BEVERLEY TOWN COUNCIL

WORKING AS A COMMUNITY

Beverley Town Council
New Town Hall Project Manager

TENDER PACK

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BEVERLEY TOWN COUNCIL
WORKING AS A COMMUNITY

Mayor of Beverley: Councillor Linda Johnson
Acting Town Clerk: Mr Matthew Snowden

Offices: 12 Well Lane, Beverley
East Riding of Yorkshire, HU17 9BL

Telephone: 01482 874096
Email: clerk@beverley.gov.uk
Website: www.beverley.gov.uk

A town founded in 721AD by Saint John of Beverley

INSTRUCTIONS TO TENDER

How to apply

- Potential applicants should contact the Town Council to request an application pack.
- Requests can be made via clerk@beverley.gov.uk or by calling 01482 974096
- Upon receiving a request, a full application pack and supplementary documents will be posted out. This will include an addressed envelope for returned application.
- **All applications must be sent to us in the envelope provided.**
- You are welcome to contact the Town Council to arrange a time to visit the building that is to be renovated and refurbished into the new Town Hall.
- **The deadline for applications noon on Friday 24th February 2023**

Process

- Upon receipt, each application will be kept unopened until the date of the deadline has passed.
- After the deadline, the Town Clerk will open each envelope and be witnessed doing so by the Mayor of Beverley.
- A meeting of Full Council will consider all applications on Thursday 9th March 2023. A shortlist of applicants will be agreed and a panel will be selected to interview shortlisted candidates.
- Applicants will be contacted on Friday 10th March 2023 to inform them if they have been shortlisted.
- Shortlisted applicants will attend as an interview and presentation evening from 6:30pm on Monday 20th March 2023. Please note that you will be expected to give a presentation (20 minutes maximum) evidencing your experience, qualifications, past work, ideas, suggestions, etc. The panel will then use a scored criteria by which to recommend a successful applicant to Full Council. The location of the interview and exact time will be given when you are contacted regarding shortlisting.
- The successful applicant will be approved by Full Council on Monday 27th March.
- The start date for the successful applicant will be Monday 17th April 2023.

Vision Document

BEVERLEY TOWN COUNCIL
WORKING AS A COMMUNITY

Beverley Town Council
New Town Hall

Vision Document

DOCUMENT OVERVIEW

This document details the vision and scope of the project and is a brief to secure the services of a Project Manager to develop and deliver the creation of a new Town Hall for Beverley Town Council.

Introduction

For many years, Beverley Town Council has rented offices, meeting rooms and storage space. Over that time, it has built a financial reserve, with the aim of purchasing a property to serve as a main base of operations.

In 2021, the Town Council became aware that the St John Ambulance Brigade Hall (Wlibert Lane/Morton Lane corner, Beverley) had become surplus to requirements and that the organisation planned to sell it. Due to the build's long history as a community space, the Town Council successfully applied to East Riding of Yorkshire Council for it to be listed as an Asset of Community Value.

Originally built as a Scotch Baptist Chapel in1888, from 1920 it was used for various religious and community purposes for a quarter of a century, until it became the local headquarters for the St John Ambulance Brigade in 1945. It therefore established itself as a vital facility that served not just the Brigade, but also many other community groups, residents and organisations for over 75 years.

When the building came up for auction in mid-2022, Beverley Town Council resolved to purchase the property and refurbish it as a new Town Hall and community space for Beverley. The auction took place in September 2022, with the Town Council being the successful bidder.

Now that the property is owned by the Town Council, it has a vision to refurbish it to become a Town Hall for Beverley, which provides offices and meeting spaces for the running of Town Council business, a space for civic heritage, and access to facilities for local community groups and activities.

Project Outline

The aim of the project is to become a main base of operations for Beverley Town Council, whilst also providing space for civic heritage and community use.

The Town Council was formed in 1999 after a major local government restructure. At that point it was allocated no property, other than two sets of allotments. Over the years it has rented office space, which served a basic function, but as the needs of the Council have developed it has outgrown the space available.

The office space is inadequate and outdated, whilst the meeting room is no longer large enough and does not include the integrated technology required for modern-day meetings. In addition, there is no space to promote the civic heritage of the town and public access is severely limited.

The purchase of this building provides a new opportunity for the Town Council. Whilst the structure itself is old and requires much improvement and renovation, it is a starting point to provide Beverley with a Town Hall for the first time. Beverley Town Council believes it is an ideal location, due to being only a few minutes walk from the town and within a residential area, making it very much Town Hall for the people.

Building Usage

The key potential uses for the asset identified so far include:

Strategic Theme	Asset Use
Council Business	• Offices and associated amenities for Council staff and the running of Council business • Flexible meeting space for Full Council and Committees • Storage of Town Council assets • Other council events and functions
Civic Heritage	• Civic functions and events • Displaying of civic items, such as: – Past Mayor Boards – Honorary Freeman Boards – Mayoral Gallery – Civic Gifts – Certificates and Awards – Heritage Information
Community Use	• Volunteer Group events • Community meetings • Community Group activities • Community Education sessions • Small functions • Kitchen facilities • Toilets, etc.

Stakeholder Groups

There are several groups the Town Council regards as current and potential stakeholders. These include:

- Beverley Town Councillors
- Town Council Officers
- The Beverley Electorate
- The immediate community living close to the building
- Local Community Groups
- Local Voluntary Organisations

Sources of Capital Funding

Beverley Town Council has identified the following potential sources of Capital funding for the project:

- BTC Reserves
- Public Works Loans Board
- Other external funding streams

Structural Reports

To date, the following reports have already been completed:

- Asbestos Report
- Full Condition Report

Project Scope

Refurbishment scope of the building to provide the following spaces and facilities, all to comply with up-to-date building, environmental and accessibility regulations:

Council Office Space / Council Business Space	
• Work spaces for at least 4 members of staff • Secure reception • Small interview/one-to-one meeting room • Kitchenette / staff room • Staff toilets • Separate to main hall to allow community use and council business to run simultaneously	• Storage space within the building for files, books, stationery, other items • Venue for other council events and functions • Externally accessed storage space for flagpoles, gardening equipment, dog waste bag dispensers, cleaning equipment. • Parking space for at least two staff vehicles • Parking space for town council van

Meeting / Community Space	
• Flexible meeting spaces to facilitate: – Full Council (14 – 30 people) – Committee Meetings (10 – 15 people) – Other variations (including large public meetings of circa 100) • Full I.T. integration (speakers, projectors, boards, Wi-Fi, hearing loop, etc.)	• Possibility of a meeting room committed purely to Council Business, whilst other spaces for multiple use • Easily assembled flexible furniture (tables, chairs, lectern, etc.)

Civic Space	
• Secure storage of safe to hold civic regalia, etc. • Small robing room for storage and adorning of mayoral robes and regalia • Display space for Town Council awards, certificates and civic gifts • Venue for civic events and functions	• Display space for civic boards (mayors, honorary freemen/woman, good neighbours) • Display space of mayor photo gallery and other pieces of civic artwork • Area to display information regarding civic heritage, the history of the Town Council and history of the building.

Other Community Facilities	
• Kitchen for use by community groups and for events • Toilets (male, female, disability-friendly, etc.) • Baby changing facilities	• Full disability-friendly accessibility throughout • (Note: the meeting spaces detailed above will also form part of the community offer) • Flexible stage area

Environmental Credentials	
• To be as energy efficient as possible • Renewable/sustainable energy (e.g. solar, etc.)	• Insulation and Low Carbon • Use of responsibly sourced materials

The Town Council appreciates that not all the above may be possible and will require the Project Manager to advise on what feasible within the constraints of the building and external footprint.

Transport and Public Accessibility

The proposed site is within relatively easy walking reach of a large proportion of the population of Beverley. Walking and cycling times to key points within the area are:

Location	Walking	Cycling
Saturday Market Place	8-9 min	2 min
Beverley Bus Station	6-8 min	2 min
Beverley Train Station	4 min	2 min
Beverley Police Station	18-20 min	5 min
Beverley Minster	9 min	3 min
St Mary's Church	13 min	3-4 min
Beverley Beck	14-16 min	4-5 min
Tesco Car Park	3 min	1 min
School Lane Car Park	6 min	2 min

Whilst there are no bus routes that pass directly by the building, the bus station itself is just a 6-8 minute walk away, with many other routes having stops nearby, such as New Walkergate (2 minute walk away). The nearest free car park is Tesco, with 3 hours parking and just a 3 minute walk away.

Site Location

The building is located on the corner of Wilbert Lane and Morton Lane.


Morton Lane
Mill Lane
Wilbert Lane

Project Manager Specification

Beverley Town Council
New Town Hall

Project Manager Specifications

Beverley Town Council is seeking to contract the services of an experienced Project Manager to develop, deliver and supervise the development and refurbishment of the former St John Ambulance Brigade Hall into a new Town Hall.

The Town Council's vision is for the building to provide offices, storage and meeting spaces for the running of Town Council business, a space for civic heritage, and access to facilities for local community groups and activities. More details can be found in the Vision Statement.

Project Manager Specifications

The role of the Project Manager will be to shape this vision. They will deliver and develop all practical and logistical aspects to make this plan a reality. The successful applicant will:

1. Develop a schedule/timescale by which to deliver the whole project, from start to conclusion.
2. Advise the Town Council when selecting an architect.
3. Work with the chosen architect to produce detailed plans based on the selected design option and provide all documentation required for planning application process.
4. Engage a quantity surveyor to assess the requirements of the design option approved by Town Council.
5. Engage at least three contractors to provide costings based on the quantity surveyor's reports.
6. Advise the Town Council at all stages in terms of best value, building regulation requirements, environmental standards, etc.
7. Advise the Town Council on financial implications, requirements and costs, so as ensure the project is completed within budget.
8. Supervise and deliver all aspect regarding surveys, contractors, suppliers and other related aspects of the overall project refurbishment, including obtaining proposals, ongoing consultation and overall management of selected companies.
9. Ensure all contractors have up-to-date insurance, relevant qualifications, health and safety procedures and risk management schemes in place that can be evidenced to the Council.
10. Be the main point contact for all contractors involved with the project and liaise with the Town Clerk where required, who in turn may consult with Councillors.
11. Liaise with the Town Clerk on a day-to-day basis as the Town Council's main point of contact.
12. Follow the Town Council's Financial Regulations in terms of the processes to tender out and contract in work and supplies.
13. Attend meetings of the Town Hall Advisory Working Group to give regular update reports.
14. Provide reports and attend meetings of Full Council on an "as and when required" basis.
15. Provide information to assist in the application of a Public Works Loan.

Potential applicants should provide the Town Council with a document detailing evidence that they have the skills, experiences, abilities and passion to shape and manage the development of this important project. This should include evidence of the successful management of similar projects, qualifications, membership of professional bodies and at least three referees. The cost for your services should also be explained. **PLEASE SEE FORM OF TENDER (ENCLOSED).**

Structural and Dampness Inspection Report

STRUCTURAL AND DAMPNESS INSPECTION

AT

ST JOHN'S AMBULANCE BUILDING

WILBERT LANE

BEVERLEY

HU17 0AJ

Client:

Councillor Duncan Jack
Beverley Town Council
12 Well Lane
Beverley
HU17 9DL

Consultant:

Graham Gibbs Associates
Chartered Building Surveyors
Appletree Court
Vicarage Lane
Hessle
HU13 9LQ

Tel: 01482 804333
email: office@ggsurveyors.co.uk
Web www.ggsurveyors.co.uk

Date: 26th August 2022

Ref: GG/EP/22/8487/f

1.00 INTRODUCTION AND BRIEF

We understand that this report which has been requested by Mr Duncan Jack (Beverley Town Councillor) on behalf of Beverley Town Council, is required in connection with the proposed purchase of the property in a forthcoming auction.

Our brief has been to undertake a visual inspection of the property and to comment on the structural significance of any defects found and also in connection with dampness and to recommend any remedial action which is considered necessary with reference to our letter of appointment dated 17th August 2022

An inspection was undertaken on 24th August 2022 during cool, overcast and dry weather conditions.

The Report is for the sole use of the named Client and is confidential to the Client and his/her professional advisers. Any other persons rely on the Report at their own risk.

General references to the property are given as facing the front elevation (south east) from the external. Any other references to hand, side or direction are taken:

(a) On an external elevation as viewed from the grounds adjacent to that elevation;

(b) On an internal elevation as viewed from the centre of the room.

This report should be construed as a comment on the overall condition of the property and the quality of its structure and not an inventory of every single defect, some of which would not significantly affect its value.

Unless specifically mentioned, we have not inspected woodwork or other parts of the structure, which are covered, unexposed or inaccessible, and we are therefore unable to report that any such part is free from defect.

The property was furnished and decorated and the floors were covered throughout at the time of our inspection and it was, therefore, not possible to see all defects in the floors, walls and ceilings, which had they been visible, may have indicated structural movement in the building.

2.00 BACKGROUND

The property is a single storey former church building erected in 1880, we understand, and comprising a pitched slate covered roof and, we believe, solid brickwork external walls approximately 375 mm thick. The ground floor comprises generally of suspended timber construction.

The original roof structure has been formed into rooms which are accessed by a fixed staircase near the front entrance door. Timber floor joists have been laid supporting a chipboard floor and plasterboard ceiling.

Adjacent to the rear of the property there is a detached double garage, comprising of a flat built-up mineral felt covered roof with probable half brick thick (113 mm thick) external brick walls with two roller shutter doors.

The exact foundation details of the main building are not known, however, we anticipate that they will comprise of stepped brickwork footings generally founded at relatively shallow depth below ground level and bearing on to clay sub-soils which are prevalent in the Beverley area.

We understand that there is a cellar underneath the rear rooms which was previously used as a font. We understand that a new floor was constructed over the cellar, which is now inaccessible.

With reference to the environment agency flood risk map the property is located in Flood Zone 1, within which properties have a low risk of flooding.

3.00 INSPECTION

The following observations were recorded during the course of our inspection:

3.01 External Structure

The external walls comprise, we believe, of 375 mm thick solid brickwork finished with a cement pointed finish externally and plastered internally.

A hand-held spirit level was used to inspect the external brickwork which was found to be plumb and level within usually accepted tolerances confirming that no significant structural movement has occurred.

Replacement PVCu double glazed windows have been installed in the property. The majority of the original stone lintels and structural brickwork arches have been retained above the structural openings and no significant structural defects were observed to the structural openings. Since April 2002 the Building Regulations have stipulated that lintels should be installed above replacement windows and doors to any structural openings which do not have lintels above them, and FENSA certification should have been obtained for windows and doors installed after this date to confirm that they have been installed in compliance with the Building Regulations. Your Solicitor should be instructed to obtain copies of relevant certification for the installation of the windows and doors if they have been installed after this date.

The cement pointing to the external walls is in reasonable overall condition. On the front (south east) elevation there are several localised areas of weathered brickwork mortar joints, for example, at the left of the first floor windows and adjacent to the upper left of the main entrance double doors. These areas of weathered brickwork mortar joints require raking out and repointing sympathetically using lime mortar.

There are some areas of spalled (weathered) brickwork which have been subject to the weather causing the brickwork faces to erode. These bricks will become porous and will not withstand dampness and will eventually require cutting out and replacing.

This has occurred to the extreme upper wall on the front elevation under the circular stone coping and at the left of the front double doors at low level above the horizontal brick plinth approximately six courses of brickwork above ground level.

The brickwork has been repointed in several places which appears satisfactory.

An inspection of the right elevation (north east), adjacent to Morton Lane, did not identify any significant structural defects. Some of the lower brickwork has been repointed and this is in satisfactory overall condition. Under the right of the farthest window along this elevation, adjacent to the side projection for the front entrance lobby, there are some surface spalled bricks which may eventually require cutting out and replacing, however, they are in fair condition at this time.

There is staining on the adjacent brickwork underneath a WC overflow pipe which appears to be historical and not of current significance.

No significant structural defects were observed to the side offshoot which incorporates the side entrance door and male and female WC's. There is no evidence of structural movement where the offshoot abuts the main body of the property.

At the rear of the right elevation I understand that the former access into the basement for the font has been sealed off and the external wall bricked up. This all appeared structurally satisfactory.

An inspection of the rear elevation of the main body of the property did not identify any significant structural defects.

There is a central, presumed, former brick chimney on the external of the rear wall extending from above the ground floor window up to roof height. The chimney was observed to be slightly bowed on elevation when looking along the face of the rear wall however this does not appear to be of structural significance.

The chimney brickwork is generally spalled and with open brickwork joints, particularly near the top of the chimney and requires comprehensively overhauling.

Consideration may wish to be given to removing the chimney to remove the maintenance liability.

To the upper left of the rear wall there is a small area of surface weathered brickwork and open jointed brickwork which requires repointing.

There are several weathered horizontal brick mortar joints to the upper left of the rear wall also which require repointing to exclude the weather.

Some areas to the upper left brickwork underneath the stone coping stones have been repointed are in fair condition.

Some repointing has been carried out to the brickwork underneath the bottom of the chimney and above the arched brickwork structural opening for the window which appears structurally satisfactory. The bottom of the chimney itself is supported on a stone plinth built into the external wall.

The brickwork underneath the stone coping stones on the gable wall is weathered and there are some gaps in the stone coping stones which will allow damp ingress into the brickwork below. The stone copings should be inspected and cement pointed to prevent weather ingress.

