Minor Works 2019 and SPONS Architects and Builders Price Book 2019.

## 4 EXCLUSIONS

### Structure

The Condition Survey is not intended as a full structural survey. No load tests or assessment of the actual loadings have been made. No investigations have been made to ascertain the type or condition of the foundations or that no high alumina cement concrete or calcium chloride additive was used in the construction, unless specifically noted.

The survey takes the form of a visual inspection only. Parts of the structure which were concealed, covered up or made inaccessible in the course of construction have not been opened up as part of this survey and we are unable to report that these parts are free from rot, decay or other defects.

We have not carried out tests in respect of asbestos – based products, or other deleterious material therefore no assurance can be given as to the presence or otherwise.

No investigations, analysis of strata or subsoils or exposure of foundations to the main structure were undertaken as part of this survey, therefore we are unable to confirm the depth, condition or stability of the foundations or subsoils.

### Rainwater Goods and Roof Clearance

All rainwater goods / gutters / outlets / hopper heads / discharge shoes etc., should be cleaned out on a minimum yearly basis. This will ensure rapid and efficient collection and dispersal of rainwater from the building envelope, to minimise damage by rainwater ingress.

This report assumes that appropriate levels of gutter, roof and rainwater goods clearance is carried out.

### Fire Precautions

The survey has not considered the resistance of the building to fire, the operation and adequacy of extinguishers, the adequacy of means of escape or of the fire precautionary or alarm systems. The survey has not inspected or considered Fire compartmentation of the building(s) and the requirements of the Fire Risk Assessment as required under the Regulatory Reform Order 2005, as these are items dealt with by others and fall outside the scope of our report.

### Electrical

**THIS INSPECTION DOES NOT REPLACE THE NEED TO CARRY OUT ALL STATUTORY TESTS REQUIRED TO MEET BUILDING AND USAGE COMPLIANCE.** The electrical services to the building/s identified within this report have been visually inspected only, i.e. no covers have been removed, nor has any circuit testing been carried out. This visual inspection does not replace the need for a full electrical periodic test and inspection, which should be carried out to comply with, and to the relevant time frequency identified within the relevant British Standard and/or HSE requirement.

Fire alarms, emergency lighting, lifts etc. to the building/s identified within this report again have been visually inspected only. This visual inspection does not replace the need for a full test and inspection,

which should be carried out to comply with, and to the relevant time frequency identified by, the relevant British Standard and/or HSE requirement.

Defects identified within all reports should be rectified within the timescales identified within each report.

### **Mechanical Systems**

The survey takes the form of a visual inspection only. This visual inspection does not replace the need for a full test and inspection to boilers, calorifiers and pressure vessels, which should be carried out to comply with, and to the relevant time frequency identified by, the relevant British Standard and/or HSE requirement.

This survey does not replace a Legionella Risk Assessment which should be carried out regularly whether or not the survey has identified risk which would fall under that assessment.

## 5 PHYSICAL CONDITION METHODOLOGY

Oakleaf have developed specific data capture pro-formas to cover each aspect of a Physical Condition Appraisal.

Oakleaf's approach is not only to identify which items do not meet an appropriate condition, but also those which do. We consider that this approach is thorough and also enables the client to confirm that no items have simply been missed. We will also provide a written Executive Summary that lists the main findings.

### **Aspects covered in the appraisal:-**

Each element states Condition Category (A, B, C, or D).

Each element has been identified with a budget cost to repair it.

Each element has been identified with a remaining life expectancy when it will have to be either repaired or replaced.

Each element has been identified with a budget cost to upgrade it to Condition 'A'.

All the above have been recorded on our standard pro-formas and listed in a spreadsheet and database to enable the local users to maintain and update the data base on an ongoing basis.

### **The survey covers:-**

The Condition Survey comprises a systematic, uniform and objective basis for the gathering of condition information of all exposed and accessible parts of the establishment.

The survey report covers all areas of the establishment, unless specifically excluded by the Client, and details external elements of the building (Roofs, External walls, windows and doors etc.) at Block Level, whilst internal elements are examined at Room Level.

Outbuildings, boundaries and external pavings/roads and play fields were also inspected. Soft play areas and soft landscaping were excluded from the survey.

The survey was limited to the external elements of the structure of the fabric of the building and a visual non-intrusive inspection was undertaken to the interior of the building, sufficient enough to identify necessary maintenance works.

No testing, measurement or dismantling works were carried out, nor calculations carried out to verify the original design intent. Operating and Maintenance files including 'As Fitted' drawings were available to assist with the survey.

Where the structure was covered, unexposed or inaccessible, an inspection was not undertaken, and those parts cannot be reported free from defect.

At the time of survey, the premises were occupied and access to all area was available.

All costs provided are based upon present day competitive prices, and are budget estimates only, to be seen as a likely indication of the cost of the works.

