



BUILDING SURVEY

1 and 2 Marlborough
Square
Coalville
LE67 3WD

PREPARED ON BEHALF OF:

NPS Peterborough Ltd

JOB REF:

LE67 3WD

PREPARED BY:

Richard Leigh

SURVEY DATE:

Wednesday 25th April 2018

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1.0 Introduction

1.1 Scope of Instructions

We were instructed by Alex Gee of NPS Peterborough, to undertake a condition survey of 1 and 2 Marlborough Square, Coalville, LE67 3WD on behalf of North West Leicestershire District Council (NWLDC) prior to their potential acquisition of either the freehold or leasehold interest in the property.

We have not been asked to advise on the suitability of the property for alternative uses though via discussions on site with Nick Cotter of NWLDC we have offered to provide some budget costs for potential alteration and improvement works for change of use to an indoor market.

Our report is for the private and confidential use of our client for whom this report is undertaken and should not be reproduced in whole or in part of or relied upon by third parties for any use without written authority.

It is essential that the whole report is read and considered in detail prior to legal commitment to purchase. You should conclude all of the further investigations we have recommended so that you minimise risks associated with the acquisition of the property.

1.2 Property Address

1 and 2 Marlborough Square
Coalville
LE67 3WD

1.3 Clients Name and Address

NPS Peterborough Ltd
Manor Drive
Peterborough
PE4 7AJ

1.4 Weather Conditions

When I inspected the property, the weather was cold and dry following wet weather.

1.5 Limitations of Inspection

Comment cannot be given on areas that are covered, concealed or not otherwise readily visible. There may be detectable signs of concealed defects, in which case recommendations are made in the report. In the absence of any such evidence it must be assumed in producing this report that such areas are free from defect. If greater assurance is required on these matters, it will be necessary to carry out exposure works.

Unless these are carried out prior to exchange of contracts, there is a risk that additional defects and consequent repair costs will be discovered at a later date.

2.0 Description of the Property

2.1 Type and Age

The property is single storey and is part of the former Litten Tree public house. The property has undergone significant alterations since original construction and earliest parts are probably early 20th century.

2.2 Accommodation

Ground Floor:

Shop Sales Area

Ground Floor:

Store room - partitioned off without door

Ground Floor:

W/C

Ground Floor:

Office - partitioned off without door

2.3 Tenure and Occupation

The property is used as a charity shop. The shop is fully stocked with extra goods bagged and boxed in the rear. Most wall and floor areas are obscured and the store room was difficult to access.

2.4 Further Comments

Ground floor is all open plan with no separating walls or doors into kitchen and store areas. Only WC has an internal door.

3.0 Location

3.1 Location

The property is situated in the town centre with properties of similar character and age. The adjoining property to the left, as viewed from the front, is in poor condition. Note that there will be party wall issues to deal with going forward. There are restaurant and take away food premises on both sides.

3.2 Orientation

The front elevation of the property looking out onto the Square is roughly north facing.

3.3 The Site and the Surrounding Area

There are no external areas associated with the property with front and rear doors opening directly onto public highways.

3.4 Local Factors

See previous comments in Location section of the report.

4.0 Construction Principals

4.1 Construction

The property is constructed with load bearing masonry walls under pitched and flat roof areas which are concealed behind parapet walls. There are large open spans inside the building with structural columns in the retail area. Columns are boxed in. Roof construction and structural beams are also concealed above the ceiling and it was not possible to inspect the roof or ceiling voids to determine type or height of roof structure or beams.

4.2 Structural Movement

There is no evidence of structural movement.

5.0 Surveyors Overall Assessment

5.1 Surveyors Overall Assessment

There is significant water penetration through the roof which could be result of defective coverings or poor construction details. Further investigations are required to determine exact causes.

Flat roof areas may run continuously across party walls which may create issues when organising and delivering maintenance works.

All floor areas with exception of the WC are covered with plywood sheets. Condition and type of subfloor is unknown.

The quality of separation works to divide the former public house into residential flats and retail space is again unknown and may require improvements including upgrades to fire compartment walls, additional sound insulation and installation of new utility services.