On the right elevation of the single story offshoot, above the male WC window, the brickwork is slightly weathered although this is not too significant at this time. There are also open brickwork mortar joints which require repointing to exclude the weather.

There is missing glazing to the circular window above the male WC window which requires replacing to prevent weather ingress and birds etc.

The structural opening for the main front entrance door has a stone lintel and stone pillasters with a small stone canopy above. The brickwork immediately above the canopy was covered with a sign however no evidence of any significant structural defects was observed.

Left-hand Elevation (south west)

No significant structural defects was observed to the left elevation.

Underneath the window adjacent to the rear corner there is historical fine stepped cracking in the brickwork which is not of current structural significance and no further attention is required. This is indicative of slight historical settlement.

At the extreme rear left corner there is a small piece of brickwork missing from the bottom of the brick pier and there are adjacent open brickwork mortar joints which require locally repointing.

Part of the lower section of the left elevation has been previously repointed and this is in satisfactory condition.

The stone sill of the central window has a significant crack which will allow damp ingress to occur although this is not of structural significance. The gap in the cill should be filled with a flexible sealant to prevent weather ingress.

3.02 Roof

The pitched roof covering comprises of a slate roof covering which may be the original slate roof covering. The pitched roof may not be underdrawn with underfelt in accordance with modern practice. The roof is underdrawn with lath and plaster which prevented an inspection of the underside of the roof.

There are signs of slipped slates on the right elevation (north) near the ridge and several slates have been secured in place with metal fixings which is an approved method of repair.

The nails fixing the slates decay over a period of time as a result of the corrosion of metal aided by condensation forming on the back of the slate surface or by water penetration. When this occurs, the roof covering is known to have become ‘nail sick’ and individual slates will slip. Consideration should be given to renewing the roof covering in the medium to long term.

There are broken slates adjacent to the left of the gutter and there is a section of lead flashing from the roof lodged in the gutter at the left hand side.

There are missing lead flashings where the roof abuts the front wall which require replacing.

An inspection of the left elevation of the main pitched roof (south) did not identify any significant defects. We noted there are some missing lead cover flashings where the pitched roof abuts the front wall which require replacing to prevent damp ingress.

The slate covered roof appeared in reasonable overall condition however it does require overhauling to ensure it is weathertight.

We observed some gaps in the cement pointing to the ridge tiles which require repointing.

There are lead lined valleys on the right elevation (north) where the offshoot for the side entrance and wc's abuts the main pitched roof. The valley on the left-hand side appears to have had several small repairs carried out and the valley on the right-hand side appears to have been painted with bitumen, or similar. This is an indication that the valleys are coming to the end of their useful life expectancy and, typically, lead valleys are painted when the lead has become porous and starts to leak. The valley gutters most probably require the lead lining replacing.

We were unable to inspect behind the lead valleys for evidence of leaks as the underside of the roof was covered with lath and plaster ceilings. No evidence was found of any significant defects. However, these types of gutters always have the potential for problems with water penetration due either to defective design or to blockage (for example by leaves). Leaves will need to be cleared regularly. You are advised to ask your builder to carry out an initial check on the condition of the lining as soon as possible after purchase.

The gutters are a combination of metal and PVC as are the rainwater pipes. No significant defects was observed to the gutters or rainwater pipes. Although there will probably be some corrosion to the metal gutters and rainwater pipes and we recommend that you budget to overhaul the rainwater goods.

There is a build-up of vegetation in the gutter at the rear right of the property which requires clearing and the remaining gutters and rainwater pipes should be inspected and cleared of any debris.

Inadequate disposal of rainwater can cause serious problems in a building including damp, timber decay and structural movement. Keeping gutters and downpipes (and the drains to which they connect) clean and in good condition is always important. Periodic testing of the drains with a hosepipe is recommended to ensure they are free running

Rainwater pipes discharge into drain gullies at ground level which are generally full of debris. This will cause the drain gullies to overflow onto the ground, causing puddling and wetting of the ground which could cause subsidence of the foundations if left unattended.

It is imperative that the drain gullies are kept regularly maintained, they should be cleared as soon as possible to remove all debris and tested with a hosepipe to ensure they are free-running.

Roof Void

It is anticipated that the main room will originally have been open up to the underside of the pitched roof which is supported by the substantial king post timber trusses.

A floor has been formed in the roof space which is supported, apparently, on the original horizontal timber ties of the king post trusses and which is accessed by a fixed staircase from the front entrance lobby. The floor of the roof space appears to comprise of 50 mm x 100 mm deep timber joists supporting chipboard flooring with a plasterboard ceiling.

Rooms have been formed within the roof void using timber stud walls and the rooms include filing cabinets, desks and computers, etc in addition to stored items.

The floor deflects underfoot when walked on and the floor joists therefore appear to be too small. Therefore we recommend that the floor construction is fully exposed and assessed for its structural integrity before it is used as it may be necessary to increase the size of the floor joists it if is intended to use the floor for anything other than light storage.

The king post trusses are underdrawn with the original lath and plaster ceilings. This prevented an inspection of the underside of the roof. There are holes in the lath and plaster ceiling above the staircase, and there are also raking cracks in the sloping ceiling above the staircase. In the rear room right inside the sloping ceiling is crazed. This is all indicative that the lath and plaster ceilings are coming to the end of their useful life expectancy.

The normal life expectancy for this type of construction varies between 40 and 70 years after which time the plaster surface separates from the lath construction presenting a risk of collapse.

We recommend that you budget to renew the lath and plaster ceilings. Or it may be feasible to underdraw the ceilings with plasterboard and leave the lath and plaster ceilings in-situ.

3.03 Dampness

We were unable to locate a damp proof course in the external walls of the property. In view of the age of the property it is possible that it did not incorporate a damp proof course.

The majority of the walls were covered internally with fixed seating and they were also generally covered with vertical tongued and grooved timber boarding below dado level which prevented an inspection of the walls to inspect for dampness.

The following moisture meter readings were observed to the external walls when they were inspected with a Protimeter moisture meter:

– 38% WME (wood moisture equivalent) on the rear wall of the rear left room in the kitchen. There was also evidence of significant salting in the brickwork externally on the rear wall of the kitchen which is indicative of dampness

–70% WME in the entrance lobby to the female WC wall.

–99% WME on the right external wall of the male WC.

-45% WME on the front wall of the front lobby adjacent to the rotted timber floor.

The significance of dampness readings above 20% wme, is that timber generally decays above this level, which can result in wet rot or dry rot to affected timber. Dry rot can be difficult and costly to eradicate and it can spread unseen in a floor void, for example. Also, mould growth can occur, which can be hazardous to health.

In the front entrance lobby the suspended timber floor has partially collapsed near the bottom of the staircase which may be due to rising dampness causing timber decay to the floor. We also observed woodworm to the floorboards in the front entrance lobby.

We strongly advise that a specialist in dampness and timber, who is preferably a member of the Property Care Association, is requested to provide a quotation for, and advise as to the extent of the remedial work necessary to address the dampness in the walls which we anticipate will involve the installation of a remedial DPC and the re-plastering of walls to affected areas up to 1000mm high. We recommend that a 25 year insurance backed warranty is obtained from the specialist which is transferable to a third party.

3.04 Floors

The ground floors generally comprise of suspended timber construction with timber boards and joists.

We understand that the rear rooms have been constructed above a basement which was previously used as the font. The timber floor felt reasonably sound underfoot when walked on.

The floors were inspected with a hand-held spirit level in random locations and were found to be reasonably level within accepted tolerances.

There are a minimal amount of air bricks located in the external walls to provide sub-floor ventilation to the suspended timber floor. We did not observe any air bricks along the long left and right elevations of the main hall.

Air bricks are usually inserted externally at the base of the walls in properties which have suspended timber flooring to the ground storey in order to provide ventilation to the underside of the flooring. They need to be kept free of obstructions and remain unrestricted in order to maintain a through flow of air. This air flow restricts the build-up of condensation below the floor which could result in fungal decay occurring in the timbers to the property.

Therefore we consider the property requires additional air bricks to improve sub-floor ventilation thereby reducing the risk of timber decay. Under current Building Regulations, each external wall should provide sub-floor ventilation equivalent to a 75mm x 225mm air brick every 1.5 linear metres around the perimeter or 500mm2 per square metre of floor area, whichever is the greater.

In the front entrance lobby the suspended timber floor has partially collapsed near the bottom of the staircase which may be due to rising dampness causing timber decay to the floor. However there is also evidence of woodworm in the floor boards in the entrance lobby.

There is also evidence of deflection of the suspended timber floor at the rear left of the main room near the external window.

We strongly advise that a specialist in timber preservation is requested to provide a quotation for, and advise as to the extent of the remedial work necessary. Failure to carry out repairs/treatment could lead to additional timber decay/insect attack spreading to other parts of the property. Timber decay can be caused by wet rot or dry rot. Dry rot can spread unseen to nearby timber which can be expensive to repair.

3.05 Internal Structure

The property is in fair decorative condition. In the large main room the ceiling is finished with a stipple finish and the walls are finished with emulsion painted hard plastered finish, and the floor is covered with carpets.

No significant structural defects was observed in the main room.

We would advise that up to the year 2000 some stipple finishes contained asbestos fibres, although if the ceilings have been painted and therefore sealed, there is not known to be a risk to Health and Safety.

However before carrying out any work to this material, such as drilling or removal, it should be first analysed by forwarding samples to a laboratory to establish whether it contains asbestos fibres. If asbestos fibres are found any work to this material should be carried out in accordance with Health and Safety guidelines. This means taking reasonable precautions such as by wearing disposable overalls and a mask and carrying out the work in accordance with the Control of Asbestos Regulations 2012. However not all Artex contains asbestos fibres.

The front entrance lobby has a fixed staircase at the left of the doors and a cupboard at the right of the doors.

The ceiling in the lobby is finished with painted tongued and grooved timber boarding and the floor is finished with exposed tongued and grooved timber boarding.

There is a significant hole in the floor where the floor joists are rotted which we have commented on above under 'floors'.

The rear rooms comprise of the kitchen at the left which is divided by a timber stud wall with an adjacent room at the right-hand side.

The kitchen ceiling is finish with embossed paper and the walls are finished with a decorative wallpaper and ceramic tiles and the floor is covered with vinyl sheet.

No evidence of any significant structural defects was observed in the kitchen.

The adjacent room to the kitchen, at the rear right of the building, is finished with embossed ceiling paper and the walls are decorated with a decorative wallpaper and the floors covered with carpet. The rear and right-hand wall are covered with fixed seating.

No evidence of any significant structural defects were observed. We have commented above in connection with a slight 'spring' to the floor which is not considered to be of structural significance.

The right-hand offshoot from the main body of the property, which includes the front entrance lobby and male and female WC's, was inspected and no significant structural defects were observed.

Adjacent to the upper right of the female wc door within the entrance lobby there is a historical raking crack in the internal brick wall. This is not of structural significance. It is indicative of slight historical settlement of the offshoot which is not of current structural significance and no further attention is required.

The entrance lobby within the right-hand offshoot has a suspended ceiling incorporating a trap hatch. An inspection inside the trap hatch identified that the ceiling is a modern suspended ceiling which serves to reduce the height of the original ceiling. No significant structural defects were observed within the ceiling void.

3.06 Detached double garage

There is a detached double garage at the rear of the main building, comprising of a flat built-up mineral felt covered roof with probable half brick thick (113 mm thick) external walls with two roller shutter doors.

No evidence of any significant structural defects were observed to the external of the garage.

The built-up mineral felt covered roof is in satisfactory overall condition. This has green mineral felt perimeter detailing and the centre of the roof is painted with a solar reflective painted finish which is in satisfactory condition.

There is a significance blister in the flat roof finish above the left roller shutter door which may require attention in the future.

This type of flat roof covering has a limited life expectancy and requires renewal every 10 years or so.

We were unable to carry out an inspection inside the garage as no keys were available.

It is recommended, as a precautionary measure, that in internal inspection of the garage is carried out prior to purchase of the property to ensure that no significant defects are present.

4.00 CONCLUSIONS AND RECOMMENDATIONS

We did not observe any evidence of recent or progressive structural movement to the property during the course of our inspection which appears to be in satisfactory structural condition.

The general condition of the property appears consistent with its age and type of construction, but some works of routine repair and maintenance are required.

We have specifically recommended that a dampness and timber specialist is appointed to carry out a more detailed inspection and provide a quotation to treat evidence of rising dampness and timber decay and woodworm which was observed to the suspended timber ground floor.

There is inadequate ventilation to the suspended timber floor which can lead to dry rot to the timber floor construction and which can be expensive to repair and it important to establish the extent of dampness and timber decay prior to committing to purchase the property.

Where we have recommended above within this report or below for further investigation to be carried out, this should be undertaken by appropriate specialists prior to exchange of contracts.

We have summarised our comments as follows:

We have shown below and within the right hand column ratings **A*, A, B, C** and **D** indicating the level of urgency of the investigation and/or remedial works required.

Please kindly note, if our report recommendations are not implemented, this would be at your risk.

A* Investigation required prior to exchange of contracts.
A Urgent works required immediately.
B Works required within 6 months.
C Works required within 12 months
D 1 – 5 years

External Structure		Urgency
1	Re-point localised areas of weathered brickwork mortar joints to the external walls referred to within the body of the report. Rake out the affected brick mortar joints 18 mm deep by the full width of the joints and re-point them using 1:2:9 cement:lime:sand mortar to match the existing colour and profile	**C**
2	Cut out and replace spalled brickwork on each elevation of the property using matching hard burnt brickwork bedded in 1:2:9 cement: lime: sand mortar to match the existing colour profile	**C**
	Items 1 and 2 to be carried out in the following typical locations:	
Front Elevation		
	- at the top of the front wall under the arched stone coping - at the left-hand side of the front double doors above the brickwork low-level plinth	**C**
Right-hand elevation		
	-re-point weathered brickwork mortar joints above the male WC window. -renew broken glazing to the circular window above the male WC window	**C** **A**
Rear Elevation		
	Overhaul the presumed brick chimney on the rear wall, which is very weathered and which has many spalled bricks and weathered brickwork mortar joints. Cut out and replace the most significantly affected spalled bricks and carry out re-pointing to the weathered brickwork mortar joints. Consideration may wish to be given to taking down the chimney to remove the maintenance liability, subject to any local planning department requirements.	**C**
	Overhaul the brickwork to the upper left hand side to the rear wall at the top of the wall to attend to weathered brick mortar joints and also several open brick mortar joints lower down.	
Left-Hand Elevation		
	Replace missing brickwork to the bottom of the brick pier at the rear left corner and re-points adjacent open jointed brickwork as described above	**C**
	Seal the cracked stone window sill to the central window using a flexible sealant to exclude the weather using a high performance flexible sealant to prevent damp ingress	**B**

Roof		
3	Overhaul the roof to attend to slipped and broken slates generally on the (north) elevation.	**A**
4	The nails fixing the slates decay over a period of time as a result of the corrosion of metal aided by condensation forming on the back of the slate surface or by water penetration. When this occurs, the roof covering is known to have become 'nail sick' and individual slates will slip. Consideration should be given to renewing the roof covering in the medium to long term.	**D**
5	The valley gutters have previously been repaired and most probably require the lead lining replacing. You should instruct a roofing contractor to inspect the lined valleys to ensure they are weatherproof.	**C**
6	Replace missing lead cover flashings at the abutment with the front wall.	**A**
7	Re-point the ridge tiles to attend to gaps in the cement pointing using 1:3 cement: sand mortar.	**B**
8	Inspect the stone coping stones to on the top of the front and rear walls and point the gaps between the coping stones.	**B**
9	Remove vegetation from the gutter at the rear right corner of the roof	**A**
10	Inspect and clear any build-up of debris from the remainder of the gutters and rainwater pipes and test them with a hosepipe to ensure they are free-running and watertight	**A**
11	Inspect all the drain gullies which receive the rainwater pipes which are generally full of debris. Remove all debris and test the gullies with a hosepipe to ensure they are free running.	**A**
12	We recommend that you budget to renew the lath and plaster ceilings. It may be feasible to underdraw the existing ceilings with plasterboard and leave the lath and plaster ceilings in-situ.	**C**
Roof Void		
13	The floor in the roof space deflects underfoot when walked on and the floor joists therefore appear to be too small. We recommend that the floor construction is fully exposed and assessed for its structural integrity before it is used with a view to upgrading the construction unless it is only going to be used for light storage in which case it is considered satisfactory.	**A**

Dampness		
14	We strongly advise that a specialist in dampness, who is preferably a member of the Property Care Association, is requested to provide a quotation for, and advise as to the extent of the remedial work necessary to address the dampness in the walls which we anticipate will involve the installation of a remedial DPC and the re-plastering of walls to affected areas up to 1000mm high. We recommend that a 25 year insurance backed warranty is obtained from the specialist which is transferable to a third party.	**A***
Floors		
15	We strongly advise that a specialist in dampness and timber, who is preferably a member of the Property Care Association, is requested to provide a quotation for, and advise as to the extent of the remedial work necessary to address the timber decay and woodworm. We recommend that a 25 year insurance backed warranty is obtained from the specialist which will be capable of assigning to any prospective buyer.	**A***
16	Install additional air bricks to maintain adequate sub- floor ventilation to the suspended timber floor as detailed within the body of this report under 'floors'	**A**
Garage		
17	It is recommended, as a precautionary measure, that in internal inspection of the garage is carried out prior to purchase of the property to ensure that no significant defects are present.	**A***

To identify the cost of the above works, we recommend you obtain price-quotations for the works from suitably qualified local contractors prior to exchange of contracts.