The surveys identify all works that are needed at the time of the survey and/or which will become necessary within five years of the survey date, with such needs being priority coded and costed. They also note any major, predictable repair and maintenance needs likely to arise within the following five-year period, so that these may be used to help inform the Client's future Estate Strategy.

Where infringements of statutory requirements were observed they are noted in this report. However the absence of such observed infringements does not constitute proof nor enable the certification that the installations comply in all aspects with statutory requirements.

The investigation of asbestos contamination is beyond the scope of the survey. Reference should be made to the asbestos register for the building and where necessary specialist advice should be sought.

**Each building (block) has been appraised under the following categories:-**

**BUILDING**

- A) Physical Structure
- B) External Fabric
- C) Internal Fabric
- D) Roof
- F) External Works
- G) Gardens

**MECHANICAL**

- H) Drainage
- I) Heating Systems
- J) Steam Systems
- K) Vent & Air Con
- L) Medical Gases
- M) Hot/Cold Water
- N) Lifts
- P) Lightning Protection

**ELECTRICAL**

- R) Electrical
- V) Fire Alarms
- W) Telecoms

Each element category has been sub-divided into subsidiary components for ease of identification for example structure has been sub-divided into: General Structure, Foundations, Ground Stability etc.

A supplementary note and cost has been provided to support identifiable work listed under subsidiary components i.e. a roof frame may require numerous items of repair such as work to wall plates, tie rods, bracing, etc.



Each subsidiary component has been graded, utilising the DfE system via:

**Condition**

- A** = Good. Performing as intended and operating efficiently.
- B** = Satisfactory. Performing as intended but exhibiting minor deterioration.
- B(C)** = Items currently condition B but will fall to condition C within 5 year period.
- C** = Poor. Exhibiting major defects and/or not operating as intended.
- D** = Bad. Life expired and/or serious risk of imminent failure.

In addition a repair cost has been entered against each repair to bring the component up to a sound/operationally safe condition. An estimate of time remaining until the repair is implemented has also been allocated. Time allocation covers a five year projection. Extent of items has been measured and a descriptive note recording location within premises so that items can be located.

A note describing the fault and corrective work has been provided together with its location by floor and room number.

*Digital Photographs*

We have included digital photographs of key items requiring remedial work to assist in communicating the works required.

*Priority Grading*

Each non-compliant item has been given a Priority Grading to indicate the urgency of the work being undertaken:

- Priority 1 – Urgent Work
- Priority 2 – Essential Work
- Priority 3 – Desirable Work
- Priority 4 – Long Term Aspirational Work

## 6 REMAINING LIFE OF BUILDING ELEMENTS

When calculating the remaining life of elements Oakleaf use the BMI publication: Life Expectancy of Building Components. Below are building elements that have the potential to fall within the 5 year backlog maintenance plan and their respective life expectancy.

Timber Pitched Roof	85 years
Asphalt Flat Roof	35 years
Bitumen Felt Flat Roof	20 years
Slate Covering to Pitched Roof	75 years
Tile Covering to Pitched Roof	65 years
Softwood Windows	35 years
Hardwood Windows	50 years
Aluminium Windows	45 years
Cast Iron Gutters	50 years
PVC Gutters	30 years
PVC Windows	35 years
Steel Windows	50 years
Vinyl Sheet Flooring	10 years
Carpet Flooring	10 years
Decorations	7 years
Lathe and Plaster Ceiling	60 years
Suspended Ceilings	25 years

Clearly these are affected by on site conditions and in many cases have deteriorated to the extent that they require replacement within the above stated periods. Conversely; if the element has reached the end of its expected life but is in good condition the stated remaining life will be greater than the above.

## 7 REMAINING LIFE OF M&E ELEMENTS

When calculating the remaining life of elements Oakleaf use the BMI publication: Life Expectancy of Building Components. Below are building elements that have the potential to fall within the 5 year backlog maintenance plan and their respective life expectancy.

Plastic Water Storage Tank	30 years
GRP Water Storage Tank	35 years
PVCU Water Storage Tank	25 years
Copper Pipework	40 years
Boiler	20 years
Solid Fuel Back Boiler	20 years
Major Pump	12 years
Radiators	25 years
Thermostatic Radiator Valves	15 years
Aluminium Air-Conditioning Ductwork	30 years
Steel Air-Conditioning Ductwork	25 years
Air-Conditioning Heater	15 years
Air-Conditioning Chiller	15 years
Air-Conditioning Pump	15 years
Air-Conditioning Fan	15 years
Heating Program Controller/Timer	15 years
Thermostat Controls	15 years
Electric Lighting Circuit	30 years
Electric Power Circuit	30 years
Fuse Box/Consumer Unit	30 years
Power Outlet Socket	25 years
Light Switch	25 years
Fluorescent Luminaire	15 years
Wet Riser Sprinkler System	30 years
Dry Riser Sprinkler System	40 years
Sprinkler Head	25 years
Traction Drive Passenger Lift	30 years
Hydraulic Passenger Lift	25 years

Clearly these are affected by on site conditions and in many cases have deteriorated to the extent that they require replacement within the above stated periods. Conversely; if the element has reached the end of its expected life but is in good condition the stated remaining life will be greater than the above.