5.2 Matters Which Require Repair

- Roof repairs including probable recovering of flat roof areas
- Removal of timber fascia over shop front including making good render
- Plasterboard ceiling repairs
- Plumbing repairs to stop leak on wash hand basin
- Cyclical redecorations
- Reglaze entrance doors
- Strip out redundant services
- Remove damp affected plaster and refinish walls
- Ceramic tiling repairs outside main entrance
- Service floor springs to main entrance door

5.3 Matters Which Require Further Investigation

- Roof inspection to determine cause of penetrating damp
- Safe access to ceiling void to inspect roof structure and steelwork
- Lift ply flooring to inspect structural floor below
- Confirm location of electricity meter and main supply fuse
- Confirm water meter location

- Asbestos survey required

6.0 Exterior

6.1 Roofs

It was not possible to make a close inspection of roof coverings. The front parapet was too high for our 3m ladder and we were only able to view the roof from a distance at the rear as it was unsafe to climb on to the roof from the ladder. There is a pitched roof over part of the property and the pitched roof is covered with asbestos cement slates with a clay ridge bedded in sand cement mortar. The pitched roof is surrounded by flat roof areas which were not visible to us. There are numerous leaks evident from inside the property and we would suspect that the roof is leaking through the flat roof coverings although this can only be confirmed by closer inspection and further investigation. The flat roof coverings extend over the passageway which leads to the rear of the property and your legal advisers should clarify responsibility for this area as the flat roof coverings are common and continuous over the adjacent property. It should also be noted that there are first floor exits from the flats above which open onto the flat roof area. Foot traffic from the flats has the potential for causing damage. We would also be concerned about liability for persons who may access the roof from the flats as there is no edge protection to the roof or no obvious means of descending down from the roof area.



Photo - 2
Flat roof area over rear passageway



Photo - 3



Photo - 4
Pitched roof is behind glazed roof which is over the neighbouring property



Photo - 5

6.2 Chimney Pots and Stacks

Not applicable. No chimney structures.

6.3 Rainwater Fittings

There are no visible rainwater goods fixed to the property. It is possible that there are gutters either side of the pitched roof although the slates may discharge directly on to adjoining roof areas or directly into lead lined box gutters. Roof drainage arrangements will only be confirmed by further investigation.

6.4 External Walls

The external wall to the front of the property is rendered and painted up to the parapet. The render looks in reasonable condition although it should be said that a large part of the front gable is concealed by a fascia/signboard. The plywood fascia/signboard is in poor condition and should be removed. We assume that some making good will be required to the wall render following removal of the signboard. The junction of fascia to wall behind is also protected by a lead cover flashing at the top and once this is removed the render will need to be made good.



Photo - 6



Photo - 7



Photo - 8

6.5 Damp Proof Course

There is no visible damp proof course to the property although external masonry is minimal as 95 percent of the front elevation comprises a joinery shop front. There is a section of masonry to the left of the main entrance door although the render is continued all the way down to the pavement level.

6.6 Floor Ventilation

Solid floor construction throughout. Raised podium in shop area is lightweight construction and likely to be removed following acquisition.

6.7 Windows

The shopfront comprises a fully glazed timber screen with a gloss painted finish. There are two pairs of opening doors to the centre of the screen but these were obstructed at time of survey and were not opened. The whole of the shop front is protected by a painted steel railing externally. Window glazing is double glazed with imitation lead on the inside face of the glass.



Photo - 9



Photo - 10

6.8 External Doors

Entrance doors are hardwood glazed with a secondary pair of hardwood glazed doors on the inside of the lobby. The main entrance doors and the inner lobby doors are all double glazed. The glass is cracked on both leaves of the inner doors and should be replaced. Floor tiling repairs are required to the left of the main entrance door. There is ramped access to the property via the main entrance.

There is a fire escape door at the front of the property on the left which would benefit from some repair where the timber frame has been split. The glass in this door has also been replaced but is single glazed only which is held on the inside by a clear silicone bead. If this door is to be retained we recommend that the single glazed unit is replaced with a double glazed unit which should be fixed in place with timber beads all round.



Photo - 11



Photo - 12



Photo - 13

6.9 External Joinery

See External Doors section

6.10 External Decoration

Rendered areas are coated with a masonry paint and window joinery is gloss painted. Main entrance doors are varnished. External decorative condition is reasonable although the doors would benefit from being revarnished this year.

6.11 Other

Not applicable

7.0 Interior

7.1 Roof Space

There are several small and locked hatches in the ceiling of the retail area and staff office area. We were unable to open to inspect the roof space above. One of the hatches is partly obstructed by a surface mounted light fitting.



Photo - 14



Photo - 15

7.2 Ceilings

Ceilings are predominantly plasterboard skimmed and painted. There is a small area of suspended ceiling with tile and grid over the storage area at the rear of the property. Some of the tiles are missing from the grid and another ceiling is visible above this location.