Should you require any further information or clarification regarding the contents of this report, please do not hesitate to contact the undersigned who will be pleased to assist.

Yours sincerely

Graham Gibbs BSc MRICS
Principal
Graham Gibbs Associates
Chartered Building Surveyors

Asbestos Report

ASBESTOS MANAGEMENT CONSULTANCY LIMITED

REFURBISHMENT SURVEY, ASSESSMENT AND REGISTER OF ASBESTOS CONTAINING MATERIALS

at:

St Johns Ambulance
Morton Lane
Beverley
HU17 IDB

On Behalf Of

Delaney Marling Partnership Ltd

Project no:	A-20386
Date of Inspection:	11/11/2022
Asbestos identified within this report	✓
No Asbestos identified within this report	

01759 307 412 info@amc-asbestos.co.uk

Unit G/6 Elvington Industrial Estate, Elvington, York YO41 4AR | Registered in England and Wales no.: 07576788

Report prepared by:

	**Robin Walker**	**21/11/2022**
Signature (Lead Surveyor)	**Print Name**	**Date**

Checked & approved by:

	**Sam Gibney**	**21/11/2022**
Signature (Reviewer)	**Print Name**	**Date**
Type & Revision:	**Refurbishment & Final**	

This report is not to be used for contractual or engineering purposes unless this sheet is signed where indicated by both the surveyor (originator of the report) and the technical reviewer and the report is designated “Final” on the signatory sheet.

This report must be read in its entirety, including any appendices. Asbestos Management Consultancy Ltd accepts no responsibility for sub-division of this report.

Asbestos Management Consultancy Ltd uses the method described in AMC Man 02 – Procedure Manual 1 – Field Procedures based upon "HSG264-Asbestos-The Survey Guide” for Pre-Demo/Refurbishment asbestos surveys.

Independence, impartiality and integrity

The company and its staff will not be the designer, manufacturer, supplier, installer, purchaser, owner, user or maintainer of the items, which they inspect (for the entire scope of accreditation listed as being undertaken by the company), nor they will be an authorised representative of any of these parties.

The Company will continuously monitor whether itself or any of the staff is involved in the design, manufacture, supply, installation, use or maintenance of the items inspected, or similar competitive items. In such cases, the company will refuse the inspection of the items, inform the client about the reason for refusal and advise them to apply the service of another inspection body.

Policy regarding protection of staff against improper influencing
Improper or negative influences on the staff is prevented by good working conditions and fair, fixed salary reward, to ensure no one is financially or otherwise encouraged to act improperly. In the case of an attempt of improper influencing a staff member should resolutely refuse any cooperation, inform the company’s management of such activity and explain the conditions under which the company is ready to carry out work.

Confidentiality

Asbestos Management Consultancy Ltd is responsible, through legally enforceable commitments, for the management of all information obtained or created during the performance of inspection activities. The company will inform the client, in advance, of the information it intends to place in the public domain. Except for information that the client makes publicly available, or when agreed between Asbestos Management Consultancy Ltd and the client (e.g. for the purpose of responding to complaints), all other information is considered proprietary information and shall be regarded as confidential.

When the company is required by law or authorised by contractual commitments to release confidential information, the client or individual concerned is, unless prohibited by law, be notified of the information provided. Information about the client obtained from sources other than the client (e.g. complainant, regulators) is treated as confidential.

CONTENTS

APPENDICES

1.0 EXECUTIVE SUMMARY

This executive summary is intended to give an ‘at a glance’ indication of the ACMs identified. The following asbestos containing materials were identified at the site within the scope of this survey:

No notifiable products found

Non-Notifiable Products (un-licensed work)				
Inspection Reference	**Description**	**Recommendation**	**Notifiable (Y/N)**	**Review Date**
A-20386 / 203512 / S006	Ground Floor / 010 Store Floor - Vinyl floor tiles	Non notifiable product - Remove under strict accordance with current and relevant legislation notes.	N	11/11/2023
A-20386 / 204835 / S007	Ground Floor / 013 Entrance lobby Floor - Bituminous Product	Non notifiable product - Remove under strict accordance with current and relevant legislation notes.	N	11/11/2023

No Asbestos Detected in Sample (NADIS)

Inspection Reference	Description	Recommendation	Notifiable (Y/N)	Review Date
A-20386 / 203527 / S001	Ground Floor / 008 Main hall Ceiling - Textured Coating	No action required	N/A	N/A
A-20386 / 203507 / S002	Ground Floor / 008 Main hall Pipework - Pipe Lagging (Fibrous)	No action required	N/A	N/A
A-20386 / 203502 / S003	Ground Floor / 008 Main hall Pipework - Pipe Lagging (Fibrous)	No action required	N/A	N/A
A-20386 / 203504 / S004	Ground Floor / 008 Main hall Wall - Insulating Board	No action required	N/A	N/A
A-20386 / 203510 / S005	Ground Floor / 009 Kitchen Sink unit - Bituminous pad to underside of sink	No action required	N/A	N/A
A-20386 / 203518 / S008	Basement / 016 Store Pipework - Pipe Lagging (Fibrous)	No action required	N/A	N/A
A-20386 / 203525 / S009	Basement / 016 Store Pipework - Pipe Lagging (Fibrous)	No action required	N/A	N/A
A-20386 / 203503 / S010	Basement / 016 Store Pipework - Pipe Lagging (Fibrous)	No action required	N/A	N/A
A-20386 / 203490 / S011	Basement / 017 Externals Roofs - Bituminous Product	No action required	N/A	N/A

No locations of no access within the scope of work

2.0 INTRODUCTION

Further to a written instruction from Delaney Marling Partnership Ltd, Robin Walker of Asbestos Management Consultancy Ltd undertook a Refurbishment survey of St Johns Ambulance, Morton Lane, Beverley, HU17 IDB in accordance with in-house AMC Man 02 - Procedures Manual 1 – Field Procedures based upon HSG264 “Asbestos: The Survey Guide” to establish the presence of asbestos containing materials (ACMs).

Delaney Marling Partnership Ltd provided details of all the planned refurbishment works which were to be undertaken on the site.
The survey covers the following items;

- to inspect all areas of the buildings, so far as is reasonably practicable, for the presence of asbestos containing material (ACM), and determine the types of asbestos used and the differing occurrences in locations where asbestos containing materials have been used as building components.
- to sample and analyse representative suspect materials
- to produce a register detailing the extent, type and condition of asbestos within the buildings on the site
- to assess the risk from ACM and derive risk scores

Site Synopsis & Scope of works

Refurbishment survey to former Methodist church recently used as an ambulance station. The property is of brick construction with a slate pitched roof, upvc and timber doors and windows. Externally there are a brick garage and a timber shed, both unable to gain access internally without causing irreparable damage and leaving unsafe and unsecured. The basement level store was access, which has been flooded recently.

The site plans that accompany this report were drawn by the surveyor or provided by the client and may not be to scale. The plans should be used in conjunction with this report to identify specified sample location points.

Clients Address:
Delaney Marling Partnership Ltd
Kingfisher Court
Plaxton Bridge
Woodmansey
Beverley, HU17 0RT

Full Site Address:
St Johns Ambulance
Morton Lane
Beverley
HU17 IDB

3.0 DESCRIPTION OF SURVEY

The scope of the asbestos survey was to include the inspection of all areas safe to do so within the scope of works, including all voids and any areas specifically notified by the client.

The site comprised of the following floor levels with room details on these levels within section 8.0 area

a) St Johns Ambulance - Basement
b) St Johns Ambulance - Ground Floor
c) St Johns Ambulance - 1st Floor
d) St Johns Ambulance - 2nd Floor

During the survey, every reasonable effort was made to gain access to the areas identified within the survey brief. Areas, which were not accessed or surveyed are listed within the survey report and clearly noted as presumed asbestos locations.

The survey was undertaken in accordance with AMC Man 02 - Procedures Manual 1 – Field Procedures based upon HSE HSG264 “Asbestos: The survey guide”. The type of survey was predemolition/refurbishment survey, as defined in Section 2 of HSG264.

The measurements in this report are approximate and should not be used for contractors to price abatement work. Where pricing work is to be undertaken it is the responsibility for the contractor to obtain the measurements ahead of submitting a quotation. It recommended that the report shall be read in conjunction with a Bill of Quantities and Technical Specification to identify methods and full extent of the abatement works.

Representative samples of materials suspected of containing asbestos were taken for subsequent analysis at a UKAS accredited laboratory

The locations of sampling points, where applicable, are shown on the plan within Appendix II.

If you would like to leave feedback regarding our survey performance, please do at www.amc-asbestos.co.uk

4.0 LOCATIONS OF NO ACCESS

All specified areas were accessed within the scope of this pre-demolition/refurbishment Survey. This does not include:

1. Beyond the surfaces and coatings of solid ceiling's, walls & floors or any naturally occurring mineral stone products unless it has been agreed with the client that penetrating these areas will not affect the structural integrity and safety of the area.
2. Live electrics, fixed plant and machinery – (requires a current isolation certificate for inspection to take place)
3. Beneath any solid slab concealing hidden service ducts
4. Above 5m in height or in a confined space unless prior knowledge of this is known and appropriate arrangements have been made
5. All areas outside the scope of work provided

Asbestos Management Consultancy Ltd has made every attempt to gain access to all areas within the scope of work on site. The following areas have not been accessed during the course of the survey for the various reasons listed below.

Location	Area	Reason for "No Access" with justification
All areas accessed		

Please Note:	These areas must be presumed to contain asbestos and the refurbishment should not proceed until further investigations can be made

It is recommended that a surveyor from AMC Ltd attends site once any refurbishment works commence so as to identify any ACMs that may be present in the areas above or within the building and may only become evident once more of the structure is opened up.

5.0 SURVEY LIMITATIONS

Every effort has been made to identify all asbestos materials so far as was reasonably practical to do so within the scope of the survey. Methods use to carry out the survey were agreed with the client prior to any works being commenced.

The assessment was undertaken by a trained and experienced surveyor's. It is always a possibility that asbestos containing materials may remain at the site or an area covered by the survey after the survey has been completed for various reasons including:

- Asbestos materials existing within areas not specifically covered by this report are therefore outside the scope of the survey.
- Asbestos may well be hidden as part of the structure to a building and not visible until the structure is dismantled at a later date.
- Certain materials contain asbestos in varying degrees. Some may be less densely contaminated at certain locations (Non-Homogenous products for example).
- Asbestos containing materials may be hidden or obscured by other items or covered by one or more finishes. Where this is the case, then detection will be impaired
- No access was gained beyond sampled materials pending laboratory analysis owing to risk of contamination. Further investigations may be required following the issue of this report.
- Where previously sampled materials have been analysed, if the client would like these areas inspecting beyond the sampled material this will come at a further cost as the appointment of a
- AMC cannot be held responsible for necessary damage caused as part of this survey due to the nature of sampling for asbestos.
- All extents quoted are approximations and are given for guidance purposes only. This report should not be solely used as a tender document.
- Certain rocks and minerals can occasionally contain small amounts of naturally occurring asbestos. The risk from asbestos fibres within stone is generally considered to be negligible when they are present at 'trace' levels ('one or two fibres').
- ACM Ltd will not sample or cause damage to natural occurring mineral (NOM) stone products. If an NOM needs to be tested for the present of asbestos, the client must provide clear instruction and permission for sampling NOM's prior to the survey commencing.
- For further information on natural occurring mineral products containing asbestos, please follow link https://www.hse.gov.uk/pubns/am1.htm

6.0 METHOD & RESULTS OF BULK ANALYSIS

Representative samples of reasonably accessible materials suspected of containing asbestos were taken by AMC ltd for subsequent analysis at a UKAS accredited laboratory.

Analysis of the samples was carried out using recognised methods in strict compliance with the Health & Safety Executive guidelines issued within Appendix 2 of HSG248, entitled 'Asbestos in Bulk Materials - Sampling and Identification by Polarised Light Microscopy (PLM)'

Identification of asbestos fibres was based on the following analytical procedures:-

a) A preliminary visual examination of the whole of the bulk sample was made to assess the sample type and the required sample treatment (if any). Where possible a representative sub-sample treatment was taken at this stage.

b) Sample treatment was undertaken (if required) to release or isolate fibres.

c) A detailed and thorough search under microscope was made to classify the fibre types present.

d) Representative fibres were mounted in appropriate RI liquids on microscope slides.

e) The different fibrous components were identified using a polarised light microscope.

The results of bulk sampling of suspect materials can be found in Appendix I of this report.

7.0 RISK ASSESSMENTS & RECOMMENDED ACTIONS

Risk assessments have been carried out in accordance with our document "Guidance on the Completion of Material Assessment Records".

There are two assessments of risk:-

Material Risk Assessment (MRA):

HSG 264 details the MRA algorithm for the purpose of establishing the relative potential of an Asbestos Containing Material (ACM) or presumed ACM to release fibres into the air in the event of it being disturbed in some way. The material risk assessment will give a good initial guide to the priority for management of the ACM as it will identify the materials which will most readily release airborne fibres if disturbed. A simple four parameter additive algorithm is used to assess the likely magnitude of fibre release from the material given a standard disturbance. Each of the parameters is scored and added to give a total MRA score of between 2 and 12.

The parameters which determine the amount of fibre release from an ACM are:

- Product type
- Extent of damage or deterioration
- Surface treatment
- Asbestos type

Material Assessment Score	Level of Risk
10 or more	High Risk
7 – 9	Medium Risk
5 – 6	Low Risk
0 – 4	Very Low Risk

Priority Risk Assessment (PRA):

The MRA identifies the high-risk materials, that is, those that will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the MRA will be the materials that should be given priority for remedial action. To complete a comprehensive risk assessment for the ACM the likelihood of disturbance of the material also needs to be considered and the surveyor should be supported by persons with a detailed knowledge of the use of the premises to complete this. The following factors need to be taken into account in the PRA:

- Maintenance activity
- Occupant activity
- Likelihood of disturbance
- Human exposure potential

Scores between 0 and 3 are applied to each parameter under each factor heading. The scores for the parameters within each section are averaged to provide an average score for each factor detailed above. The average scores for each of the factors are added together to give the total PRA score. This will provide a total PRA score of between 0 and 12.

Priority Assessment Score	Level of Risk
10 or more	High Risk
7 – 9	Medium Risk
5 – 6	Low Risk
0 – 4	Very Low Risk

The Undertaking of Priority Risk Assessments is outside the scope of AMC Ltd UKAS Accreditation.

Details of the risk assessment are given on the individual material assessment records enclosed in section 10.0.

The material and priority assessments scores are to be added together to give a total risk score as detailed below

Total Risk Score	Priority Risk Category
1-13	3 – Low
13-18	2 – Medium
>18	1– High

The material assessment records also contain recommendations for management and control actions to ensure that areas of concern are made safe and the remaining asbestos material is managed safely.

The priority assessment is calculated by the surveyor at the time and point of the survey. It is the Client/Duty Holders responsibility to re-assess the priority assessment should conditions or use of the material/area change. Asbestos Management Consultancy Ltd are available to provide advice on how the Client/Duty Holder can complete this responsibility.

Work involving encapsulation or removal of asbestos should be undertaken by an asbestos removal contractor licensed under the provisions of the Asbestos Licensing Regulations 1983 (as amended 1998), and in accordance with Control of Asbestos Regulations 2012, and the supporting Codes of Practice and Guidance Notes:

- “Work with materials containing asbestos” 2012 (L143)

All asbestos containing materials found during this survey must be removed, as far as reasonably practicable under CAR regulations 2012 and CDM 2015 if the ACMs come into contact with any proposed works.