## 8 REVIEW FINDINGS

To follow are the reports produced from the data using our bespoke in-house software:

- Cost by Total Cost
- Cost by Priority
- Block Summary Sheet
- Detail Report

## Summary of Block Appraisal Cost by Total Cost

<i>Site</i>	<i>Block</i>	<i>GIA (m2)</i>	<i>Block Total</i>	<i>Cost/m2</i>
<b>Physical Condition</b>				
001 - Beckenham Public Hall	001 - Main Building	2,500	£971,320	388.5
<b>Overall Total:</b>			<b>£971,320</b>	

## Summary of Block Appraisal Cost by Priority

<i>Site</i>	<i>Block</i>	<i>Block Total</i>	<i>Priority 1 %</i>	<i>Priority 2 %</i>	<i>Priority 3 %</i>	<i>Priority 4 %</i>
<b>Physical Condition</b>						
001 - Beckenham Public Hall	001 - Main Building	£971,320	£497,500 51.2%	£190,000 19.6%	£175,320 18.0%	£108,500 11.2%
<b>Totals:</b>		<b>£971,320</b>	<b>£497,500</b>	<b>£190,000</b>	<b>£175,320</b>	<b>£108,500</b>
<b>Percentage:</b>			<b>51.2%</b>	<b>19.6%</b>	<b>18.0%</b>	<b>11.2%</b>

## Physical Condition Survey - Block Photo References

### 001 Beckenham Public Hall Block 001 - Main Building



**Build Year:** 1883

**Type of Construction:** This is a two storey brick framed, traditional Town Hall constructed in 1883 with a decorative brick façade and single storey section to the rear right hand side which forms the entrance to The Club that encompasses the majority of the Ground Floor and Basement. The roofs are a combination of pitched clay and slate roofs along with flat original asphalt roofs.

# Property Appraisal - Detail Report

*Cond. Cost to B Rem Life Priority C L R Year Notes*

*Remedial Action*

**Site : Beckenham Public Hall - 001**

**Block : Main Building - 001**

**Location:** *Whole Block*

**A - Building - Physical Structure**



01 - General Structure	B	£0	40	0				2060	Brick framed Victorian town hall premises: In reasonable condition.	No works likely to be required.
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**Location:** *Courtyard of the Club*

**B2 - Building - External Fabric**




01 - Windows	C	£4,000	0	1				2020	2No. timber single glazed windows: In very poor condition.	Cost allows for replacement.
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**Location:** *Over Ground Floor adjacent the Basement Access Steps*

**B2 - Building - External Fabric**



Property Appraisal - Detail Report

	Cond.	Cost to B	Rem Life	Priority	C	L	R	Year	Notes	Remedial Action
 01 - Windows	C	£1,500	0	1				2020	Timber single glazed window: Is rotten.	Cost allows for replacement.

**Location:** Pitched Roof

**B1 - Building - External Fabric**

04 - External Decorations	C	£10,000	0	3				2020	Timber fascias: Require redecoration.	Cost allows for redecoration.
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**Location:** The Club

**B1 - Building - External Fabric**

05 - Doors	B	£0	10	0				2030	Timber front door: In reasonable condition.	No works likely to be required.
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**Location:** Top Floor Green Rooms in the Valley of the Roof



**B2 - Building - External Fabric**

 01 - Windows	C	£3,000	0	1				2020	2No. single glazed windows: Require replacement.	Cost allows for replacement.
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**Location:** Whole Block

**B1 - Building - External Fabric**

**Property Appraisal - Detail Report**

	<i>Cond.</i>	<i>Cost to B</i>	<i>Rem Life</i>	<i>Priority</i>	<i>C</i>	<i>L</i>	<i>R</i>	<i>Year</i>	<i>Notes</i>	<i>Remedial Action</i>
	01 - Masonry	C	£5,000	0	3			2020	Brick-solid: Sporadic instances of spalled brickwork to all elevations requires repairs.	Cost allows for localised repairs.
	01 - Masonry	B	£0	10	0			2030	Render: In reasonable condition.	No works likely to be required.
	01 - Masonry	B	£0	30	0			2050	Brick-solid: In reasonable condition.	No works likely to be required.
	02 - Cladding	B	£0	10	0			2030	Timber cladding: In reasonable condition.	No works likely to be required.
	04 - External Decorations	C	£2,000	0	3			2020	Timber rear fire escape: Requires redecoration.	Cost allows for redecoration.
	05 - Doors	B(C)	£1,000	5	3			2025	Timber front door: Allow to restrain within the maintenance schedule.	Cost allows to restrain.