The plasterboard ceiling in the main shop area is damaged in a number of locations from water leaks. The worst of the damage can be found towards the rear of the shop.

The arrangement and height of structural members such as beams or trusses above the ceiling is unknown. The position of the structural components may limit headroom.



Photo - 16



Photo - 17



Photo - 18

7.3 Internal Walls & Partitions

Internal walls are both solid plastered and painted they also were areas of dry lining and timber panelling to dado level. There is significant dampness in the solid wall to the left of the property at the rear. There may be further areas of dampness which are concealed by dry lining. Note the possibility of void areas behind lightweight studwork linings to the rear of the shop. The raised floor area in the shop is protected by a hardwood and steel balustrade which we assume will be removed as part of the proposed works.



Photo - 19



Photo - 20



Photo - 21



Photo - 22



Photo - 23



Photo - 24
Void behind panelling at rear.



Photo - 25

7.4 Floors

Floors throughout the property are covered with unfinished plywood sheets with taped joints. We are unable to comment on the condition of the floor below the plywood except to say that it is almost certainly a solid floor construction. There is a raised floor area to the right of the shop. The raised area appears to be a lightweight construction and should be relatively easy to remove although again the condition of the subfloor is undeterminable. The WC is situated at a higher level and approached by a ramp although there is a step from the ramp into the toilet area. You will need to improve the ramped access into this WC to remove the slight step or consider reducing the floor level in the toilet area down to a level which is consistent with the remainder of the building. This work would be subject to depth of drains below the floor. Please note that there is a risk of asbestos containing tiles below the plywood floor coverings.



Photo - 26



Photo - 27



Photo - 28



Photo - 29

7.5 Fireplaces and Chimney Breasts

Not applicable

7.6 Internal Joinery

Internal joinery features are limited. There are lightweight and poorly constructed stud walls to screen off the staff office at the rear of the property. Some wall areas are panelled to dado height.



Photo - 30



Photo - 31

7.7 Internal Decoration

Internal decorative condition is generally fair although the decorations have clearly been affected in areas where there has been significant water penetration and damp.



Photo - 32



Photo - 33

7.8 Basements and Cellars

No evidence of basement or cellar but removal of ply floor coverings may expose unforeseen areas.

7.9 Dampness

7.9.1 Rising Damp

Damp meter readings were taken at various random locations within the property, where it would have been reasonable to anticipate or assume that rising or penetrating dampness may be occurring.

It should obviously be stressed that in some areas, such as in the kitchen and bathroom and where there are a number of fixed items, not all floor and wall surfaces were accessible.

Damp levels in the walls to the rear of the shop on the left are particularly high with wood moisture equivalent readings approaching 100% in places. This could be a combination of rising damp but also penetrating damp caused by roof leaks above. The roof should be inspected with priority given to preventing further penetrating damp. Plaster will need to be hacked off of this wall to allow the masonry behind to dry out prior to potential installation of DPC and replastering.

7.9.2 Penetrating Damp

As has been mentioned previously there is penetrating dampness from the roof above. There has been significant water penetration near the storeroom with buckets on the floor half full with water. You should also note that there is evidence of penetrating damp in the rear passageway. Responsibility for the roof coverings over the passageway should be clarified prior to purchase of the property.



Photo - 34



Photo - 35



Photo - 36

7.9.3 Ventilation & Condensation

The building in its current layout is poorly ventilated with no ventilation to the WC and background ventilation to retail area provided by the front entrance door only. A new heating and ventilation design will be required for proposed use.

7.10 Timber Defects

7.10.1 Rot

There is wet rot in the fascia above the front entrance screen. The fascia should be removed. Internal timber wall panelling generally appears sound although we would envisage this will be stripped out in conjunction with the proposed change of use of the building.

7.10.2 Wood Boring Beetle

There are no apparent signs of wood boring beetle activity.

7.11 Other

Not applicable.

8.0 Services

8.1 General

There are limited services in the property as most systems have been decommissioned.

8.2 Electrics

We were unable to locate the electricity meter for the property. It does appear that the power supply to the shop consists of a steel wire armoured cable which runs from the back of the property on Owen Street and along passageway via steel cable tray to a distribution board at the rear of the shop. The three-way distribution board with residual current device and mini circuit breakers serve 1 nr lighting circuit and 2 nr ring mains for general power. We would envisage that a new power supply will be required to the property. We also assume that a full rewire is required to suit the proposed change of use. There is a redundant distribution board in a service cupboard next to the store area with old switchgear which all needs stripping out. The fire detection system has also been disconnected so that manual call points (break glasses) which are situated around the building will not work. Emergency lighting units are also disconnected. Internal lighting is limited to 4 ft fluorescent strip fittings which are surface mounted with surface mounted wiring.