8.0 PRIORITY RATING CATEGORIES

Priority	Description	Example	Likely Works
3 Low	Either no asbestos present or asbestos present, but in a location and condition not envisaged to adversely affect current use.	Asbestos containing composites such as WC cisterns or vinyl floor tiles in good condition, which are to remain.	These are materials which are of low risk on an MDHS (Method of Determining Hazardous Substances) rating, but would need to be recorded on an Asbestos Register and labelled to protect from accidental damage by site operatives.
2 Medium	Asbestos containing products, which are not of an immediate hazard if managed carefully, but are likely to need encapsulation or removal should they be affected by any future planned maintenance or building works.	Intact asbestos insulation boards on soffits above sealed suspended ceilings, intact or fire breaks in ceiling voids. Also composite materials that are subject to easy access and high disturbance.	Removal, encapsulate or manage long term depending on the material, location, condition and proposed works.
1 High	Asbestos found with a high risk of fibre release during current building use and may need immediate removal, enclosure or strict management procedures to prevent exposure to staff, contractors and public.	Damaged asbestos containing materials, loose constructed insulation materials, asbestos materials liable to impact damage.	As above. However, PRIORITY 1 ratings will result in immediate measures needed by Delaney Marling Partnership Ltd to enclose or remove the material

9.0 AREA SUMMARY SHEET

Location	Area	Material Construction	Asbestos Containing Materials Present
2nd Floor Roof space	001	Slate roof tiles, brick walls, lath and plaster floors, timber beams and joists, wire mess over old ornate plaster ceiling roses, metal cable conduit, lower level roof space over hall not safe to access from main second floor roof space,	No
1st Floor Office	002	Lath and plaster ceiling, lath and plaster, plasterboard and plaster on masonry walls, carpet to timber floor, plasterboard and lath and plaster sloping eve ceilings,	No
1st Floor Office	003	Lath and plaster ceiling, lath and plaster, plasterboard and plaster on masonry walls, carpet to timber floor, plasterboard and lath and plaster sloping eve ceilings,	No
1st Floor Lobby & cupboards	004	Lath and plaster ceiling, lath and plaster, plasterboard and plaster on masonry walls, carpet to timber floor, plasterboard and lath and plaster sloping eve ceilings, timber cupboards, timber doors,	No
1st Floor Store area	005	Lath and plaster ceiling, plasterboard, lath and plaster and plaster on masonry walls, timber chipboard floor to lath and plaster below, timber stairwell, ornate plaster ceiling roses,	No
Ground Floor Front entrance & stairwell	006	Timber ceilings, timber panelling to timber, plasterboard and plaster on masonry walls, timber floors to earth beneath, timber doors with timber panelling, timber floor joists,	No
Ground Floor Store	007	Timber ceiling, plasterboard and plaster on masonry walls to timber and timber panelling, timber floor to earth beneath, timber joists,	No
Ground Floor Main hall	008	Pipework: Pipe Lagging (Fibrous) Wall: Insulating Board Pipework: Pipe Lagging (Fibrous) Ceiling: Textured Coating Textured coating to ceiling, timber panelling to plaster on masonry and plasterboard walls, timber floor to earth beneath, timber floor joists, timber beams to ceiling, fixed timber seating, timber boxing, metal pipework, timber doors, plasterboard boxing,	No
Ground Floor Kitchen	009	Sink unit: Bituminous pad to underside of sink Plasterboard ceiling, plaster on masonry and plasterboard walls, modern vinyl floor covering to timber chipboard floor, upvc and metal pipework, timber kitchen units, bitumen sink pads, timber storage cupboards,	No
Ground Floor Store	010	Floor: Vinyl floor tiles Plasterboard ceiling, plasterboard and plaster on masonry walls, carpet to timber and mixed vinyl floor tiled floor, timber cupboards,	Yes
1st Floor Roof space	011	Slate roof tiles, brick walls, lath and plaster floor, metal cable conduits, timber beams and joists,	No
1st Floor Roof space	012	Slate roof tiles, brick walls, lath and plaster floor, metal cable conduits, timber beams and joists,	No
Ground Floor Lobby	013	Floor: Bituminous Product Plasterboard ceiling to lath and plaster above, plaster on masonry walls, carpet to bitumen adhesive concrete floor, modern and old electrics, timber doors,	Yes

Location	Area	Material Construction	Asbestos Containing Materials Present
Ground Floor Entrance lobby	013	Floor: Bituminous Product Plasterboard ceiling to lath and plaster above, plaster on masonry walls, carpet to bitumen adhesive concrete floor, modern and old electrics, timber doors,	Yes
Ground Floor Female WC	014	Plasterboard ceiling to lath and plaster above, plaster on masonry walls with woodchip paper, modern vinyl floor covering to concrete floor, ceramic fixtures, upvc and metal pipework, plasterboard boxing,	No
Ground Floor Male WC	015	Plasterboard ceiling to lath and plaster above, plaster on masonry walls with woodchip paper, modern vinyl floor covering to concrete floor, ceramic fixtures, upvc and metal pipework, plasterboard boxing,	No
Basement Store	016	Pipework: Pipe Lagging (Fibrous) Pipework: Pipe Lagging (Fibrous) Pipework: Pipe Lagging (Fibrous) Timber ceiling, brick walls, terracotta ceramic tiled floor, metal pipework,	No
Basement Externals	017	Roofs: Bituminous Product Slate roof tiles, brick elevations, gravel, stone and grasses pathways, timber shed with bitumen felt roof, brick garage with bitumen felt roof, upvc rain water goods and pipework, timber and upvc doors and window frames,	No

10.0 INSPECTION RECORDS

Inspection Date	Surveyor	Survey Type	Floor	Analysis	
11/11/2022	Robin Walker	Refurbishment	Ground Floor	NAD	
Building	Room	Description	Extent		
St Johns Ambulance	Main hall 008	Ceiling	110 m²		
Sample No / Inspection Ref	Product Type	Surface Treatment	Damage Extent	Material Risk Score	Priority Total
A-20386 / S001 203527	Textured Coating	N/A	N/A	0	N/A
Normal Occupant Activity	Likelihood of Disturbance	Human Exposure Potential	Maintenance Activity	Risk Rating	Total Assessment Score
N/A	N/A	N/A	N/A	N/A	N/A
Recommendations / Actions	No action required				
Surveyor Comments	Textured coating to ceiling of main hall			Review Date	N/A

Inspection Date	Surveyor	Survey Type	Floor	Analysis	
11/11/2022	Robin Walker	Refurbishment	Ground Floor	NAD	
Building	Room	Description	Extent		
St Johns Ambulance	Main hall 008	Pipework	Small amounts m²		
Sample No / Inspection Ref	Product Type	Surface Treatment	Damage Extent	Material Risk Score	Priority Total
A-20386 / S002 203507	Pipe Lagging (Fibrous)	N/A	N/A	0	N/A
Normal Occupant Activity	Likelihood of Disturbance	Human Exposure Potential	Maintenance Activity	Risk Rating	Total Assessment Score
N/A	N/A	N/A	N/A	N/A	N/A
Recommendations / Actions	No action required				
Surveyor Comments	Thermal insulation to metal pipework within corner boxing			Review Date	N/A

S – Sampled P – Presumed SP - Strongly Presumed X – Visually Similar PS – Previously Sampled NAD – No Asbestos Detected

Inspection Date	Surveyor	Survey Type	Floor	Analysis	
11/11/2022	Robin Walker	Refurbishment	Ground Floor	NAD	
Building	Room	Description	Extent		
St Johns Ambulance	Main hall 008	Pipework	Small amounts m²		
Sample No / Inspection Ref	Product Type	Surface Treatment	Damage Extent	Material Risk Score	Priority Total
A-20386 / S003 203502	Pipe Lagging (Fibrous)	N/A	N/A	0	N/A
Normal Occupant Activity	Likelihood of Disturbance	Human Exposure Potential	Maintenance Activity	Risk Rating	Total Assessment Score
N/A	N/A	N/A	N/A	N/A	N/A
Recommendations / Actions	No action required				
Surveyor Comments	Thermal insulation to metal pipework within corner boxing			Review Date	N/A

Inspection Date	Surveyor	Survey Type	Floor	Analysis	
11/11/2022	Robin Walker	Refurbishment	Ground Floor	NAD	
Building	Room	Description	Extent		
St Johns Ambulance	Main hall 008	Wall	4 m²		
Sample No / Inspection Ref	Product Type	Surface Treatment	Damage Extent	Material Risk Score	Priority Total
A-20386 / S004 203504	Insulating Board	N/A	N/A	0	N/A
Normal Occupant Activity	Likelihood of Disturbance	Human Exposure Potential	Maintenance Activity	Risk Rating	Total Assessment Score
N/A	N/A	N/A	N/A	N/A	N/A
Recommendations / Actions	No action required				
Surveyor Comments	Insulation board notice board			Review Date	N/A

S – Sampled P – Presumed SP - Strongly Presumed X – Visually Similar PS – Previously Sampled NAD – No Asbestos Detected

Inspection Date	Surveyor	Survey Type	Floor	Analysis	
11/11/2022	Robin Walker	Refurbishment	Ground Floor	NAD	
Building	Room	Description	Extent		
St Johns Ambulance	Kitchen 009	Sink unit	3 no		
Sample No / Inspection Ref	Product Type	Surface Treatment	Damage Extent	Material Risk Score	Priority Total
A-20386 / S005 203510	Bituminous pad to underside of sink	N/A	N/A	0	N/A
Normal Occupant Activity	Likelihood of Disturbance	Human Exposure Potential	Maintenance Activity	Risk Rating	Total Assessment Score
N/A	N/A	N/A	N/A	N/A	N/A
Recommendations / Actions	No action required				
Surveyor Comments	Bitumen acoustic sink pads beneath metal sink unit			Review Date	N/A

Inspection Date	Surveyor	Survey Type	Floor	Analysis	
11/11/2022	Robin Walker	Refurbishment	Ground Floor	Chrysotile	
Building	Room	Description	Extent		
St Johns Ambulance	Store 010	Floor	Small amounts m²		
Sample No / Inspection Ref	Product Type	Surface Treatment	Damage Extent	Material Risk Score	Priority Total
A-20386 / S006 203512	Vinyl floor tiles	Composite	Good	3	N/A
Normal Occupant Activity	Likelihood of Disturbance	Human Exposure Potential	Maintenance Activity	Risk Rating	Total Assessment Score
N/A	N/A	N/A	N/A	Very Low	3
Recommendations / Actions	Non notifiable product - Remove under strict accordance with current and relevant legislation notes.				
Surveyor Comments	Mixed black and white vinyl floor tiles to floor			Review Date	N/A

S – Sampled P – Presumed SP - Strongly Presumed X – Visually Similar PS – Previously Sampled NAD – No Asbestos Detected

Inspection Date	Surveyor	Survey Type	Floor	Analysis	
11/11/2022	Robin Walker	Refurbishment	Ground Floor	Chrysotile	
Building	Room	Description	Extent		
St Johns Ambulance	Entrance lobby 013	Floor	4 m²		
Sample No / Inspection Ref	Product Type	Surface Treatment	Damage Extent	Material Risk Score	Priority Total
A-20386 / S007 204835	Bituminous Product	Composite	Good	3	N/A
Normal Occupant Activity	Likelihood of Disturbance	Human Exposure Potential	Maintenance Activity	Risk Rating	Total Assessment Score
N/A	N/A	N/A	N/A	Very Low	3
Recommendations / Actions	Non notifiable product - Remove under strict accordance with current and relevant legislation notes.				
Surveyor Comments	Bitumen adhesive to floor			Review Date	N/A

Inspection Date	Surveyor	Survey Type	Floor	Analysis	
11/11/2022	Robin Walker	Refurbishment	Basement	NAD	
Building	Room	Description	Extent		
St Johns Ambulance	Store 016	Pipework	3 lin m		
Sample No / Inspection Ref	Product Type	Surface Treatment	Damage Extent	Material Risk Score	Priority Total
A-20386 / S008 203518	Pipe Lagging (Fibrous)	N/A	N/A	0	N/A
Normal Occupant Activity	Likelihood of Disturbance	Human Exposure Potential	Maintenance Activity	Risk Rating	Total Assessment Score
N/A	N/A	N/A	N/A	N/A	N/A
Recommendations / Actions	No action required				
Surveyor Comments	Thermal insulation residue to coil of metal pipework			Review Date	N/A

S – Sampled P – Presumed SP - Strongly Presumed X – Visually Similar PS – Previously Sampled NAD – No Asbestos Detected

Inspection Date	Surveyor	Survey Type	Floor	Analysis	
11/11/2022	Robin Walker	Refurbishment	Basement	NAD	
Building	Room	Description	Extent		
St Johns Ambulance	Store 016	Pipework	3 lin m		
Sample No / Inspection Ref	Product Type	Surface Treatment	Damage Extent	Material Risk Score	Priority Total
A-20386 / S009 203525	Pipe Lagging (Fibrous)	N/A	N/A	0	N/A
Normal Occupant Activity	Likelihood of Disturbance	Human Exposure Potential	Maintenance Activity	Risk Rating	Total Assessment Score
N/A	N/A	N/A	N/A	N/A	N/A
Recommendations / Actions	No action required				
Surveyor Comments	Thermal insulation residue to metal pipework			Review Date	N/A

Inspection Date	Surveyor	Survey Type	Floor	Analysis	
11/11/2022	Robin Walker	Refurbishment	Basement	NAD	
Building	Room	Description	Extent		
St Johns Ambulance	Store 016	Pipework	3 lin m		
Sample No / Inspection Ref	Product Type	Surface Treatment	Damage Extent	Material Risk Score	Priority Total
A-20386 / S010 203503	Pipe Lagging (Fibrous)	N/A	N/A	0	N/A
Normal Occupant Activity	Likelihood of Disturbance	Human Exposure Potential	Maintenance Activity	Risk Rating	Total Assessment Score
N/A	N/A	N/A	N/A	N/A	N/A
Recommendations / Actions	No action required				
Surveyor Comments	Thermal insulation residue to metal pipework			Review Date	N/A

S – Sampled P – Presumed SP - Strongly Presumed X – Visually Similar PS – Previously Sampled NAD – No Asbestos Detected

Inspection Date	Surveyor	Survey Type	Floor	Analysis	
11/11/2022	Robin Walker	Refurbishment	Basement	NAD	
Building	Room	Description	Extent		
St Johns Ambulance	Externals 017	Roofs	30 m²		
Sample No / Inspection Ref	Product Type	Surface Treatment	Damage Extent	Material Risk Score	Priority Total
A-20386 / S011 203490	Bituminous Product	N/A	N/A	0	N/A
Normal Occupant Activity	Likelihood of Disturbance	Human Exposure Potential	Maintenance Activity	Risk Rating	Total Assessment Score
N/A	N/A	N/A	N/A	N/A	N/A
Recommendations / Actions	No action required				
Surveyor Comments	Bitumen felt coverings to external shed and garage roofs			Review Date	N/A

S – Sampled P – Presumed SP - Strongly Presumed X – Visually Similar PS – Previously Sampled NAD – No Asbestos Detected

ASBESTOS REGISTER

11.0 Notifiable product (licenced work), Non-Notifiable product (unlicensed work), No Asbestos Detected in Sample (NADIS)

Inspection Reference	Sample Number	Location	Description	Amount	Asbestos Type	Material Assessment Score	Priority Assessment Score	Total Score	Risk Rating	Recommendations/Action	Review Date
203527	A-20386 / S001	Ground Floor / 008 Main hall Ceiling - Textured Coating	Ceiling - Textured Coating	110 m²	NAD	0	N/A	N/A	N/A	No action required	N/A
203507	A-20386 / S002	Ground Floor / 008 Main hall Pipework - Pipe Lagging (Fibrous)	Pipework - Pipe Lagging (Fibrous)	Small amounts m²	NAD	0	N/A	N/A	N/A	No action required	N/A
203502	A-20386 / S003	Ground Floor / 008 Main hall Pipework - Pipe Lagging (Fibrous)	Pipework - Pipe Lagging (Fibrous)	Small amounts m²	NAD	0	N/A	N/A	N/A	No action required	N/A
203504	A-20386 / S004	Ground Floor / 008 Main hall Wall - Insulating Board	Wall - Insulating Board	4 m²	NAD	0	N/A	N/A	N/A	No action required	N/A
203510	A-20386 / S005	Ground Floor / 009 Kitchen Sink unit - Bituminous pad to underside of sink	Sink unit - Bituminous pad to underside of sink	3 no	NAD	0	N/A	N/A	N/A	No action required	N/A
203512	A-20386 / S006	Ground Floor / 010 Store Floor - Vinyl floor tiles	Floor - Vinyl floor tiles	Small amounts m²	Chrysotile	3	0	3	Very Low	Non notifiable product - Remove under strict accordance with current and relevant legislation notes.	11/11/2023
204835	A-20386 / S007	Ground Floor / 013 Entrance lobby Floor - Bituminous Product	Floor - Bituminous Product	4 m²	Chrysotile	3	0	3	Very Low	Non notifiable product - Remove under strict accordance with current and relevant legislation notes.	11/11/2023
203518	A-20386 / S008	Basement / 016 Store Pipework - Pipe Lagging (Fibrous)	Pipework - Pipe Lagging (Fibrous)	3 lin m	NAD	0	N/A	N/A	N/A	No action required	N/A
203525	A-20386 / S009	Basement / 016 Store Pipework - Pipe Lagging (Fibrous)	Pipework - Pipe Lagging (Fibrous)	3 lin m	NAD	0	N/A	N/A	N/A	No action required	N/A
203503	A-20386 / S010	Basement / 016 Store Pipework - Pipe Lagging (Fibrous)	Pipework - Pipe Lagging (Fibrous)	3 lin m	NAD	0	N/A	N/A	N/A	No action required	N/A
203490	A-20386 / S011	Basement / 017 Externals Roofs - Bituminous Product	Roofs - Bituminous Product	30 m²	NAD	0	N/A	N/A	N/A	No action required	N/A

S – Sampled P – Presumed SP - Strongly Presumed X – Visually Similar PS – Previously Sampled NAD – No Asbestos Detected

APPENDIX I - CERTIFICATE OF ANALYSIS

SCOPUS Asbestos Compliance

Certificate of Bulk Analysis | Scopus Asbestos Compliance Ltd

UKAS TESTING 10483

Certificate of Bulk Analysis

Customer: Asbestos Management Consultancy Ltd
Customer Address: Unit G/6, Elvington Industrial Estate, Elvington, York, YO41 4AR
Site Address: St Johns Ambulance
Client Reference: A-20386