**B2 - Building - External Fabric**

	01 - Windows	C	£50,000	0	2			2020	Timber single glazed windows: Allow to redecorate and make good all windows, taking care to splice the defective timber as necessary.	Cost allows to redecorate and make good as required.
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**Location:** 00 - Ground Floor

**C - Building - Internal Fabric**

**Property Appraisal - Detail Report**

	<i>Cond.</i>	<i>Cost to B</i>	<i>Rem Life</i>	<i>Priority</i>	<i>C</i>	<i>L</i>	<i>R</i>	<i>Year</i>	<i>Notes</i>	<i>Remedial Action</i>
	01 - Decorations	C	£17,500	0	4			2020	Redecoration is required as part of a regular maintenance schedule.	Cost allows for two coats of emulsion and includes gloss work.
	02 - Ceiling	B	£0	10	0			2030	Suspended ceiling tiles: In reasonable condition.	No works likely to be required.
	03 - Floor	C	£15,000	0	3			2020	Carpet: Requires replacement with contract quality carpet.	Cost allows for like for like replacement of the existing floor finish.
	03 - Floor	B	£0	10	0			2030	Timber floor: In reasonable condition.	No works likely to be required.
	06 - Sanitary Fittings	C	£10,000	0	2			2020	Female/accessible WC: Allow for refurbishment.	Cost allows for refurbishment conforming to modern standards.
	06 - Sanitary Fittings	C	£5,000	0	2			2020	Male WC: Allow for refurbishment.	Cost allows for refurbishment conforming to modern standards.
<b><i>I - Engineering - Heating Systems</i></b>										
	01 - Heat Emitters	B	£0	10	0			2030	Fan convector heater in serviceable condition.	No works likely to be required.
<b><i>M - Engineering - Hot/Cold Water</i></b>										
	01 - Local Water Heaters	B	£0	7	0			2027	Heatrae Sadia point of use water heater in serviceable condition.	No works likely to be required.
<b><i>R - Engineering - Electrical</i></b>										
	04 - Lighting Installation	B	£0	10	0			2030	Surface fluorescent lights in serviceable condition.	No works likely to be required.
<b><i>Location: 00 - Ground Floor - Boiler Room</i></b>										
<b><i>I - Engineering - Heating Systems</i></b>										

**Property Appraisal - Detail Report**

	<i>Cond.</i>	<i>Cost to B</i>	<i>Rem Life</i>	<i>Priority</i>	<i>C</i>	<i>L</i>	<i>R</i>	<i>Year</i>	<i>Notes</i>	<i>Remedial Action</i>
	02 - Heating Boilers	C	£60,000	0	2			2020	2No. old boilers with no branding are working, but are very old and it may be difficult to source parts for repair.	Cost allows for lifecycle replacement.
	04 - Pumps	B	£0	7	0			2027	2No. Grundfos heating pumps in serviceable condition.	No works likely to be required.
	05 - Controls	B	£0	7	0			2027	Heating control panel in serviceable condition.	No works likely to be required.

**Location: 00 - Ground Floor - Electric Cupboard**

**R - Engineering - Electrical**

01 - Incoming Cable	B	£0	10	0				2030	Lucy electric main incomer in serviceable condition.	No works likely to be required.
02 - Main Switchgear	B	£0	10	0				2030	MEM Exel isolator in serviceable condition.	No works likely to be required.
03 - Distribution Boards	B	£0	10	0				2030	2No. MEM Memshield 2 distribution boards in serviceable condition.	No works likely to be required.

**Location: 00 - Ground Floor - Kitchenette**

**C - Building - Internal Fabric**

03 - Floor	B	£0	10	0				2030	Concrete floor: In reasonable condition.	No works likely to be required.
05 - Fixed Units	B(C)	£2,000	5	3				2025	Kitchen units: Allow to upgrade within the maintenance schedule.	Cost allows to upgrade conforming to modern standards.

**M - Engineering - Hot/Cold Water**

01 - Local Water Heaters	B(C)	£1,500	5	3				2025	Heatrae Sadia point of use water heater requires replacement within the maintenance schedule.	Cost allows for lifecycle replacement.
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**Location: 00 - Ground Floor - Main Stairs**