Photo - 37



Photo - 38



Photo - 39



Photo - 40



Photo - 41

8.3 Gas

There is no evidence of a gas supply to the property.

8.4 Water Supply and Plumbing

Wet services in the building are limited to the toilet area only with cold water supply to the toilets and a small wash hand basin. There is a lagged white plastic cold water pipe entering the property at high level in the WC. We have traced the cold water supply to back through the rear fire escape corridor where the pipe passes through the water meter cupboard for the flats and is connected to a polyethylene pipe coming up from the ground floor. There is a water meter in the pavement at the rear of the property and we suspect this is the water supply to the property. We would recommend that the cold water supply is re-routed so that it does not pass through the corridor behind the flats.

There was a leak on the plumbing below the wash hand basin and this should be repaired without delay.



Photo - 42



Photo - 43



Photo - 44
Incoming water pipe.



Photo - 45
Water supply to shop runs in ground floor circulation space serving flats



Photo - 46
Water supply to shop



Photo - 47
Possible water meter location

8.5 Heating and Hot Water

The only form of heating to the property is a number of Daikin split AC cassette units. We have been unable to identify the location of the compressors which serve the split air conditioning units and believe that the cassette units have been decommissioned. In any case, they appear to be in poor condition and is unlikely that they could be brought back into use. There is no hot water.



Photo - 48

8.6 Drainage

8.6.1 Rainwater Drainage

There are no rainwater pipes to the front or the rear of the property and we were unable to locate any internal rainwater pipes. However it is possible that internal rainwater pipes are concealed behind boxing or wall linings. The ply flooring may also conceal internal inspection chambers.

8.6.2 Foul Drainage

There are no inspection chambers within the curtilage of the property but WC was flushed and drains would not appear to be blocked.

The soil pipe from the back of the toilet discharges in to a foul drain which is running below the floor of the property. The pipe would appear to be running towards the rear of the property. The position of this drain may make it difficult to lower the floor area and feasibility of reducing floor levels will be dependent on the invert level of the pipe.

8.7 Other Services

Not applicable.

9.0 Site & Outbuildings

9.1 Gardens and Grounds

Not applicable.

9.2 Boundaries

There are party walls on 3 sides.

9.3 Garages

Not applicable.

9.4 Conservatory/Porches

Not applicable.

9.5 Shared Areas

Note shared use of rear fire escape route. Your solicitor should clarify tenure and maintenance responsibilities in this area.

9.6 Other Buildings and Attached Structures

Not applicable.

10.0 Environmental and Other Matters

10.1 Thermal Insulation and Energy Efficiency

Fabric improvements. There are limited external walls which can be improved and most glazing comprises sealed unit double glazing with exception of the front fire escape door. Roof insulation is the most likely area in need of upgrading and will also be the most feasible work with best pay back times.

Heating. There is currently no fixed heating system. Current tenants use stand alone plug in electric heaters. New heating and ventilation systems will be required for change of use.

Lighting. Consider use of LED lighting for any new scheme.

10.2 Noise and Disturbance

The quality of separation works undertaken to create studio flats behind the shop is unknown. There is a risk that sound insulation details between the properties have been poorly executed or may not have been considered at design stage.

10.3 Means of Escape/Fire Alarms

The fire escape route to the rear is shared with the flats behind the property. The escape route is also used as a bin storage area which is not entirely appropriate due to the fire risk from the waste containers and also the risk that containers may block the passageway. The former public house was fitted with an automatic fire detection system although this has since been disconnected and decommissioned. The only means of detection in the shop are battery powered domestic type smoke detectors. Ground floor flats at the rear of the property were once part of the public house. As these areas are now in separate occupation 60 minute fire resisting compartmentation is required between the different uses. The integrity of the walls dividing the 2 areas should be checked.



Photo - 49

10.4 Hazardous Materials

There were no asbestos records to inspect. You will need an asbestos survey for the building and in view of works that will be necessary to make the building suitable for proposed use we recommend that you commission an intrusive Refurbishment and Demolition type asbestos survey. Ideally this should be carried out prior to acquisition but extent of opening up and making good will need to be agreed with the current owners and occupiers.

10.5 Security

The shared passage way to the rear creates an additional security issue with risk that occupants of the flats could gain entry to the shop area via the fire escape doors.