Project Number: P-29165
Samples Received On: 17/11/2022
Samples Taken By: Client
No of Samples: 11
Date of Analysis: 18/11/2022

Sample No.	Client Sample No.	Sample Location	Sample Details	Asbestos Type(s) Present	Analysts Name
S001	001	008	Textured Coating	NAD	Varsha Kamireddy
S002	002	008	Thermal Insulation	NAD	Varsha Kamireddy
S003	003	008	Thermal Insulation	NAD	Varsha Kamireddy
S004	004	008	Insulating Board	NAD	Varsha Kamireddy
S005	005	009	Sink Pad - Bituminous Product	NAD	Varsha Kamireddy
S006	006	010	Floor - Thermoplastic Tiles	Chrysotile in Adhesive only	Varsha Kamireddy
S007	007	013	Adhsive - Bituminous Product	Chrysotile	Varsha Kamireddy
S008	008	016	Thermal Insulation	NAD	Varsha Kamireddy
S009	009	016	Thermal Insulation	NAD	Varsha Kamireddy
S010	010	016	Thermal Insulation	NAD	Varsha Kamireddy
S011	011	017	Felt - Bituminous Product	NAD	Varsha Kamireddy

Key: NAD = No Asbestos Detected

Authorised Signatory:	A. S. V. Krishna Reddy	Name / Position:	Sai Annapureddy/Quality Manager	Date of Issue:	18/11/2022

Statement of Certification

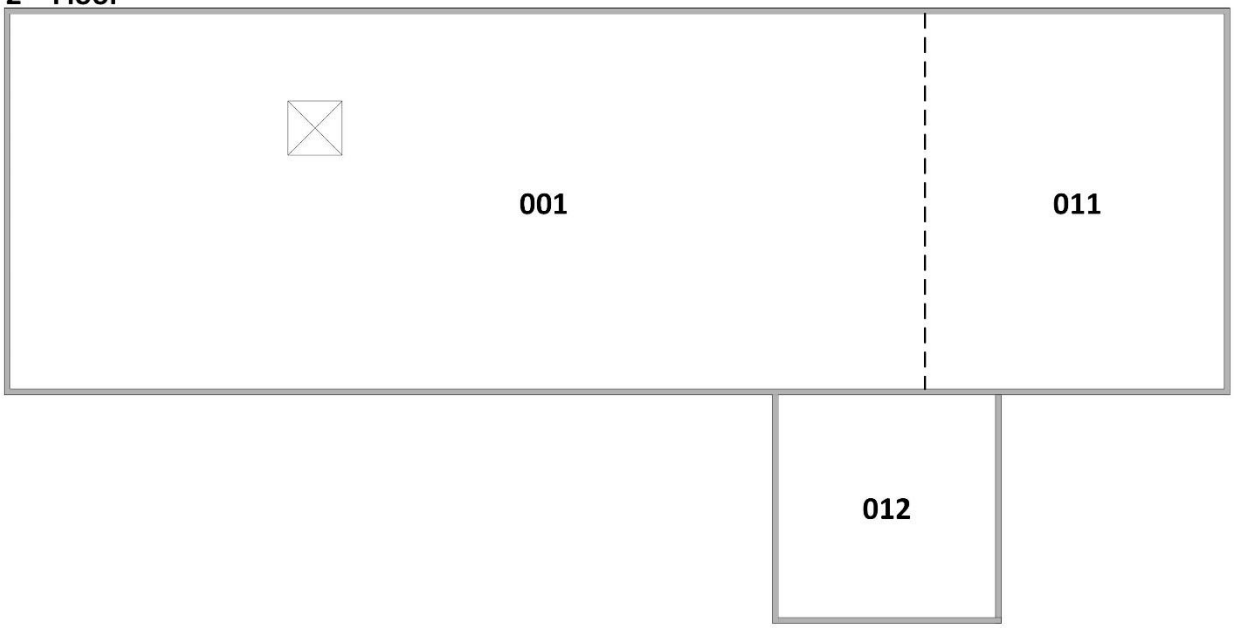
This is to certify that analysis has been carried out to determine the presence of asbestos fibres using Polarised Light Microscopy and Dispersion Staining Techniques. The method used is UKAS accredited and in accordance with Scopus Asbestos Compliance in house current method/procedure and the HSG 248 Asbestos: The analysts guide for sampling analysis and clearance procedures - appendix 2, 'Asbestos in bulk materials: Sampling and identification by polarised light microscopy (PLM). The samples were analysed as received.

When the Test Certificate indicates sample(s) taken by the customer, the following disclaimers apply: Scopus Asbestos Compliance cannot accept responsibility for the accuracy of the information provided by the customer or whether samples(s) taken were representative of the material sampled. Scopus Asbestos Compliance is not responsible for sampling techniques carried out by individual(s) not directly employed within the Company.

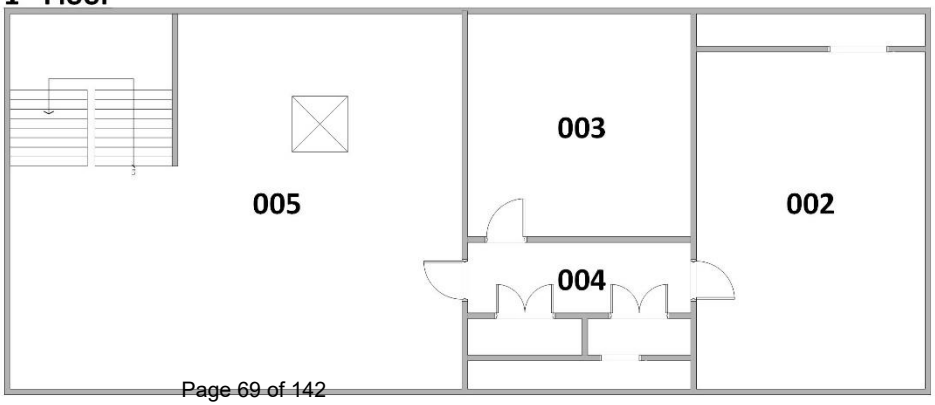
APPENDIX II - SITE PLANS

St Johns Ambulance, Beverley

2nd Floor



1st Floor

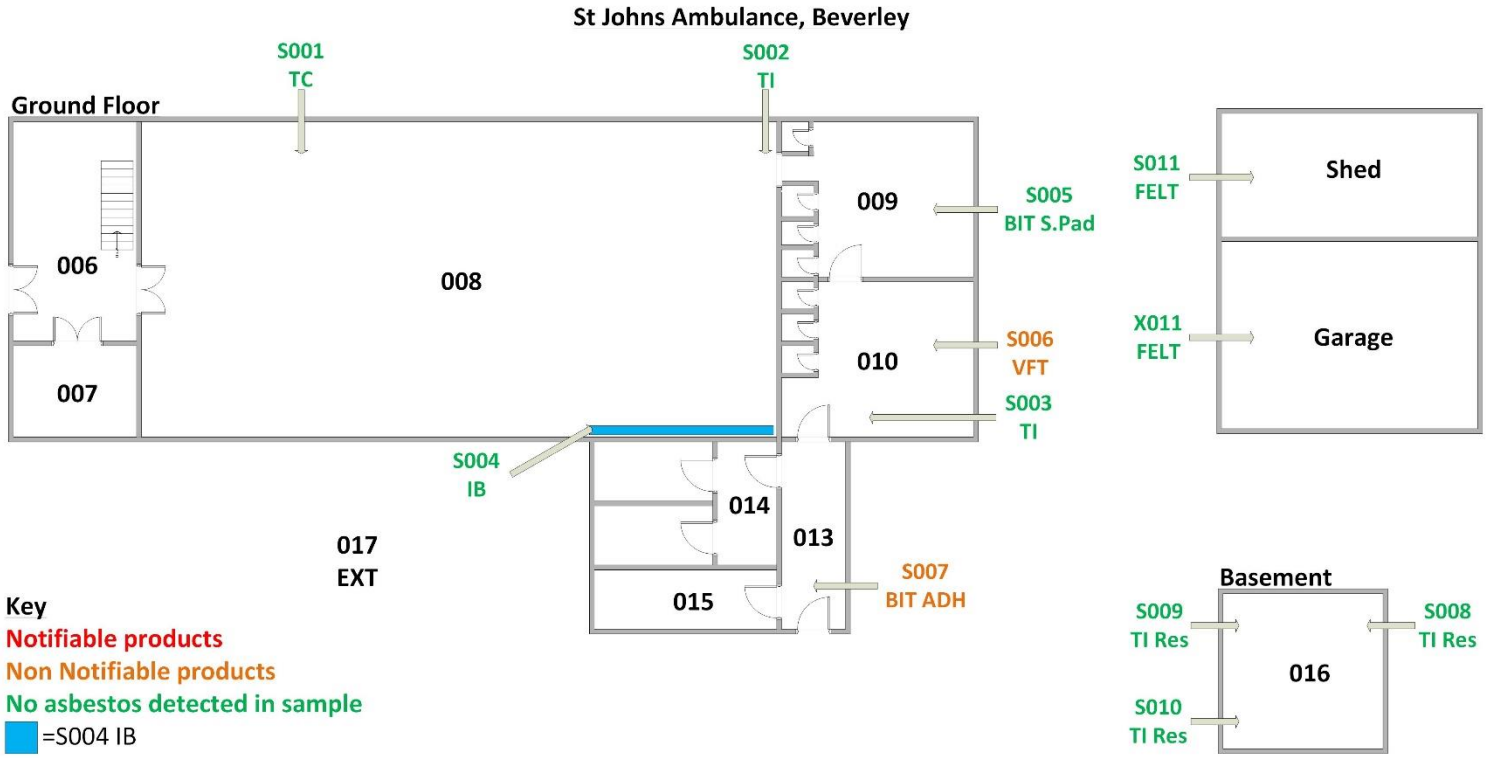


Key

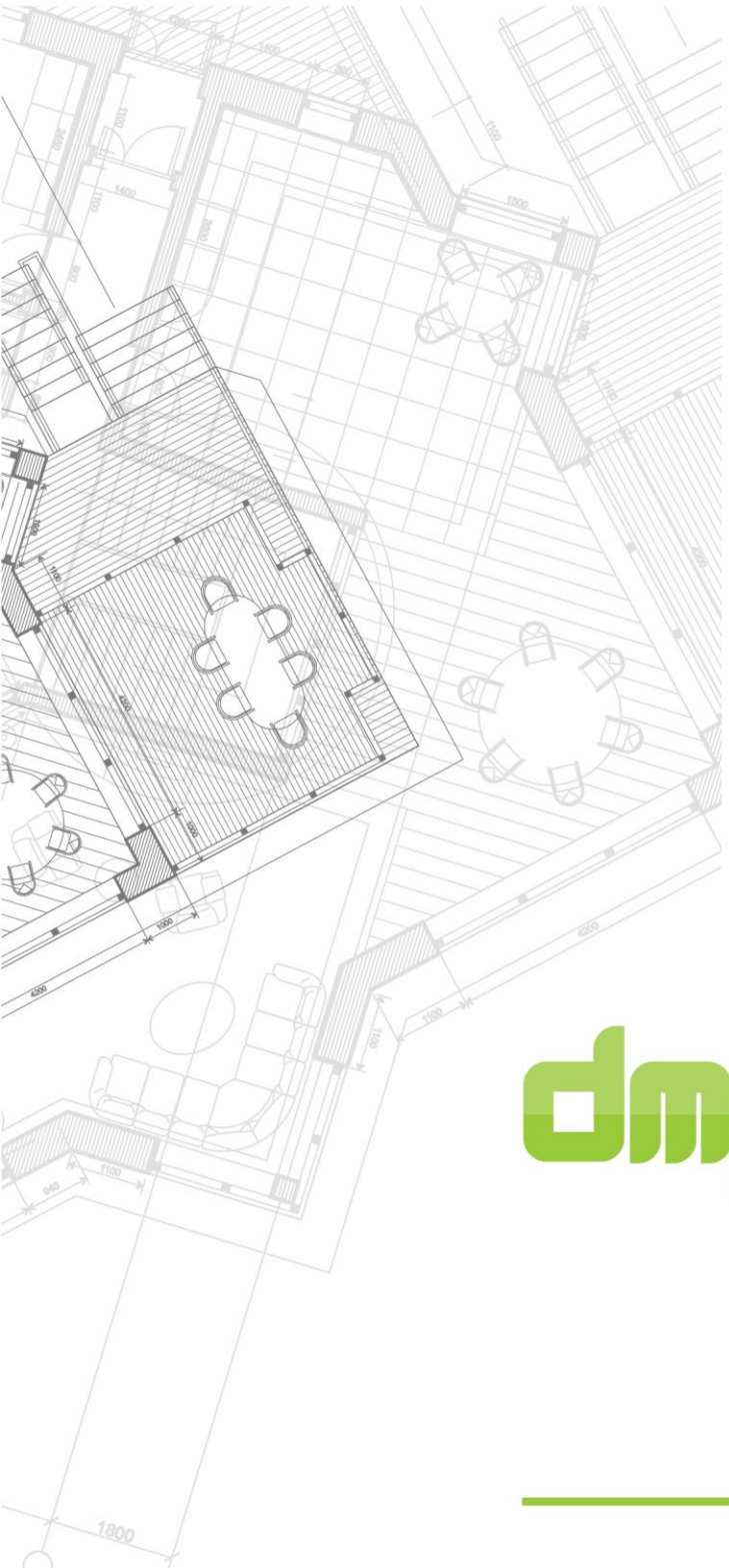
Notifiable products

Non Notifiable products

No asbestos detected in sample


St Johns Ambulance, Beverley
Ground Floor
S001
TC
S002
TI
006
007
008
009
010
014
013
015
017
EXT
S004
IB
S005
BIT S.Pad
S006
VFT
S003
TI
S007
BIT ADH
Shed
S011
FELT
Garage
X011
FELT
Basement
S009
TI Res
S008
TI Res
016
S010
TI Res
Key
Notifiable products
Non Notifiable products
No asbestos detected in sample
=S004 IB

Condition Report

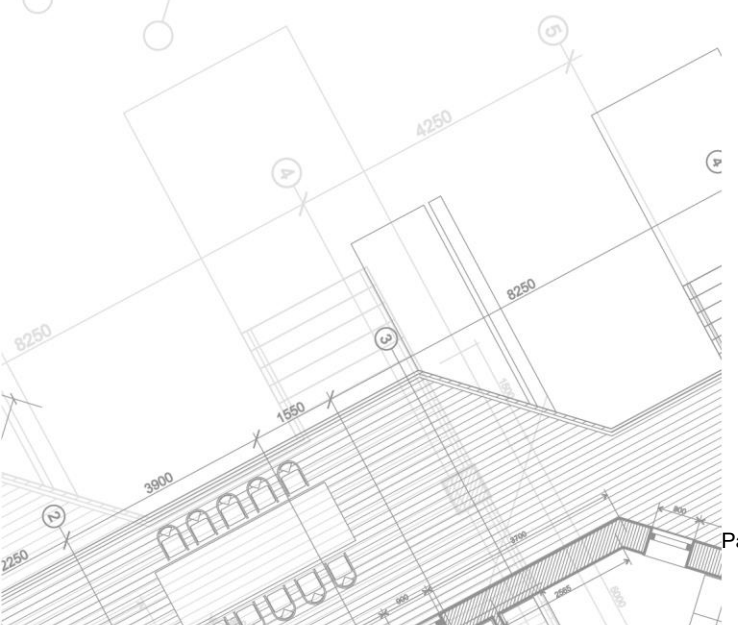


Delaney Marling Partnership Ltd
Building & Property Consultants

Kingfisher Court, Plaxton Bridge, Woodmansey, Beverley,
East Riding of Yorkshire, HU17 0RT
Tel: 01482 623 955

107 Cleethorpes Road, Grimsby,
North East Lincolnshire, DN31 3ER
Tel: 01472 729 964

Email: info@delaneymarlingpartnership.co.uk
www.delaneymarlingpartnership.co.uk



Building Survey
of

St. Johns Building,
Morton Lane,
Beverley,
HU17 9DB

DMP/CS867/November 2022

25th November 2022

St. Johns Building,
Morton Lane,
Beverley,
HU17 9DB

Project Reference: DMP/CS867/November 2022

Prepared by: K. Marling, B.Sc., FRICS,
Director

Signed:

Date:

Verified by: S. Delaney, B.Sc. (Hons), FRICS
Director

Signed:

Date:

Issue	Revised	Revised by	Approved by	Revision date

Contents

Introduction

Client – Beverley Town Council

Property – St. Johns Building, Morton Lane, Beverley, HU17 9DB

Persons Inspecting – K. Marling, B.Sc., FRICS & S. Delaney, B.Sc. (Hons), FRICS

Date of Inspection Tuesday 22nd November 2022

Weather Conditions – Sunny and cold

Scope of Investigation – In accordance with instructions (provided as confirmed by our standard terms of engagement) we have undertaken a Building Survey and report on the property identified above. The scope of the survey is limited to a visual inspection of the building fabric to ascertain its condition restricted to those parts of the property that were accessible, exposed or uncovered (with the approval of the occupant) at the time of our inspection. No details of the original construction have been made available to us prior to our site visit. This report has therefore been prepared upon the visual evidence available at the time of our visit.