**Property Appraisal - Detail Report**

	<i>Cond.</i>	<i>Cost to B</i>	<i>Rem Life</i>	<i>Priority</i>	<i>C</i>	<i>L</i>	<i>R</i>	<i>Year</i>	<i>Notes</i>	<i>Remedial Action</i>
<b>C - Building - Internal Fabric</b>										
08 - Stairs	C	£500	0	3				2020	Hand rails: Require redecoration.	Cost allows for redecoration.
<b>Location: 00 - Ground Floor - Store</b>										
<b>C - Building - Internal Fabric</b>										
03 - Floor	C	£3,250	0	3				2020	Vinyl sheet floor: Requires replacement.	Cost allows for like for like replacement of the existing floor finish.
<b>Location: 00 - Ground Floor - WC</b>										
<b>C - Building - Internal Fabric</b>										
03 - Floor	C	£3,250	0	3				2020	Anti-slip vinyl sheet floor: Requires replacement.	Cost allows for like for like replacement of the existing floor finish.
<b>Location: 01 - First Floor</b>										
<b>C - Building - Internal Fabric</b>										
01 - Decorations	C	£70,000	0	4				2020	Including wallpaper, redecoration is required as part of a regular maintenance schedule.	Cost allows for two coats of emulsion and includes gloss work.
03 - Floor	B	£0	10	0				2030	Timber floor: In reasonable condition.	No works likely to be required.
06 - Sanitary Fittings	C	£20,000	0	2				2020	Male WC: Allow for refurbishment.	Cost allows for refurbishment conforming to modern standards.
06 - Sanitary Fittings	C	£20,000	0	2				2020	Female WC: Allow for refurbishment.	Cost allows for refurbishment conforming to modern standards.
<b>K - Engineering - Vent &amp; Cooling</b>										
03 - Extract Fans	C	£50	0	3				2020	Xpelair extract requires cleaning.	Cost allows to clean.
<b>M - Engineering - Hot/Cold Water</b>										
01 - Local Water Heaters	C	£1,000	0	3				2020	Heatrae Sadia Multipoint 30 point of use water heater is aging.	Cost allows for lifecycle replacement.

**Property Appraisal - Detail Report**

<i>Cond.</i>	<i>Cost to B</i>	<i>Rem Life</i>	<i>Priority</i>	<i>C</i>	<i>L</i>	<i>R</i>	<i>Year</i>	<i>Notes</i>	<i>Remedial Action</i>
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**N - Engineering - Lifts**

01 - Lifts	B(C)	£20,000	5	3			2025	Lift requires replacement of the aging carriage within the maintenance schedule.	Cost allows for lifecycle replacement.
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**R - Engineering - Electrical**

04 - Lighting Installation	B	£0	10	0			2030	Decorative chandeliers in serviceable condition.	No works likely to be required.
04 - Lighting Installation	B	£0	10	0			2030	Surface fluorescent lights in serviceable condition.	No works likely to be required.

**Location: 01 - First Floor - Corridor To The Kitchen**

**C - Building - Internal Fabric**

02 - Ceiling	C	£50	0	3			2020	Plaster soffit: Ceiling paper is cracking.	Cost allows to remove and redecorate as required.
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**Location: 01 - First Floor - Dishwash Area**

**K - Engineering - Vent & Cooling**

03 - Extract Fans	C	£500	0	3			2020	1No. extract is not working.	Cost allows for repair.
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**Location: 01 - First Floor - Female WC**

**C - Building - Internal Fabric**

03 - Floor	C	£1,950	0	3			2020	Anti-slip vinyl sheet floor: Requires replacement.	Cost allows for like for like replacement of the existing floor finish.
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**Location: 01 - First Floor - Fire Exit Corridor**

**C - Building - Internal Fabric**

03 - Floor	C	£1,020	0	3			2020	Parquet timber block floor: Allow to sand down and re-varnish.	Cost allows to sand down and re-varnish.
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**Location: 01 - First Floor - Green Room**

**C - Building - Internal Fabric**

**Property Appraisal - Detail Report**

	<i>Cond.</i>	<i>Cost to B</i>	<i>Rem Life</i>	<i>Priority</i>	<i>C</i>	<i>L</i>	<i>R</i>	<i>Year</i>	<i>Notes</i>	<i>Remedial Action</i>
03 - Floor	C	£1,950	0	3				2020	Parquet timber block floor: Requires replacement.	Cost allows for like for like replacement of the existing floor finish.

**Location: 01 - First Floor - Kitchen**

**C - Building - Internal Fabric**

02 - Ceiling	C	£500	0	3				2020	Plastic soffit: Suspected damage noted.	Cost allows to remove and repair.
03 - Floor	C	£6,500	0	3				2020	Vinyl sheet floor: Requires replacement.	Cost allows for like for like replacement of the existing floor finish.
05 - Fixed Units	C	£20,000	0	2				2020	Kitchen units: Allow to upgrade.	Cost allows to upgrade conforming to modern standards.

**Location: 01 - First Floor - Main Hall**

**C - Building - Internal Fabric**

02 - Ceiling	B	£0	10	0				2030	Decorative plaster ceiling: In reasonable condition.	No works likely to be required.
03 - Floor	B(C)	£8,500	5	3				2025	Timber floor: Requires sanding and varnishing within the maintenance schedule.	Cost allows to sand down and re-varnish.
09 - Signs of Water Ingress	D	£2,000	0	1				2020	Signs of water ingress: Heavy damp staining noted to the plaster at high level to the left hand side front corner which is suspected to be due to external roof damage.	Cost allows for repair.