11.0 Matters for Legal Advisers Attention

11.1 Statutory

You should check that alteration works to create the ground floor flats at the rear of the property were carried out with Building Regulation approval.

Planning permission was obtained for change of use from a licensed premises to retail premises. You should check that the current use class orders will still apply to your proposed use.

11.2 Rights of Way, Easements and Shared Services

May be required for access through enclosed corridor to rear and passage of drains and other services including electricity and water.

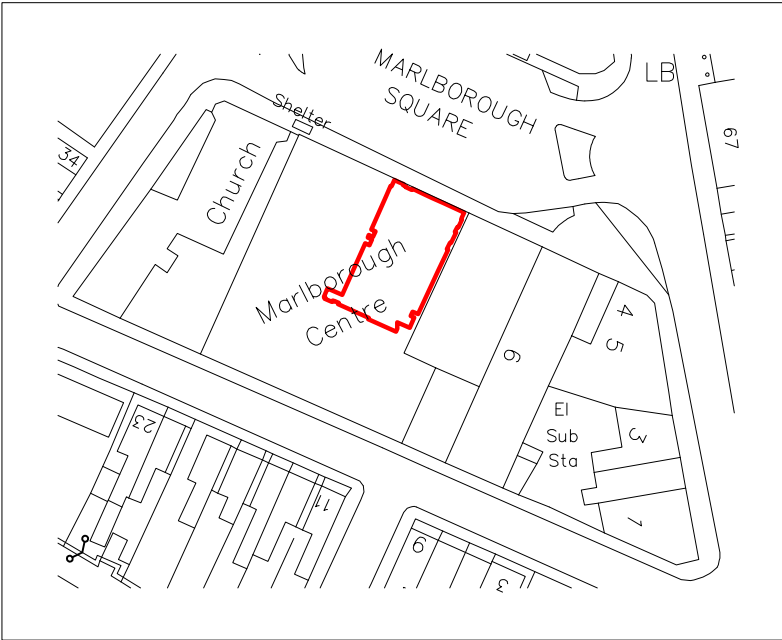
11.3 Guarantees/Warranties

Unlikely to exist.