General Particulars

History of the Area/Property Beverley is a market and minster town and a civil parish in the East Riding of Yorkshire, England, of which it is the county town. The town centre is located 8 miles (13 km) north-west from Hull, 10 miles (16 km) east of Market Weighton and 12 miles (19 km) west of Hornsea.

The town was originally known as Inderawuda and was founded around 700 AD by Saint John of Beverley during the time of the Anglian kingdom of Northumbria. After a period of Viking control, it passed to the Cerdic dynasty, a period during which it gained prominence in terms of religious importance in Great Britain. It continued to grow especially under the Normans when its trading industry was first established. A place of pilgrimage throughout the Middle Ages due to its founder, it eventually became a significant wool-trading town. Beverley was once the tenth-largest town in England, as well as one of the richest, because of its wool and the pilgrims who came to venerate its founding saint, John of Beverley. After the Reformation, the stature of Beverley was much reduced.

In the 20th century, Beverley was the administrative centre of the local government district of the Borough of Beverley (1974–1996). It is now the county town of the East Riding,

James Everson, elder of the Beverley church, provides evidence of the later development of the strict churches. Correspondence of this church, from a letter from Archibald McLean in 1809 to a whole batch in 1838-39 from various leaders has been preserved. Also, in the Humberside Record Office in Beverley, is preserved the Register of Births of the Scotch Baptist Meeting House from 1787-

1837, and the papers of the Particular Baptist Church, later in Lord Roberts Road, founded, perhaps significantly, in 1833.

Beverley seems an unlikely place for Scotch Baptists to take root. Dominated by two great churches, the Minster and St Mary's, it is a market town, more recently known for its barracks and racecourse. Most Scotch churches seem to have begun among weavers, as in Largo and Paisley, or other textile workers, as in Nottingham, although many congregations contained a few learned men, doctors, teachers and printers. The Beverley church seems to have been an offshoot of the Hull church - at that time the river was navigable to the town. McLean in his letter regrets that the two communities cannot be united so that gifts can be shared.

In 1809, when he wrote, the Lord's Supper was not being ·celebrated in Beverley, and brothers Brandham and Selby, deacons for some years, had separated from the group. John and Mary Selby first child was registered in 1792, seventh in the list beginning in 1787, which presumably contained the names of children of hearers as well as members. The name Brandham begins to appear in 1792 also, and Richard Jamieson, the third deacon listed in the 1822 letter, began to register his children in 1799, Altogether 145 names are registered between 1787 and 1837 when James Everson sent the book to the Home Office.

A new chapel was built in Wilbert Lane, for a costing £800 and providing 200 sittings, its erection reflects a period of some prosperity following on a lean time, for in 1868 there were only twelve members. The St. Johns building was designed and constructed as a Scottish Baptist Church for shipyard workers employed local, until St John's Ambulance took it on in 1945. The building began vacant in 2017 on the departure of St. Johns Ambulance.

The stand-alone building is located to the end of Morton Lane at the junction with Wilbert Lane with a mixed residential/commercial area. The building externally is constructed in load bearing solid wall masonry with ornate Dutch gable elements including to the side projecting provision dedicated as a side entrance. Sandstone dressed details are provided within the external wall areas, along with the capping/finial details to the gable elements. A pitched roof structure has been provided to the main element and projecting gable provision which are covered with Welsh slate finishes laid with a lap. The roof areas drain into PVC half round profile gutters and a combination of PVC/Cast iron fall pipes, before entering the underground drainage system.

A number of PVC-u double glazed window units are provided within the elevations of the property as a replacement of the original timber frames. Access and egress to the property is provided by timber door sets (to the front and side elevations of the building).

Internally a level of adaptation of the building has occurred with an additional floor structure added between the original ornate queen post truss arrangements with a staircase access provided from the entrance lobby.

General Description of Buildings and site –

The building stands within a dedicated plot in a North/South orientation with the main front entrance accessed from Wilbert Lane.

Internally the building comprises of an entrance hall from the front elevation, before entering into the large assembly hall. To the rear of the assembly hall a kitchen/meeting room are provided, which lead to the male and female cloakroom provision, along with the side access.

External a pair of garage structures in load bearing brickwork are located close to the side gable wall of the building. The garages are provided with a flat roof structure which is covered with a bitumen based felt system. Steel up and over doors are provide to each of the garages for vehicular access (which were found to be locked at the time of the survey).

Access to the rear of the building is made available via the rear residential properties gravelled car parking area. The legal representative involved with the purchase of the building should also provide details of responsibilities for future maintenance of the provision of the rear side elevation and the drainage provision evident which again is believed to be shared with the neighbouring dwellings.

To the front and side elevation the boundary is defined by a mixed shrub hedge. The area is primarily lawned with a number of planting areas which are supporting mixed shrubs. A dedicated cast insitu ramp has been provided to enable level access into the building. Vehicular parking is provided on the street and believed to be a controlled zone

The property stands outside the Beverley Conservation areas and was not deemed to be listed following consultation with Historic England.

Energy Efficiency Rating

It is not known if an Energy Efficiency Rating/performance certificate for the property has been produced. Since October 2008, legislation has made it illegal to market a property without a valid EPC. You must order an EPC for potential buyers and tenants before you market your property to sell or rent. An EPC measures the energy efficiency of a building, which is represented on a scale from A (most efficient) to G (least efficient). It contains information about a property's energy use and typical energy costs along with recommendations about how to reduce energy use and save money.

An EPC is valid for 10 years providing there have been no substantial structural changes. As of 2018, EPC requirements will become tougher, meaning it will be unlawful to let residential or commercial properties with an EPC rating of F or G.

Report Summary

The age and development of the property, standard of construction of the period is reflected in the current condition of the dwelling. The property has received a level of modification internally although maintaining many of the historic features. However, due to the property remaining vacant since 2017 deterioration of the internal fabric has occurred. The current owners should be engaged to provide information on the work previously undertaken to the property along with any specifications of work, drawings, guarantees for any treatment work, PVC-u

windows, elements of electrical rewire, etc. This should be undertaken by the legal representative dealing with the purchase of the property.

The report summary below highlights a number of deficiencies which were identified during the inspection and should be brought to the attention of the client. A number of additional items have been identified within main body of the report which will also require attention.

External

a) Externally a physical inspection (from ground level (to the front/rear elevations) and via the use of binoculars/pole camera) revealed that the pitched roof coverings to the building had been provided with Welsh slate coverings laid with a lap. It was evident from the internal inspection of the main section of the roof that the structural timbers were original in design. The roof coverings inspected revealed that loose areas of slates were evident in a number of isolated locations, with slippage evident and tingle repairs present. It is believed that the slates would have been originally fixed to the timber battens supporting them with iron nails of the period. Due to condensation/minor water ingress corrosion of the fixings have resulted in the slates lifting during storm conditions. The slates will require refixing to maintain the weather tightness of the coverings as no sarking felt is present under the slates.

   The weather tightness of the roof coverings was historically completed by the application of a lime mortar parging applied behind the slates (at the junction with the timber tiling battens). Due to wind up lift and condensation the material in areas has become detached and litters the roof void. The introduction of a sarking felt below the slates will allow any rainwater penetrating behind the roof coverings to drain on the felt into the gutter detail. The application of a breathable sarking below the roof coverings will require of the removal of the slates. With care the majority of the slates can be salvaged for re-use. This should be considered due to the level of internal refurbishment to be undertaken. Further corrosion of the fixings which will result in uneconomical repairs being undertaken and potential water damage to the internal fabric of the property if refurbishment is not undertaken.

   In addition, the mortar joints/details to the crested ridge tiles were found to be cracked, degraded and loose and require reinstating with a suitable lime mortar in areas to prevent rainwater entry occurring to the exposed details.

   A number of the lead flashing details to a number of abutments to the roof areas were found to be lifting/missing/poorly formed in isolated areas (especially to the historic cupola provision to the ridge provision). The missing flashings should be replaced with a coded lead sheet and dressed into the external wall by 25mm (were applicable) to ensure the lead is adequately secured (in a stepped/soaker flashing arrangement to address the detail as required). The lead requires clipping in place and the chase pointing with a lime mix mortar.

b) Our limited inspection of the lead valley gutters to the projecting side gable roof area revealed that the lead sheet material had been repaired with a bitumen based/liquid membrane repair materials for reasons unknown to the right-hand side provision. The lead requires inspecting by a competent roofing contractor

with experience of leadwork to assess the reason for the repair and reinstating to ensure the area remains watertight and performs as intended.

The PVC-u guttering observed revealed vegetation and grass growing from the profile. The grass/vegetation should be removed to prevent blockages occurring, allowing rainwater discharging down the face of the external walls in the short term.

c) A number of areas of the elevations were found to be displaying eroded brick facings and mortar (especially to the plinth detail above ground level) and required the joints replacing with a lime mortar instead of the sand/cement mix present. Due to the inadequate preparation of the joints (to remove the defective mortar to a depth of 25mm) the mortar has failed and is loose and missing in a number of isolated areas Any future repairs require a sympathetic approach to restoration and a suitable lime mortar to be selected.

The use of sand/cement mortar restricts the evaporation of moisture trapped in the brick to naturally escape through the joints. During cold periods of weather especially frost, the moisture expands eroding/causing failure of the face of the brickwork, due to the pressure applied, which was again especially prevalent to the plinth details.

Elements of repair/replacement was found to be evident to the dressed elements of sandstone to erosion and failure of the details in a number of locations. A lead sheet capping detail should be considered to the projecting details of the key stones to the window openings which were found to be eroded. The lead sheet would prevent further water ingress (sitting and penetrating the detail which will freeze during low temperatures leading to loss of the facings). A number of open joints were found to be also present especially to the capping details to the gable ends of the building. The joints require repointing with a lime mortar containing stone dust to replicate the existing to reduce rainwater ingress to the areas.

Plywood boarding had been provided to the bulls' eye vents to the gable ends of the building. The vents were an additional provision for air flow into the roof void to reduce condensation occurring as well as providing a circularisation of ventilation within the building. The boards should be replaced with a black aluminium powder coated circular vent to ensure this is provided due to the moisture content of some of the rafters and ceiling joists with the roof void area.

The provision of air bricks, to ventilate the ground floor timber suspended structure (was found to be limited especially to the end elevation of the property). It would be prudent due to the level of refurbishment of work proposed that additional air bricks are introduced (to the rear elevation) by a competent building contractor to increase the air flow to the sub floor areas (especially as no damp proof membrane is believed to be provided to the solid floor construction within the property).

A good quality paint system should be utilised i.e., Dulux Weathershield in order to ensure that the life of the timber is extended. Ideally, external redecoration of timber and cast/metal elements is recommended (including the rear of any rainwater downpipes) every 4 - 5 years, dependent upon the original age of the paint, its exposure to the elements and the material's properties.

Where painting takes place outside this maintenance cycle, repairs should be expected. Ideally, re-decoration should be carried out during the better weather between mid-April and mid-September.

Consideration to the replacement of the remaining single glazed timber windows to the front elevation should be given in order to improve the thermal characteristics and acoustic values of the property (including due to the levels of decay present and the uneconomical cost of repair).

Joinery repairs will be required to the main entrance doors (if to be maintained). It is evident that the original panelled doors have been faced with plywood sheet hiding the details. A competent joiner should be appointed to undertake the works to ensure the character of the area is maintained. Repairs are also possible with the aid of a resin repair system that can be applied were joints/sections are difficult to achieve or undertaken. The system readily bonds to the timber withstanding shrinkage between the sections of timber repairs reducing the penetration of rainwater into those areas which will lead to further decay in the future.

d) The concrete ramp to the front entrance was found to be non-compliant to the Building Regulations due to the design, gradient of the provision evident. No handrail provision was provided in line with the requirements. In order to achieve the requirements, the ramp could be extended around to the adjoining garden area to ensure a shallower gradient is achieved. A combined step and ramp provision could be introduced to the entrance to ensure compliance under the equalities act.

Internal

e) Inspection of the roof void area of the building through a hole created in the existing plaster lath ceiling revealed the original timber structure to be present and in fair condition, although water staining to the provision was noted in a number of areas. Daylight was observed to the roof void (relating to the loose slates present). The slates should be reinstated to prevent birds/vermin/bats entering the void.

It should be noted that care should be taken when accessing the roof void areas due to the width of the ceiling joists present. In some locations the timber was found to be only 45mm in width (especially around the hinged cupola vents in the ceiling area) as the openings were found to be trimmed to allow them to perform as intended.

Inspection of the main roof void also revealed that no insulation had been provided between the ceiling joists (Rockwool or glass fibre quilt). The level of 270mm earth wool insulation should be provided to the roof void area in line with the building regulations (between and over the ceiling joists provided) to prevent heat loss occurring.

Steel holding down straps are also required to secure the roof detail with the gable wall structure.

Inspection of the plaster lath ceiling areas within the 1st floor area were found to be in extremely poor condition, with extensive cracking/loose elements to be present across the area. The plaster lath construction should be totally

removed due to its current condition and replaced with a fire line board/plaster skim coat to protect the roof timbers/structure.

The adaptation/provision to the first-floor accommodation appears to have been undertaken without Building Regulation approval due to the configuration of the staircase and the level of fire compartmentation evident. The removal of the structure and associated partition walls would be beneficial to the redevelopment of the building. The loading on the queen post trusses present should be assessed due to the historic construction of the structure and the loads imposed on the external walls. Redesign should consider the provision of the trusses within the building.

The glazing to the vision panels to a number of the internal doors was not found to be kite marked to BS6206 or EN12150 for impact resistance. Glazing located in doors below 1500mm should be compliant to the British Standard or the European legislation dependant on age. If the glass does not comply the glazing can be upgraded by the use of a suitable safety film which can be applied to provide the necessary impact resistance. The film should be applied by a competent person possibly located behind any glazing bead to prevent peeling.

f) The electrical installation appears from the limited inspection to have been upgraded with new distribution boards apparent. An inspection/test of the electrical installation to the property should be undertaken by a qualified electrician due to the change in occupancy (see the main body of the report). The results of the inspection will highlight deficiencies with the current system identifying any remedial work required.

Inspection of the heating emitters within the dwelling revealed that it was heated by radiant heater units controlled by a timer switch/control unit. The hot water provision is currently provided by an individual over the sink water heater located in the kitchen/cloakroom area. It is uncertain if the unit has been tested/inspected and operates as intended. Ideally, the units requires replacement to improve the performance within the areas.

This should be carefully considered once a layout and building use is fully understood to provide an energy efficient provision along with the future electric supply loading.

The male and female cloakroom provision to the building was found to be in poor condition and dated in appearance and should be upgraded. The increase in facility may have to be considered depending on the prospects of future use.

External Elevations

1.0 Roof Area

Pitched Roof Coverings

The main roof area and projecting gable element of the building are provided with pitched roof structures. The roof areas were found to be covered with Welsh slates laid with a lap. The slate coverings were generally found to be in fair condition although minor slippage/displacement of the coverings were observed in isolated areas across the roof areas. The coverings require re-instating/replacement to maintain the watertight nature of the roof area.

It should be noted that previous repairs with lead and copper tingles are also visible to the roof areas in isolated areas. The cupola vent is provided to the ridge which has been capped off. The upstand to the provision is provided with vertical tiling with fish scale banding to the Welsh slates.

The tiles along the top of the roof (the ridge tiles) are covered with a crested clay profiled ridge tile of contrasting colour to that of the roof coverings. The mortar pointing to the ridge tiles was found to be in fair condition although open/cracked/missing at the junction with the slate coverings and should be repointed to maintain a watertight roof structure.

Bargeboards/Eaves Detail

The eaves detail of the main roof area has been designed to project from the face of the external wall of the building. The soffit to the eaves detail was found to be open, exposing the timber rafter feet which have been decorated. The close boarding under the tiles can be clearly seen due to the nature of the detail, which was found to be in fair condition.

Ideally, external redecoration of timber and cast/metal elements is recommended (including the rear of any rainwater downpipes) every 4-5 years, dependent upon the original age of the paint, its exposure to the elements and the material's properties. Where painting takes place outside this maintenance cycle, repairs should be expected. Ideally, re-decoration should be carried out during the better weather between mid-April and mid-September.

Flashings

Soaker/stepped flashings are provided to the roof/gable areas/abutments to maintain a watertight structure at the penetrating details. The flashings are formed with a lead sheet material.

The flashings were generally found to be in fair condition and performing as intended. However, the flashings were found to be missing in isolated areas to the rear of the gable details/cupola upstand and should be replaced to match to maintain a watertight roof structure. The lead detail requires replacing to match, chasing into the mortar joint of the brickwork to a depth of 25mm and wedging then re-pointing. An isolated number of stepped flashings were found to be loose/detached from the external wall and require re-bedding/pointing with a

suitable lime mortar. The lead requires chasing/wedging into the mortar joint of the brickwork to a depth of 25mm and then re-pointing.

A TV aerial had been fixed to the side gable via suitable brackets. The Provision was found to be in fair condition and performing as intended.

2.0 Rainwater Goods

The rainwater drainage provided to the roof areas was found to be provided with 100mm half-round/black PVC gutters. The guttering was found to be fixed/supported by means of PVC brackets fixed to the rafter feet from the roof structure of the building.