**I - Engineering - Heating Systems**

01 - Heat Emitters	C	£6,000	0	3				2020	6No. fan convector heaters are aging.	Cost allows for lifecycle replacement.
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**K - Engineering - Vent & Cooling**

07 - Cooling Units	C	£2,000	0	3				2020	1No. air cooling unit requires replacement.	Cost allows for lifecycle replacement.
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**Location: 01 - First Floor - Male WC**

**Property Appraisal - Detail Report**

	<i>Cond.</i>	<i>Cost to B</i>	<i>Rem Life</i>	<i>Priority</i>	<i>C</i>	<i>L</i>	<i>R</i>	<i>Year</i>	<i>Notes</i>	<i>Remedial Action</i>
<b>C - Building - Internal Fabric</b>										
03 - Floor	C	£1,950	0	3				2020	Anti-slip vinyl sheet floor: Requires replacement.	Cost allows for like for like replacement of the existing floor finish.
<b>Location: 01 - First Floor - Small Hall</b>										
<b>C - Building - Internal Fabric</b>										
02 - Ceiling	C	£2,000	0	3				2020	Decorative cornicing and plasterwork: Small repairs are required.	Cost allows for repair.
07 - Internal Doors	C	£300	0	3				2020	Timber double doors: Impact damage noted.	Cost allows for replacement.
<b>Location: 01 - First Floor - Stage</b>										
<b>C - Building - Internal Fabric</b>										
03 - Floor	B	£0	10	0				2030	Timber floor: In reasonable condition.	No works likely to be required.
<b>Location: 01 - First Floor - Stairs/Landing</b>										
<b>C - Building - Internal Fabric</b>										
03 - Floor	C	£50	0	3				2020	Carpet: Requires replacement with contract quality carpet.	Cost allows for like for like replacement of the existing floor finish.
<b>Location: 02 - Second Floor</b>										
<b>C - Building - Internal Fabric</b>										
01 - Decorations	C	£3,500	0	4				2020	Redecoration is required as part of a regular maintenance schedule.	Cost allows for two coats of emulsion and includes gloss work.
02 - Ceiling	C	£12,000	0	3				2020	Plaster ceiling: Requires replacement.	Cost allows for replacement.
02 - Ceiling	C	£1,000	0	3				2020	Plaster ceiling: The soffit has collapsed adjacent the window.	Cost allows for repair.



**Property Appraisal - Detail Report**

	<i>Cond.</i>	<i>Cost to B</i>	<i>Rem Life</i>	<i>Priority</i>	<i>C</i>	<i>L</i>	<i>R</i>	<i>Year</i>	<i>Notes</i>	<i>Remedial Action</i>
03 - Floor	C	£500	0	3				2020	Carpet: Requires replacement with contract quality carpet.	Cost allows for like for like replacement of the existing floor finish.
03 - Floor	B(C)	£1,000	1	3				2021	Timber floor: Is loose.	Cost allows to refix, sand and varnish.
05 - Fixed Units	B	£0	10	0				2030	Decorative fire place: In reasonable condition.	No works likely to be required.

**I - Engineering - Heating Systems**

01 - Heat Emitters	C	£2,000	0	3				2020	No heating to this floor.	Cost allows to install heating to the Second Floor as an extension to the existing system.
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**M - Engineering - Hot/Cold Water**

14 - Calorifiers	B(C)	£3,000	5	3				2025	Heatrae Sadia cylinders require replacement within the maintenance schedule.	Cost allows for lifecycle replacement.
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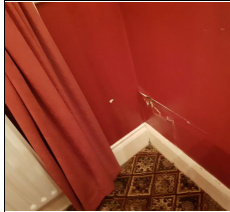
**R - Engineering - Electrical**

04 - Lighting Installation	C	£500	0	2				2020	Tungsten light fittings require replacement.	Cost allows for lifecycle replacement.
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**Location: The Club: 00 - Ground Floor**

**C - Building - Internal Fabric**

01 - Decorations	B(C)	£17,500	3	4				2023	Including wallpaper, redecoration is required as part of a regular maintenance schedule.	Cost allows for two coats of emulsion and includes gloss work.
02 - Ceiling	B	£0	10	0				2030	Plaster ceiling: In reasonable condition.	No works likely to be required.
03 - Floor	B	£0	10	0				2030	Weather matting: In reasonable condition.	No works likely to be required.
03 - Floor	B	£0	10	0				2030	Carpet: In reasonable condition.	No works likely to be required.
03 - Floor	B	£0	10	0				2030	Ceramic tiles: In reasonable condition.	No works likely to be required.