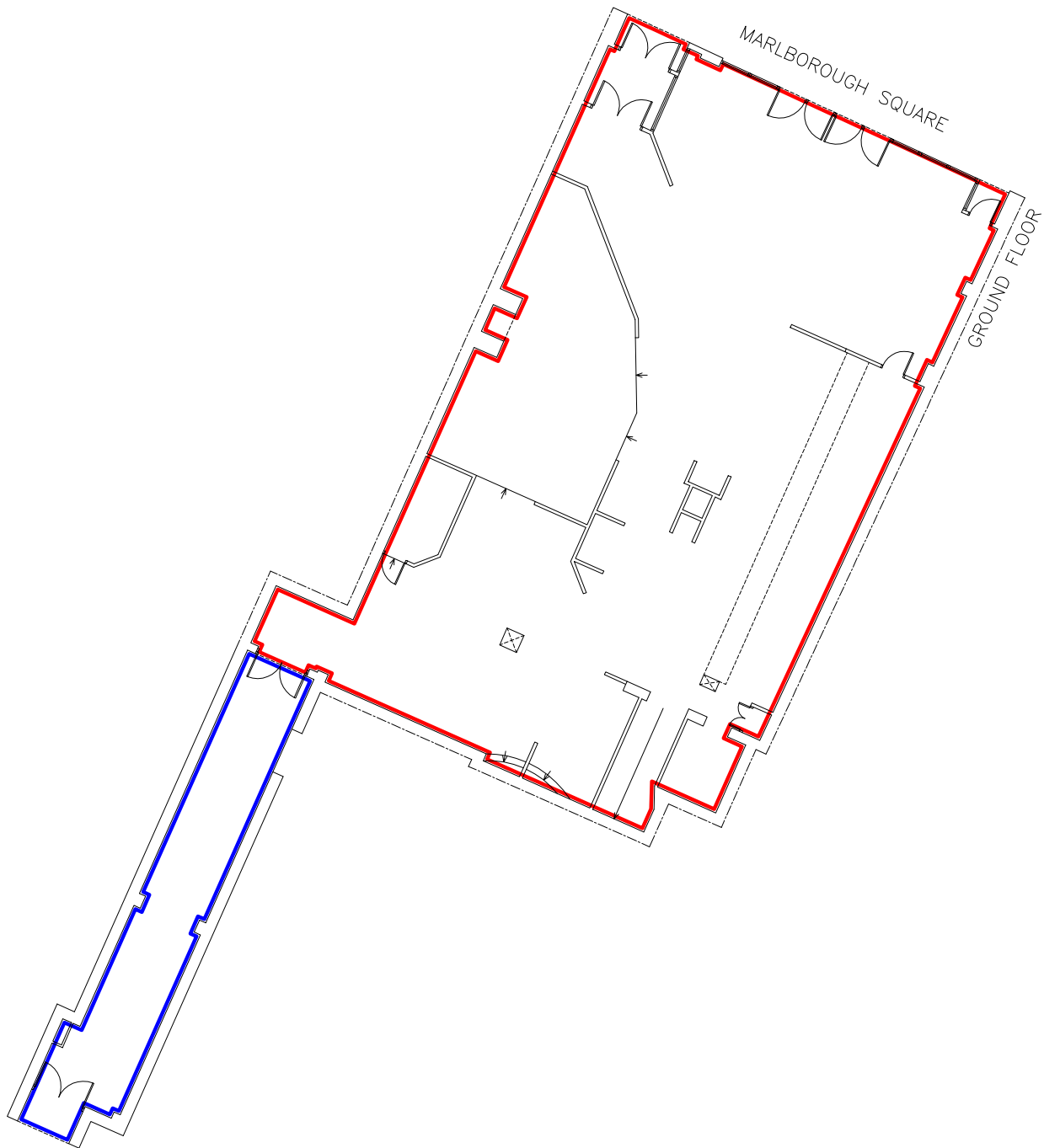
11.4 Other

Not applicable.

Appendices



LOCATION PLAN
SCALE 1:1250



NATIONAL LEASE PLANS
78 WINDMILL ROAD
LONDON N18 1LN
T: 0845 124 9552 F: 0845 355 0596
www.nationalleaseplans.co.uk



ADDRESS:
7A-7B MARLBOROUGH SQUARE
COALVILLE
LE67 3WD

DETAILS:
LEASE PLAN

SCALE: 1:200	DATE: JAN 2012
DRAWING NO: 7A/7B/01	

Summary Costs

Ref				
Name	Unit 1 and 2 Marlborough Square			
Site Address	Coalville LE67 3WD			
Site GIA m2	294			
Site Cost : Total	£272,275.00			
	Maintain	Improve	Access	Total
Cost : Priority 1	£ 1,050.00	£ -		£ 1,050.00
Cost : Priority 2	£ 41,725.00	£ 190,000.00	£ -	£ 231,725.00
Cost : Priority 3	£ 39,500.00	£ -	£ -	£ 39,500.00
Cost : Priority 4	£ -	£ -	£ -	£ -
Priority Totals	£ 82,275.00	£ 190,000.00	£ -	£ 272,275.00
	Maintain	Improve		Total
Cost : Year 1 18-19	£ 55,275.00	£ 190,000.00	£ -	£ 245,275.00
Cost : Year 2 19-20	£ -	£ -	£ -	£ -
Cost : Year 3 20-21	£ -	£ -	£ -	£ -
Cost : Year 4 21-22	£ -	£ -	£ -	£ -
Cost : Year 5	£ -	£ -	£ -	£ -
Cost : Year 6-20	£ 27,000.00	£ -		£ 27,000.00
Year Totals	£ 82,275.00	£ 190,000.00	£ -	£ 272,275.00

NOTE Cost exclusions:
 Structural alterations or repairs
 Asbestos removals or remedials
 Fire compartmentation works
 Acoustic upgrades
 New drainage connections
 Sub floor reconstruction
 Ceiling alterations
 Works in rear fire escape route
 Injection or insertion of damp proof course
 Reconfiguration of front entrance
 Shop front replacement
 Planned preventative maintenance costs
 Inflation. All costs at current rates.
 Professional and statutory fees
 VAT

REVISIONS

Definitions

Condition Grade Definitions	A	Performing as intended and operating efficiently.
	B	Performing as intended. Only minor repairs required.
	C	Exhibits major or multiple defects.
	D	Life expired. Exhibits major deterioration. Serious risk of imminent failure.
	1	Urgent. Needed to prevent closure of premises or remedy serious breach of legislation.
	2	Essential. Within 2 years to prevent serious deterioration of fabric/services and address low H&S risks.
	3	Desirable. Within 3-5 years.
	4	Long term work outside of 5 years. On-going planned cyclical works.