The guttering was found to be in fair condition and performing as intended. However, the face and joints of the fall-pipes and gutters were found to be soiled with algae. It would be prudent that these are cleaned with a fungicidal cleaner whilst undertaking external redecoration of the property. The internal face of the gutters should also be cleared of debris to prevent any blockages occurring as vegetation was found to be growing from the provision. This will cause the rainwater to discharge over the gutter, degrading the external finishes and structure.

The rainwater drains from the roof areas and discharges into a combination of the underground drainage system/dedicated soakaways to the rear side elevation (located to the side elevations of the property) via a combination of 68mm diameter cast iron/PVC rainwater downpipes. The rainwater downpipes are fixed to the external walls of the property with suitable brackets/fixings. The downpipes were generally found to be in fair condition and performing as intended.

Valley Gutters

Valley gutters are located at the junction of the pitch/projecting gable element roof area of the property. The lead sheet provision to the gutters appeared to be in fair condition, although the right-hand side valley gutter was found to be coated with a roofing membrane material (for reasons unknown). The material which requires replacing with new lead sheet to prevent rainwater entry long term.

3.0 Brickwork – External Wall Areas

The external walls to the building were believed to be constructed in 350mm load bearing solid brickwork to the main element of the building. The projecting gable porch element to the side entrance was found to be constructed in 225mm load bearing solid brickwork. Solid walls of this property's type are no longer permitted under the building regulations for reasons of inadequate thermal insulation and poor resistance against water penetration.

The solid brickwork walls have been constructed in a random Flemish Garden wall bond, providing brickwork in header then stretcher randomly in every fourth course. The brickwork was found to be constructed/bonded/repointed in a combination of gauged lime/sand/cement mortar and pointed with a weathered struck joint.

The mortar joints to the brickwork were generally found to be in fair condition. However, isolated areas of defective pointing were found to be evident to the

perimeter of the building, especially the rear of the swept gable elements. The joints should be raked/chased out to a depth of 25mm to provide a good bond and re-instating with lime mortar suitable for the location to match.

The use of a sand/cement mortar has caused the spalling of the brick faces in a number of areas to the external walls, especially to the plinth detail. Due to the inability of moisture contained within the wall to escape due to the strength of the mix during periods of cold weather. The frost has caused expansion of the moisture, forcing the brick facing to fail.

A number of brickwork details have been formed to the elevations of the property with: -

- A contrasting buff coloured projecting corner detail of the external wall.
- Brick on edge soldier course in a splayed detail with contrasting facing brickwork above the various window openings.
- A six-course high red brick plinth finish with a rolled brick capping detail provided to the perimeter of the building at ground level.
- Bulls eye circular brick vent detail.

The general arrangement in properties of this type and age is that timber lintels are incorporated internally above the window/door openings within the solid wall construction. We have seen instances where timber lintels set into solid brick walls of this age have decayed as a result of penetrating dampness through the obviously thinner depth of brickwork externally.

The external walls of the property were inspected as to evidence of significant/localised structural movements. Inspection of the external walls at salient points did not indicate this or settlements to the brickwork.

Air Bricks

Air bricks have been incorporated/built into the external walls to the perimeter of the property in order to provide ventilation to the timber sub floor to the ground floor structure.

The provision to the elevations was found to comprise of a combination of 215 x 80mm and 215 x 130mm clay air bricks. 2Nº to the front and 3Nº to the rear side elevation, 4Nº to the Morton Lane elevation, 5Nº to the rear and 3Nº to the rear side elevation. The provision has been provided to the exposed elevations of the property to ensure that cross flow ventilation is provided to the timber suspended ground floor construction.

The air bricks were generally found to be located 1Nº course of brickwork above the finished ground level and were generally found to be in fair condition.

An inspection of the ventilation provision should be undertaken, and any debris removed to the face of the air bricks to allow the sub floor to be vented adequately and prevent condensation occurring to the void.

4.0 Damp Proof Course

A horizontal damp proof course (DPC) is required to prevent excessive moisture rising up from the ground into the fabric of the building due to capillary attraction.

Ideally, the damp proof course should be located 150mm (2Nº course of bricks above the finished ground level).

A visual inspection of the brickwork revealed a slate DPC was evident and located 1Nº course above the finished level of the external ground levels. The damp proof course diminished as a consequence of the levels of the ground to the Morton Lane side elevation which was causing a bridging at the junction with the external wall area.

5.0 Render Finishes

The external wall gable end areas of the property were found to be provided with a feature panel finished with a sand/cement/lime render finish. The render has been applied to produce a smooth finish which has been decorated with a natural application.

The render was found to be in fair condition, although cracked in minor areas. the expanded metal carrier believed to the rear of the render is beginning to corrode with rust pattern staining evident.

A hammer test of the render finish will enable the loose areas to be identified within the material. The defective areas should be cut out and repaired with a lime/sand/cement render to. It is essential that the mortar joints of the background brickwork are cut out to a depth of 25mm in order to provide a key for the render to adhere to.

6.0 Stonework/Concrete Details

Sandstone sub-cills/decorative arches/key stones/lintels/shoe scrapers/projecting pediment cornices/capping/door reveals/finials/semi-circular stone arch and cornice details have been bonded into the external brickwork of the building. The features have been left with a natural finish. The features were found to be in fair condition, however displaying cracking to finial details (with a number requiring urgent removal).

The joints especially to the capping's to the swept gable elements were found to be opening and should be cut back and repointed with a lime mortar containing stone dust to replicate the colour of the natural finish present, to prevent rainwater entry.

Erosion and loss of elements of some to the stonework details were noted, especially to the key stone and capping details which require an element of repair.

7.0 Windows

The property is provided with natural light and ventilation by the provision of a combination of timber/PVC-u framed casement window units.

It is believed that the majority of the original windows have been replaced to the building with the PVC-u frames (believed to be in a phased manner due to the profiles evident in various locations). If the replacement has occurred since April

2004, then Building Regulation approval or installation by a FENSA/other certified approved contractor is required. Certification for the installation of the replacement frames should therefore be obtained through the legal advisor engaged in the purchase of the property.

The PVC-u windows were generally found to be in fair condition and performing as intended although the face of the material in need of extensively cleaning due to the finish of the PVC-u material which was found to be soiled in areas, in order to extend the life expectancy of the frames and require joinery repairs to the elements of the frames to extend the life expectancy of the units.

The remaining timber windows to the front entrance elements were found to be degraded. Further decay may be discovered once a decoration programme is undertaken. Should the decay be extensive then it may be more economical to replace the full window units. A number of glazed units/squares of glass were found to be cracked/damaged and in also in need of replacement.

The silicone seals between the windows and external walls of the property were found to be in fair condition and performing as intended.

The windows are provided with a combination of single clear glazing to the timber windows and double-glazed sealed units to the PVC-u frames with cloakroom areas provided with obscured patterned glass. The glazing is held in place with a combination of internal PVC-u/timber glazing beads/glazing putties.

9.0 External Door Sets

The main front entrance to the property is provided with a pair of 44mm multi panel fielded doors which have been faced with plywood sheet (internal/external to the doors). The doors are hung in a softwood frame (with rebated linings) with 1½ pair of butt hinges and provided with the following: -

- 1N^{o} pair of brass finish lever handles.
- A pair of barrel bolts.

The frame extends above the head of the door set to provide a borrowed light to the area. The opening is provided with a single glazed unit with a clear finish. The doors were found to be in fair condition, although no locks are engaged (only bolted).

The main side entrance to the property is provided with a 44mm timber multi panel style pattern door. The door is hung in a softwood frame (with rebated linings) with 1½ pair of butt hinges and provided with the following: -

- 1N^{o} painted letter plate.
- 1N^{o} pair of knob handles.
- Cylinder lock.
- Rim latch (however, no keyhole is evident externally).

The door was found to be in fair condition and operated as intended.

10.0 Drainage Provision

Foul Drainage
It is believed that the property is connected to the public sewer and the foul and surface water drainage discharges into the main drain in the same system in 150mm diameter pipework. The pipework is laid to a fairly flat gradient. The system consists of a combined drain that takes both surface water (rainwater) and foul water (from W.C.'s etc.).

2No 110mm diameter PVC-u pipework connections are provided to the side elevation of the building to allow the foul water to drain into the underground drainage system from the cloakroom provision. The pipework was found to be in fair condition and sealed with a sand: cement mortar with the external wall.

The foul water from the kitchen area was found to drain via 40mm diameter PVC pipework connected direct into the drainage gulley provided within the hardstanding area to the side elevation. The waste pipework was found to be missing in part/poorly supported/connected and required to be replaced/reformed/sealed/the brackets reinstated to the external face of the property to ensure the gradient allows effective drainage.

Manholes
Drainage manholes were found to be located to the rear/side elevation. The proprietary polypropylene manholes were found to be provided with a cast steel cover and frame.

Access was provided and the manhole chambers inspected and revealed 2N^{o} incoming connections. The main channel is of polypropylene 150mm pipework half round profile connected to the underground drainage system. Inspection revealed that the manholes were used by the adjoining neighbouring property, although the fall pipe to the side elevation discharges into the end provision.

No drainage manhole was evident to the front of the property at the time of inspection. The provision will be provided in an adjoining property for maintenance access and it would be prudent to determine this.

11.0 Gullies

Gullies are provided to external rainwater downpipes/foul drainage connections to the perimeter of the property. The gullies were found to be constructed of a salt glazed finish with concrete surrounds. Cast grates were provided to prevent large items of debris blocking the underground drainage.

The gullies were found to have a build-up of debris to the grates/gravel. These require clearing to prevent obstructions to the drainage runs.

12.0 External Paved Areas

The hardstanding areas provided to the external landscape area of the property have been provided with a combination of 40mm precast concrete/York stone pavers. The hardstanding areas evident were found to be in fair condition.

External Steps/Ramped Provision
Steps have been constructed to provide access to the side entrance to the property. The steps were found to have been constructed with a combination of cast insitu concrete paver treads and historic sandstone step.

The steps were found to be in fair condition and performing as intended, although erosion of the sandstone step has occurred.

A ramped provision is evident to the main entrance door set. The cast insitu ramp is provided to provide accessible access into the building. However, the gradient is such that the provision does not conform to the Building Regulations and Accessibility guidelines.

Vehicular Access
The property is provided with a vehicular hardstanding to the front elevation of the site. The vehicular hardstanding was found to be constructed of cast insitu concrete (cast into bays) construction laid to a gradient in front of the two garage areas. The provision was found to be in poor condition with remedial work required to reinstate the hardstanding material. A vehicular crossing is provided across the public footpath to the front of the property.

13.0 Boundaries

Front Elevation
The boundaries to the front of the property are demarked/comprise of 1.50mm high mixed shrub hedge extending around the boundary.

Rear Elevation
The boundaries to the rear element of the property are demarked by the pre-cast concrete pin kerb gravel surface of the rear parking area/boundary.

Gates
A pair of steel decorative gates are provided within the front boundary to access the main entrance of the property. The gates have been fabricated with a 40 x 35mm box section frame infilled with 15mm diameter round ornate balustrading at 140mm centres. The gate fabricated with steel lettering ‘St John Ambulance’ to the upper box section. The gates are hung on adjustable steel hinges to 60 x 60mm square section posts. The gate/posts are in poor decorative order with corrosion evident. The gates are provided on sliding/drop bolts and are currently secured.

14.0 Landscaping

The property is provided with a lawned area surrounded with a number of shrubs and plants to the front entrance. A fine gravel covering is also provided to the external areas.

15.0 Outbuildings

Garage

The double garage provision to the front elevation was found to be located to the front elevation. The garage was believed to be constructed in load bearing masonry with half thick brick walls with internal brick piers.

The external wall structure of the garage was found to be in fair condition. However, impact damage was found to be evident to the brickwork in isolated areas.

The roof provision to the garage was found to comprise of a load bearing flat structure. The roof structure is finished with a bitumen-based roof felt system, finished centrally with a liquid membrane.

The bitumen based built-up felt system was found to be in fair condition, although blistered in isolated areas with possible rainwater entry evident. Due to the condition of the roof coverings repair of the provision is required to prevent rainwater entry.

A painted timber fascia board is provided to the perimeter. The fascia supports a 100mm half round PVC gutter and 68mm fall pipe rainwater drainage system which discharges into an underground drainage gulley.

The timber fascia/gutter provision is in fair condition, although poor decorative order.

Vehicular access into the garage is provided via a steel up and over doors. The doors appear to be in fair condition, although locked shut at the time of the survey restricting access internally.

Shed

A timber shed is located to the rear/side elevation of the garden and constructed with a pitched/mono-pitch roof finished with mineral felt, shiplap boarding to the walls and a single door. The shed is located on a timber floor supported off the ground by concrete blocks. The timber has been finished with a wood stain and is in good decorative order.

Roof Void Area

Roof Timbers

It was possible to gain access into the roof space via surveyor's ladders and an opening formed following the removal of a section of plaster lath ceiling (following the asbestos survey undertaken of the property).

Elements of the ceiling finishes to the room areas to the 1st floor were found to be directly applied to the underside of the timber roof structure which restricted inspection of the provision. Access hatches were evident within the eaves areas of the rooms to inspect the section of roof space area provided.

The roof construction was found to be provided with timber truss arrangement. The members were found to be ornately carved/detail in a Queen post truss arrangement at 3.00m centres supported from ornate scrolled gallows brackets built into the external walls. The truss arrangement is of adequate size, in good condition and adequately framed together with bolted connections with a decorative paint application.

Within the roof space above the trusses, it could be seen that the main structure was constructed conventionally in sawn softwood with a purlin roof arrangement, with rafters spanning primarily from side elevation to side (with purlin's supporting the rafters at approximately half span). The roof construction comprises of 110mm x 50mm rafters @ 350mm centres, connected to a ridge timber. It is to be assumed that the feet of the rafters bear upon timber wall plates which were fixed to the head of the outer walls, although access to these areas of the roof was concealed and no inspection could be made to check the workmanship/detail present.

220mm x 100mm timber purlins (with spliced connections) provide support for the rafters with end bearing provided from the trusses provided by sections of 140 x 225mm timber section to the walls within the roof void. 150 x 35mm timber hangers are provided within the roof void under the rafters and are fixed to the ceiling joists below across the ceiling void. 150mm x 35mm ceiling joists @ 350mm centres span across the roof void and were found to be connected to the rafters. A number of timber binders are connected across the ceiling joists in order to bind the structure (utilised as a walk board across the void area).

The roof timbers were inspected where visible and accessible for evidence of attack by wood boring insect and fungal decay. The structural timbers to the eaves void to the rear side elevation were found to have been affected by wood boring beetle in a number of isolated areas. The remainder of the main roof void (above the trusses) were found to be largely free from such defect, although you should be aware that we were unable to inspect every length and every face of timber as safe access was not available (due to the levels of insulation present covering the ceiling joists). The lifecycle of such insects occurs during May time each year when activity is prevalent.

Should the opportunity occur to expose further timbers within the roof space, it would be prudent to inspect these for attack by wood boring insect and fungal decay and should there be any doubt whatsoever, a survey by a timber care

specialist should be commissioned to fully determine the extent of any activity/remedial work.

There was some evidence of discolouration to the roof timbers/rafters/ceiling joists due to what appeared to be previous water ingress or condensation occurring. Upon inspection of these areas, it appeared that in places the timbers had significant levels of moisture which was still present to suggest that the issue was still evident.

Inspection inside the roof void revealed a number of slipped coverings leading to daylight penetrating the roof space and allowing the possibility of rainwater to enter. Inspection of the coverings followed by a programme of remediation work should be undertaken to render the roof watertight.

Ventilation

There was historically a cross flow ventilation to the roof space supplied via circular bull's eye vents provided within the gable wall areas. The vents were found to have been blocked with a plywood sheet material which requires removal to provide additional ventilation to the roof area to ensure a cross flow of air to the void in the short term.

Sarking Felt

No sarking felt was present under the slates. Lime mortar parging has been applied to the rear of the Welsh slated at the junction with the tiling battens to provide a waterproof seal. The lime mortar was found to be in the majority of areas the lime mortar has become detached/missing and is littered the roof void area. Exposure of the lime parging revealed corrosion from the fixings to the slates to the tiling battens.

Rooflights

Ventilation and natural light to 2No office areas to the 1st floor is provided via a Velux centre pivot rooflights located within the roof structure/ceiling linings. The 2No Velux units are double glazed and provided with a trickle ventilator to provide background ventilation.

Roof Insulation

No insulation was found to be laid between/over the ceiling joists, within the roof void area during inspection. The insulation levels within the roof space require providing to 270mm in line with current building regulations in order to reduce significant heat loss to the property.

Ceiling Construction

Inspection under the insulation present within the roof space revealed plaster lath ceiling finishes to the 1st floor area/ rooms below.

Gable Wall

The brickwork to the gable walls was inspected and it was found that areas of missing mortar pointing/holes were present to the construction. The holes/gaps should be reinstated to the brickwork to ensure the integrity is maintained.

No steel strapping had been provided to tie the timber roof structure to the gable wall of the property to prevent failure/wind uplift during storm conditions.

Galvanised steel strapping should be provided to reduce the risk of storm damage occurring.

Room in the Roof (Ceiling Void)

It was evident from the inspection undertaken that the reduction of the ceiling level to the main historic assembly hall (to the bottom cord of the truss) to the property has been converted to provide additional 1st floor accommodation.