	Cond.	Cost to B	Rem Life	Priority	C	L	R	Year	Notes	Remedial Action
	04 - Condition of Internal Walls	C	£1,500	0	2			2020	Walls: Damp noted behind the blocked fireplace.	Cost allows to investigate and repair.
	04 - Condition of Internal Walls	B	£0	10	0			2030	Ceramic tiles: In reasonable condition.	No works likely to be required.
	05 - Fixed Units	B	£0	10	0			2030	Commercial kitchen equipment: In reasonable condition.	No works likely to be required.
	06 - Sanitary Fittings	B	£0	10	0			2030	Sanitary fittings: In reasonable condition.	No works likely to be required.
	06 - Sanitary Fittings	B	£0	10	0			2030	WC: In reasonable condition.	No works likely to be required.
<b>I - Engineering - Heating Systems</b>										
	01 - Heat Emitters	B	£0	10	0			2030	Steel panel radiators in serviceable condition.	No works likely to be required.
	02 - Heating Boilers	B	£0	10	0			2030	Main 24HE combi boiler in serviceable condition.	No works likely to be required.
<b>K - Engineering - Vent &amp; Cooling</b>										
	03 - Extract Fans	B	£0	10	0			2030	Ceiling fan in serviceable condition.	No works likely to be required.
<b>R - Engineering - Electrical</b>										
	04 - Lighting Installation	B	£0	10	0			2030	Decorative chandeliers in serviceable condition.	No works likely to be required.
	04 - Lighting Installation	B	£0	10	0			2030	LED spotlight in serviceable condition.	No works likely to be required.
<b>Location: The Club: 00 - Ground Floor - Bar Area</b>										
<b>C - Building - Internal Fabric</b>										
	09 - Signs of Water Ingress	C	£1,500	0	1			2020	Signs of water ingress: Damp noted due to roof leaks.	Cost allows for repair.

**Property Appraisal - Detail Report**

	<i>Cond.</i>	<i>Cost to B</i>	<i>Rem Life</i>	<i>Priority</i>	<i>C</i>	<i>L</i>	<i>R</i>	<i>Year</i>	<i>Notes</i>	<i>Remedial Action</i>
	09 - Signs of Water Ingress	C	£1,500	0	1			2020	Signs of water ingress: Extremely heavy damp noted to rear store potential for damage to occur to the electrics. Damp noted due to roof leaks.	Cost allows for repair.

**Location:** The Club: 00 - Ground Floor - Entrance Lobby

**C - Building - Internal Fabric**

09 - Signs of Water Ingress	C	£1,500	0	1				2020	Signs of water ingress: Damp issues have been evident since 2004 due to roof failures.	Cost allows to investigate and repair.
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**Location:** The Club: 00 - Ground Floor - Function Room

**R - Engineering - Electrical**

04 - Lighting Installation	B	£0	10	0				2030	Wall lights in serviceable condition.	No works likely to be required.
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**Location:** The Club: 00 - Ground Floor - Function Room/Lounge

**C - Building - Internal Fabric**

02 - Ceiling	C	£1,000	0	2				2020	Timber panel soffit: Historic damp located with a small amount of impact damage noted to the rear of the blocked fireplace.	Cost allows for repair.
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**Location:** The Club: 00 - Ground Floor - Kitchen

**C - Building - Internal Fabric**

03 - Floor	B	£0	10	0				2030	Anti-slip vinyl sheet floor: In reasonable condition.	No works likely to be required.
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**Location:** The Club: 00 - Ground Floor - Lounge Area

**C - Building - Internal Fabric**

	Cond.	Cost to B	Rem Life	Priority	C	L	R	Year	Notes	Remedial Action
02 - Ceiling	C	£1,500	0	3				2020	Decorative corning: Water damage noted with significant ongoing staining.	Cost allows to investigate and repair.

**Location:** The Club: 00 - Ground Floor - Over The Bar Area

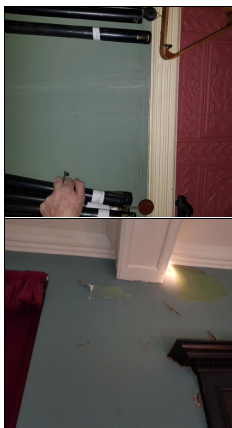
**C - Building - Internal Fabric**



02 - Ceiling	C	£0	0	1				2020	Georgian wire plate skylight: Is not exposed internally, but visible through the hatch.	Cost allocated externally.
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**Location:** The Club: 00 - Ground Floor - Snooker/Games Room

**C - Building - Internal Fabric**



03 - Floor	B	£0	10	0				2030	Carpet: In reasonable condition.	No works likely to be required.
04 - Condition of Internal Walls	C	£2,500	0	1				2020	Inner wall: Cracking noted with damp at the top of the vertical through the plaster and is visible to a lesser extent to the Lounge adjacent display cupboard.	Cost allows to investigate and repair.
09 - Signs of Water Ingress	C	£25,000	0	1				2020	Signs of water ingress: Heavy damp noted to the left hand side of the fire place.	Cost allows to find the source.

**Location:** The Club: 00 - Ground Floor - Wine Store

**C - Building - Internal Fabric**

**Property Appraisal - Detail Report**

	<i>Cond.</i>	<i>Cost to B</i>	<i>Rem Life</i>	<i>Priority</i>	<i>C</i>	<i>L</i>	<i>R</i>	<i>Year</i>	<i>Notes</i>	<i>Remedial Action</i>
02 - Ceiling	C	£1,000	0	3				2020	Plywood/timber soffit: Requires replacement.	Cost allows for replacement.