Executive Summary	The Summary tab is "fed" from the Condition Data tab. The Condition Data is the detailed elemental breakdown of the building - each element is given a condition grading and priority. This information is collectively summarized on the Executive Summary to predict likely expenditure from 1-10 years.
Maintain	Keeping an existing element in good repair and condition, this may require periodic maintenance such as cleaning out gutters or internal redecorations.
Renew	The element is reaching the end of its useful life expectancy and should be considered for replacement, such as renewal of floor finishes.
Access	Access equipment such as scaffolding, tower scaffolds etc to enable the works to be completed.



Location Description	ST Level 2 Description	ST Level 3 Description	Condition/Defect Narrative	Remedial Narrative	Condition Grade	Priority Grade	Year Allocation	Health & Safety Y or N	Maintenance Cost	Improvement Cost	Access Cost	Quantity	Rate
All	ROOFS	Roof coverings	Penetrating damp through roof coverings or poor construction details	Investigate and repair or recover	C	2	1	N	£ 39,000.00		incl	300	130
All	FITTINGS_AND_FURNISHES	External signage	Ply fascia over shop front exhibiting areas of decay	Remove and make good render	C	3	1	N	£ 2,000.00			1	2000
All	CEILING_FINISH	Finishes to ceilings and soffits	Ceilings affected by water ingress	Cut out damp affected plasterboard and replace with new fixed to joists or noggins as necessary	C	2	1	N	£ 600.00			10	60
All	WINDOWS_AND_EXTERNAL_DOORS	External doors	Frame to front fire exit door is split affecting weather tightness around the door.	Repair frame and fit hardwood cover strip on back of frame if necessary	C	2	1	N	£ 75.00			1	75
All	WINDOWS_AND_EXTERNAL_DOORS	External doors	Floor springs appeared loose on main entrance doors	Allow to service, repair and adjust	C	3	1	N	£ 250.00			1	250
All	WINDOWS_AND_EXTERNAL_DOORS	External doors	Glass cracked in lobby doors	Replace sealed units	D	1	1	Y	£ 300.00			2	150
All	WINDOWS_AND_EXTERNAL_DOORS	External doors	Glazing in front fire exit door not securely fixed.	Provide hardwood beads internally	C	2	1	Y	£ 150.00			1	150
All	SANITARY_APPLICATIONS	Basins/sinks	Leak on wash hand basin	Check and repair waste pipework and/or cold water supply connection	C	2	1	Y	£ 150.00			1	150
All	INTERNAL_WALLS_AND_PARTITIONS	Internal walls, partitions and insulation	Severe dampness in plaster on left hand wall	Hack off, allow wall to dry and replaster with salt resisting plaster	D	2	1	N	£ 1,750.00			25	70
All	WALL_FINISHES	Preparation and finish	External redecorations required on cyclical basis	Redecorate all previously painted surfaces	B	3	1	N	£ 3,000.00			1	3000
All	WALL_FINISHES	Preparation and finish	External redecorations required on cyclical basis	Redecorate all previously painted surfaces	B	3	6	N	£ 3,000.00			1	3000
All	WALL_FINISHES	Preparation and finish	External redecorations required on cyclical basis	Redecorate all previously painted surfaces	B	3	11	N	£ 3,000.00			1	3000
All	WALL_FINISHES	Preparation and finish	External redecorations required on cyclical basis	Redecorate all previously painted surfaces	B	3	16	N	£ 3,000.00			1	3000
All	WALL_FINISHES	Preparation and finish	Internal redecorations required on cyclical basis	Redecorate all previously painted surfaces	B	3	1	N	£ 6,000.00			300	20
All	WALL_FINISHES	Preparation and finish	Internal redecorations required on cyclical basis	Redecorate all previously painted surfaces	B	3	7	N	£ 6,000.00			300	20
All	WALL_FINISHES	Preparation and finish	Internal redecorations required on cyclical basis	Redecorate all previously painted surfaces	B	3	14	N	£ 6,000.00			300	20
All	WALL_FINISHES	Preparation and finish	Internal redecorations required on cyclical basis	Redecorate all previously painted surfaces	B	3	20	N	£ 6,000.00			300	20
All	DEMOLITIONS_AND ALTERATIONS	Alterations to existing buildings including repair and maintenance	No asbestos records on site	Commission asbestos survey	B	1	1	Y	£ 750.00			1	750
All	DRAINAGE	Foul drainage (below ground)	Condition and depth of drains unknown	Locate manholes, check drains are clear and rod/jet out as necessary	B	3	1	N	£ 1,250.00			1	1250
All	ELECTRICAL_INSTALLATION	Electric power supplies	Install new mains power supply			2	1			£ 4,000.00		1	4000
All	WATER_INSTALLATIONS	Mains supply water main (meters, valves and risers	Reroute existing water supply			2	1			£ 500.00		1	500
All	INTERNAL_WALLS_AND_PARTITIONS	Internal walls, partitions and insulation	Create new office and welfare facilities including fit out			2	1			£ 36,000.00		40	900
All	ELECTRICAL_INSTALLATION	Electric power supplies	Install new power, lighting and alarms			2	1			£ 27,000.00		300	90
All	GAS_INSTALLATIONS	Gas supply and distribution	Install new gas supply			2	1			£ 5,000.00		1	5000
All	SPACE_HEATING_AND_AIR_TREATMENT	Heating with ventilation (air treated centrally) – distribution pipe work, ducting, grilles, emission units, calorifiers, controls	Install heating with ventilation			2	1			£ 21,000.00		300	70
All	WALL_FINISHES	Preparation and finish	Remove internal panelling and make good			2	1			£ 1,000.00		1	1000
All	FLOOR_FINISHES	Preparation	Remove podium and balustrades			2	1			£ 500.00		1	500
All	FLOOR_FINISHES	Finish	Lay new hard non-slip floor including preparaion			2	1			£ 42,000.00		300	140
All	BUILDERS_WORK_ON_SERVICES	BWIC	Provisional			2	1			£ 5,000.00		1	5000
All			Contractors Preliminaries			2	1			£ 48,000.00		16	3000

Survey Limitations

- 1 This report is based upon a visual inspection of the property and describes its basic construction and state of repair, highlighting any principal defects or significant issues that have been found. We have not prepared an exhaustive list of minor defects or imperfections thought not to have a material bearing upon the proposed use. However we do expect to have seen all major items relating to the brief.
- 2 We have selected photographs which we believe adequately represent the condition and features of the property for inclusion in this report. Additional photographs taken by Hamson Barron Smith Ltd will be retained on our files in accordance with our retention policy. These may be viewed upon request.
- 3 No opening-up or intrusive investigation was carried out during the survey. No inspection was undertaken of inaccessible areas such as voids to flat roofs or floor. Where further investigations are required this will be stated in the report.
- 4 Due to the age, condition, unexposed areas and complexity of the building the surveyor does not guarantee to have seen each and every defect/deficiency that may exist in the property. However, the surveyor expects to have seen all the principal defects or significant issues that may exist in the area of survey relating to the brief and most of the lesser ones which may impact upon the proposed property acquisition.
- 5 We have not inspected those parts of the building or its services which are built in, covered up or otherwise made inaccessible in the normal course of construction or occupation and we are, therefore, unable to state that such parts are free from rot, beetle, corrosion, asbestos or any other defect whatsoever.
- 6 It is strongly recommended that the Client obtains copies of all servicing, testing and inspections records from the vendor. This should be obtained alongside planning permission and building regulations approvals as well as any other legal checks required by the Client's solicitor.
- 7 Except to the extent noted in this report, we have not made enquiries of any statutory authorities concerning the present arrangements within the building or the likely effect of any proposed occupation or change of use. We should advise that the complexity of the Building Regulations and other statutory enactments can have a material effect on the way in which building may be planned and used and upon the cost of consequential work.
- 8 Where indicative costings are provided, it should be noted that final costings

are subject to further investigation and final specification and are provided as an estimate of cost based upon similar projects undertaken by Hamson Barron Smith Ltd or recognized industry cost data. The costings provided are not an exhaustive list and are intended to represent areas of significant cost which are beyond normal maintenance requirements of the building.

- 9 In cases where contractors or consultants are instructed to carry out tests or prepare reports, you will appreciate that, whilst we will take every care in instructing these contractors or consultants, we cannot accept responsibility for their report and shall not be liable for error or omission therein. In appointing such contractors or consultants we act only as an agent on behalf of the client, and the contractual rights and obligations lie directly between the client and the relevant contractors or consultants.
- 10 The survey aims to provide a basic understanding of the mechanical and electrical installation to the building, noting any obvious defects. The survey does not in any way constitute any form of specialist mechanical and electrical survey. If the Client wishes to undertake further investigations of the building services then this can be arranged by Hamson Barron Smith Ltd.
- 11 This report is prepared for the sole use of the Client. We can accept no liability for its use by any other party howsoever used. The client shall not be entitled to assign any of its interests in the report (including any report prepared by specialist sub consultants) to any third party without the prior written consent of Hamson Barron Smith Ltd. Assignment may be permitted upon such terms (including payment of a further fee) as Hamson Barron Smith Ltd may determine and agree with the client.