**Location:** The Club: -00 - Lower Ground Floor

**C - Building - Internal Fabric**

01 - Decorations	N/A	£0	0	0				2020	Decoration: Fit for purpose.	No works likely to be required.
02 - Ceiling	B	£0	10	0				2030	Concrete soffit: In reasonable condition.	No works likely to be required.
03 - Floor	B	£0	10	0				2030	Decorative quarry floor tiles: In reasonable condition.	No works likely to be required.
03 - Floor	B	£0	10	0				2030	Concrete floor: In reasonable condition.	No works likely to be required.

**M - Engineering - Hot/Cold Water**

01 - Local Water Heaters	B	£0	10	0				2030	Heatrae Sadia Multipoint III point of use water heater in serviceable condition.	No works likely to be required.
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**R - Engineering - Electrical**

03 - Distribution Boards	B	£0	10	0				2030	Wylex fuse board in serviceable condition.	No works likely to be required.
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**Location:** The Club: -00 - Lower Ground Floor - Old WC

**C - Building - Internal Fabric**

03 - Floor	C	£1,500	0	3				2020	Slabbed floor: Damage noted with ground surface failure evident.	Cost allows for further repairs.
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**Location:** The Club: -00 - Lower Ground Floor - Under The Function Room

**C - Building - Internal Fabric**

11 - Comments	C	£2,000	0	2				2020	Structural steel: Corrosion noted, especially to 1No vertical.	Cost allows for repair.
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**Location:** Whole Block



**V - Engineering - Fire Systems**

**Property Appraisal - Detail Report**

	<i>Cond.</i>	<i>Cost to B</i>	<i>Rem Life</i>	<i>Priority</i>	<i>C</i>	<i>L</i>	<i>R</i>	<i>Year</i>	<i>Notes</i>	<i>Remedial Action</i>
10 - Comments	B(C)	£1,000	5	3				2025	Call points: Suspect ongoing replacement works are likely to be required.	Cost allows for upgrade.
10 - Comments	B(C)	£1,000	5	3				2025	Detectors: Suspect ongoing replacement works are likely to be required.	Cost allows for upgrade.
10 - Comments	B(C)	£2,000	5	3				2025	Emergency lighting: Suspect ongoing replacement works are likely to be required.	Cost allows for replacement.
10 - Comments	B	£0	7	0				2027	Fire alarm panel in serviceable condition.	No works likely to be required.

**Location: Flat Roof - Over The Club**


**D - Building - Roof - Flat**

	01 - Covering	D	£35,000	0	1			2020	Asphalt covering: Large splits visible in the surface with substantial water ingress indicated.	Cost allows for complete replacement.
	08 - Guttering	B	£0	10	0			2030	PVCU rain water goods: In reasonable condition.	No works likely to be required.
	09 - Down Rainwater pipes	B	£0	10	0			2030	PVCU rain water goods: In reasonable condition.	No works likely to be required.
	10 - Skylights	C	£10,000	0	1			2020	Georgian wire plate skylights: Are aging and are tired units.	Cost allows for replacement.

**Location: Pitched Roof**

**D - Building - Roof - Pitched**

**Property Appraisal - Detail Report**

	<i>Cond.</i>	<i>Cost to B</i>	<i>Rem Life</i>	<i>Priority</i>	<i>C</i>	<i>L</i>	<i>R</i>	<i>Year</i>	<i>Notes</i>	<i>Remedial Action</i>
	01 - Covering	C	£400,000	0	1			2020	Clay/slate tiled covering: Loose, slipped and damaged tiles noted, with ongoing tile slippages potentially hazardous.	Cost allows for consideration to be given to complete replacement and to lift off the tiles, set aside 90% of the tiles, replacing 10% inclusive of replacing the secondary water barrier.
	08 - Guttering	B(C)	£30,000	5	3			2025	PVCU gutter: Is ageing and tired looking.	Cost allows for partial replacement.
	09 - Down Rainwater pipes	C	£10,000	0	1			2020	PVCU down water pipe: Has become detached to the Rear Courtyard and is suspected to be at least partially responsible for the internal water damage to the Small Hall and Snooker Room.	Cost allows to reattach and seal the joints.

**Location:** Pitched Roof - 2No. Front Turrets

**D - Building - Roof - Pitched**

03 - Flashing	B	£0	10	0				2030	Lead flashing: In reasonable condition.	No works likely to be required.
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**Location:** Pitched Roof - Valley Roof

**D - Building - Roof - Pitched**

03 - Flashing	C	£20,000	0	3				2020	Lead flashing: Is deteriorating.	Cost allows for replacement.
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**Block Total**                      **£971,320.00**

**Site Total**                         **£971,320.00**

**Overall Total**                    **£971,320.00**