Access to the accommodation was found to be provided via a dedicated timber staircase leading from front entrance to 1st floor in a dog leg arrangement. The stairs were found to be constructed to a width of 670mm. To the exposed side of the staircase of the opening softwood pine balustrading is provided. The balustrading is constructed of 130 x 25mm softwood horizontal rails fixed at 420mm centres to a 40x 90mm newel posts of the staircase opening. The staircase provided is constructed with 220 risers of MDF with 210mm treads.

The stairs are not compliant with the Building Regulations due to the width of the provision/the construction and the open balustrading present.

The walls within the room had been constructed with 100 x 50mm timber stud frame faced with plasterboard and skim coat of plaster. To the void of the wall rockwool insulation (75mm thick) has been placed in part were accessible. The walls provide voids for storage under the eaves to the pitch area.

The ceiling of the room following the pitch of the roof structure and has been framed out to provide a height of 2.17m above the finished floor level.

To the landing area the existing plaster lath construction from the old historic ceiling is in poor condition, heavily cracked/degraded. Historic hinged cupola circular vents are provided in the ceiling with pullies present.

Plaster and lath ceilings are constructed of thin strips of timbers which are fixed to the structure. Wet plaster is applied to the laths, usually in several layers. The plaster forms a key as it is forced between the laths. This plaster, once dry, is given further coats and often a decorative finish.

The bottom tie beam of the trusses has been utilised to support ceiling joists (to provide floor joists) with 100 x 50 floor joists @550mm centres provided and overlaid with 19mm flooring grade chipboard. The span of the new floor joists could not be fully observed or determined due to the plasterboard ceiling finishes found to be evident between the truss rafters. Additional support of the floor is believed to be provided by sections of independent stud partition walls/external walls below. The wall areas are direct plastered to the external structure.

It is evident that the area has not received Building Regulation approval for the conversion. It would be prudent to try and obtain some detail from the seller to see if any drawings or documentation existed. There was no evidence of any movement to the area or to the finishes below the room.

Under floor storage is provided to the 1st floor area in part a dedicated chipboard stair set. A ceiling height to the area of 1.40m was noted. The void is believed to be located over the front entrance lobby of the property.

Ceiling Construction

The ceiling areas to the rooms within the ground floor of the property are believed to be finished with plasterboard and skim decorated with emulsion paint/textured coating to the main hall areas/paper coverings/tongued and grooved pine boarding with a paint finish (to the entrance lobby).

An 'artex' textured type decorative finish has been applied to the main hall. The product before 1998 (when imports of the material were stopped), typically contained asbestos and as such should be treated with care when maintaining a property of this age. Although adequately encapsulated at the time of survey, advice on the removal of asbestos can be found from the local HSE office or on the HSE website.

The underside of the truss arrangement supporting the roof is exposed 340mm below the ceiling level of the hall. The members have been decorated to match and are in fair condition.

The ceilings were generally found to fair condition, although minor/hairline cracking was evident as a result of thermal expansion of the finish in isolated areas. These areas should be addressed during re-decoration of the area with decorator's caulk. Minor cracking was also found to be evident at the junction of wall and ceiling finishes to a number of rooms. Areas of the ceilings were found to be covered with condensation mould growth due to the lack of ventilation to the room. Once the ventilation issue is resolved the mould growth requires removal and an application of mould inhibiting paint on completion.

Elements of the ceiling finishes were found to be water damaged as a result of a leak. The ceiling construction requires repair/replacement (including any decayed timber present) and decoration made good. The timber should be completely dry prior to reinstating the ceiling finish.

The junctions between the walls and ceilings of the room in the roof were found to be provided with a dentilled timber cornice which has been finished with a paint finish. The cornice detail was found to be in fair condition and well maintained, although bowed along its length and requires repair/removal work if to be maintained.

Wall Areas

The wall areas of the internal rooms were found to be constructed of a combination of load bearing masonry and timber studwork partitions. The masonry wall areas were found to be finished with a combination of gypsum/lime plaster with internal studwork partitions completed with plasterboard/plaster lath construction which have received a skim coat of plaster.

A number of the walls evident to the first/ground floor rooms of the property were found to provide intermediate support to the partition walls/ceiling joists above. The internal walls and partitions were inspected for evidence of significant structural movements and were found to be largely free from such defects.

It was found that a structural opening had been formed through the masonry walls between the main element and projecting gable provision. Without exposing the

finishes of the rooms, it is not possible to determine if any beam/lintel has been provided to support the openings present. Any work to provide such an opening would require Building Regulation approval and may also require structural calculations in order to size the beam supporting the structure above. Inspection of the wall did not reveal any cracking or defects to the ceiling and wall finishes during the survey.

The walls throughout the property were found to be finished with a combination of the following: -

- Emulsion paint.
- Lining paper and emulsion paint.
- Decorative paper wall coverings.
- Ceramic wall tiling.
- Pine Tongued and grooved boarding.

The finishes to the wall areas were generally found to be in fair condition and decorative order. However, condensation/moisture ingress cracking of the lime plaster finishes was evident as a result of thermal expansion in a number of isolated areas (to the side rear elevation wall). The cracking should be addressed during re-decoration of the area with the application of a decorator's caulk.

Pockets of loose plaster which were detected when walls and/or partitions were sound tested. Care should always be taken to avoid dislodging plaster when the wall coverings are stripped. In properties of this age, it is common for plaster to pull away from the wall when wallpaper is stripped, and this can loosen further areas of plaster.

Areas of plaster were found to be heavily cracked and become detached from the background partition/wall construction especially to the side elevation rear areas/assembly hall area. The plaster should be cut back and replaced with new finishes/boarding (depending on the area removed).

Dusty and chalky material was found to be evident behind the wall coverings present. It is believed the material to be possibly due to salts leaching from the plaster, which may suggest the presence of moisture within the wall construction. The wall coverings should be removed, and defective plaster should be cut out and replaced with a renovating plaster (to prevent the salts returning) once any defect has been rectified.

The opening/s to the original fireplace to the chimney breast to the basement/floor void of the property was found to be open.

Due to the period that the property had remained vacant without any heat, condensation was prevalent to the wall finishes (degrading the wall surfaces) which would have affected any moisture readings obtained. The extent of the wall seating and fittings also restricted the extent of any possible readings.

Windows

The PVC-u windows to the property have been designed with a combination of centre top hung casement opening lights/fixed units. The windows have been provided with Espagnolette locking mechanism (to the PVC-u opening lights), white finish locking handles.

On inspection the windows were found to be in fair working order, although lacking the provision of any trickle ventilators to provide for background ventilation. Condensation mould growth was found to have built up on the glazing gaskets due to the restrictions in ventilation.

The timber frames to 1st floor windows are in poor condition requiring joinery repairs due to the levels of decay evident prior to receiving any levels of decoration. The opening light to the window was difficult to open and should be eased to provide adequate ventilation.

Internal Doors

The doors leading into the rooms within the property are generally found to be 830 x 1970mm hung in softwood rebated linings. The doors comprise of a combination of 2xg softwood framed with plywood panel inserts (with clear glazed panels)/hollow core plywood faced blanks.

The doors were found to be hung on a one and a half pair of butt hinges and provided with a combination of brass/timber/SAA finish lever pull handle/push plate furniture. The doors have been finished with a gloss paint finish and are in fair decorative order.

An inspection of the double doors into the entrance lobby revealed that none of squares of glass had been etched to state that they complied with the safety standard for impact resistance BS6206. In line with the British standard for safety glass the lower squares of the door/side screens require upgrade to ensure compliance (those below 1500mm). The best way to achieve the standard may be to apply a safety glazing film to the individual squares of glass (to be undertaken by a competent contractor).

Floor Construction

Ground Floor Void Area to the Kitchen/Associated Adjacent Room

The ground floor void area of the building was found to be constructed with a cast insitu concrete, overlaying a hardcore sub-base, supported off the ground finished with a quarry tile covering. Owing to the provision of the floor coverings present, the condition of the concrete finish could not be ascertained. It was not possible to lift the quarry tile coverings and confirm whether any shrinkage cracking or other deterioration had occurred to the surface of the concrete flooring.

The floor area was found to be covered with soil/debris believed to be from flood water, although generally in fair condition (where exposed) but further investigation should be provided (by removal of the debris/soil/contaminated material). Floors such as this should incorporate a damp proof membrane to limit or prevent rising or penetrating dampness but unfortunately, one cannot confirm whether one is present without destructive examination.

Many older solid floors (usually before the 1940's) did not contain a barrier to prevent dampness migrating from the ground (now referred to as a damp proof membrane or DPM). Many older floors are not provided with a concrete hard-standing and instead consist of a layer of clay tiles or stone flagstones laid directly on consolidated earth. This construction is more susceptible to damp issues than those laid with a concrete hardstanding.

Floors of this construction rely on moisture gradually passing through the floor and evaporating harmlessly in the property. In these circumstances the use of any impervious floor coverings should be limited (i.e., vinyl sheeting, ceramic floor tiles, foam backed carpets) as these will prevent any moisture movement from the construction, creating damp issues to occur.

A suspended timber structure has been provided to the remainder of the floor area of the ground floor of the property. A suspended timber floor usually consists of timber floor joists spanning the ground floor, supported on sleeper walls (usually brickwork) vented via airbricks within the walls. This type of floor needs a cross flow of air circulation within the floor void to reduce deterioration from decay due to the levels of moisture that may be present.

The general arrangement with floors such as this is that the floor joists span into the external walls of the property. The joist ends are normally in direct contact with the wall and as a result can be subject to high levels of moisture. Quite often, some timber deterioration can occur to the joist ends and, whilst none was detected during our inspection, without complete exposure of each joist end timber, decay in these areas cannot be absolutely ruled out. Typically, this decay takes the form of wet rot which was observed to the floor area next to the front entrance doors and to the main assembly hall – rear side elevation, although in some circumstances dry rot has been known to develop in such areas, should the right conditions occur.

Inspection and access to the floor construction revealed the structure to be constructed with 70mm x 100mm joists @ 350mm centres overlaid with 120 x 19mm tongued and grooved floor boarding/flooring grade chipboard. The floor void was found to be 350m deep with a concrete/earth sub floor evident. It is believed that no barrier to prevent dampness migrating from the ground (now referred to as a damp proof membrane or DPM) was present within the construction.

Should the opportunity to expose floorboards, perhaps when works are being undertaken, floorboards should be lifted, and timbers inspected for woodworm or fungal attack.

It is essential if a suspended timber construction is present that adequate cross flow ventilation (from front to the back of the property) exists to the floor void to prevent condensation and subsequent decay of the members occurring. Any provision made to provide adjoining areas of solid construction such as concrete, should include the necessary ductwork from the existing air bricks, under the floor and terminate on the external wall of the property (in the form of an air brick).

The number of air bricks provided to the rear side elevation of the property should ideally mean that the original members have been replaced with a solid construction. This is not always the case and further investigation is urgently required. If Building Regulation approval has been previously granted for an extension, the plans submitted to the Local Authority should be reviewed in order to determine the detail.

First Floor Construction

At first floor level, the structure over the kitchen/adjacent room has been constructed consisting of softwood joists supported from the external/internal walls of the property. The joists are built into the perimeter wall for support with elements spanning across the queen post trusses/internal partition walls.

The falls of the flooring were recorded in all rooms with the aid of a 1.8m spirit level across the various rooms. Inspection revealed that no significant falls were highlighted to the floor structure, although it should be noted that carpet finishes were present to a number of rooms which restricted the taking of any accurate measurements.

Floor Finishes

The floor areas within the property were found to be finished with a combination of the following materials: -

- Carpet floor coverings.
- Vinyl sheet/tile coverings.
- Pine tongue and grooved boarding exposed

The floor coverings were generally found to be in poor condition.

Mouldings and Joinery Elements

The junctions between the floor and wall areas to the perimeter of some of the rooms were provided with a combination of softwood mouldings in the form of 70mm wide lambs tongue architrave. The mouldings have been finished with gloss paint and are in fair decorative order.

Furniture/Fittings

A number of built-in full height storage cupboards are provided within the property. The storage provision evident was found to be constructed with a softwood timber carcase with plywood faced cupboard doors. The timber carcass/frame to the provision and doors were finished with a paint application and generally found to be in fair condition.

Cloakroom Areas

The ground floor cloakroom areas (male/female) within the property are furnished with the following fittings: -

- Vitreous china low level WC suites – 3No (2No female, 1No male) and cistern with lever flush.
- Vitreous china pedestal washbasin with chrome/plated, cold cross head taps/waste and over the sink Redring water heater (to provide hot water for hand wash).

The drainage of the WC provision discharges directly into underground drainage/external.

Kitchen Area

The melamine style kitchen units are provided with a combination of: -

- Wall units.
- Base units.
- Sink base and provided with a roll fronted stainless steel single bowl and double drainer.

The kitchen is provided with 38mm thick post formed melamine faced worktops over the base units. A ceramic tiled splashback is provided above the work surfaces up to the underside of the wall units.

Electrical Services

The property was connected to a mains electricity supply with a 400v 3 phase service. The incoming main and meters terminated in the side lobby area of the property with earth cross bonding visible. The mains electric distribution board, 2No for the property are fitted with visually compliant earth leakage fuses complete with cover and is in fair condition (although an earth fault is evident to the provision at the time of the inspection).

Inspection revealed that each individual circuit is appropriately marked to identify its provision. Any replacement board requires to be installed with a new board with (RCD) residual current device and (MCBs) miniature circuit breakers to the latest electrical regulations, to provide a higher level of protection against electrocution and fire. The replacement will also increase the personal safety of those working on the board.

No tests on the installation were undertaken during the survey (we are not appropriately qualified to undertake such technical examination of the system).

Further inspection revealed that lighting provision to the property was found to contain ceiling mounted pendant/rose/light fittings, fluorescent fittings. Power supplies are provided to various rooms/areas within the property with the aid of single/double switched sockets, fused spur outlets.

The main electric radiant ceiling/wall mounted heaters – 10No in total are provided within the building secure at high level to the ground floor area.

Mechanical extraction fans have been installed within the kitchen/assembly hall areas of the property in order to achieve the necessary number of air changes/ remove high levels of humidity. Inspection revealed that the fans operated and required further inspection of the faults evident.

The Institute of Electrical Engineers (IEE) recommends that all wiring systems should be inspected and tested at intervals not less than 5 years or on exchange of occupancy, whichever occurs soonest. We therefore recommend that a “Period Inspection Report” (PIR) be completed and the documents supplied must not only include the Certificate but also the “Schedule of Tests” which have been carried out and a “Schedule of Test Results”. This PIR will provide a concise overview and indicate whether upgrading is required, as well as dealing with principal faults, if any, for attention. This PIR must be obtained from a certified electrician and obtained prior to exchange of contracts.

Fire Detection System

The property was fitted with mains operated smoke detectors located within the 1st floor area of the property. Emergency lighting is also present to the 1st and ground floors of the property.

Gas Services

No mains gas meter/supply for the property was found to be present.

Cold Water System

The incoming water main appeared to be located in the kitchen base unit. Cold water was supplied at the usual draw off points within the property, these were individually operated, but no tests were undertaken. Internal water distribution within the property was found to be provided by means of a combination of copper/PVC pipework, which was visually in fair condition where visible and accessible.

A water meter was also found to be provided for the property and was located to the Morton Lane elevation.

Limitations of the Survey

The following restrictions have been placed upon the survey due to the current legal arrangement with the current occupant/owner of the property: -

Externally

1) Chimney stacks, flashings and soakers were observed from the ground.
2) Roof slopes were observed from ground level utilising binoculars as required.
3) Roof spaces where there was no access hatch have been excluded.
4) Gutters, downpipes, and gullies (unless raining at the time of inspection it will not be possible to state the water tightness of the rainwater fittings).
5) Main walls (examined mainly from the ground level and foundations are not opened up for examination).
6) Damp proof courses and sub floor ventilation.
7) External joinery including window and door frames examined as far as possible – mainly restricted to internal inspection only.
8) Exterior decoration and paintwork – general condition only being noted.

Internally

9) Ceilings, walls, and partitions inspected from floor level.
10) Fireplaces, flues, and chimney breasts – although the condition of the flues or presence of flue liners is omitted.
11) Floors – surface of all uncovered floors is inspected as far as practicable, but fixed floorboards are not lifted, accessible corners of fixed coverings will be lifted sufficiently to identify the nature of the finish beneath.
12) Dampness – damp meter readings are made where appropriate at the external, internal and floors but without moving heavy furniture/fittings, fixtures and damaging wall finishes.
13) Internal joinery – including doors, staircases and built-in fitments – general comments only.
14) Internal decorations – general comments only.
15) Woodworm, dry rot, and other timber defects (defects revealed by the examination of the structure but exclude those areas of the building which are covered, unexposed or not readily accessible).
16) Thermal insulation (overall comment is made in connection with visible areas, but it may not be possible to verify the information given or the condition of the material).

Services

17) Electricity – visual inspection only.
18) Water, plumbing and sanitary appliances – visual inspection only.
19) Hot water and central heating (internal heating appliances normally require a flue liner, but a visual inspection does not always reveal that one has been installed).
20) Underground drainage – (a visual is made where it is possible to locate and raise the covers of inspection chambers).

General

21) The site – general reference is made and only significant defects in boundary fences, walls, retaining walls, paths and drives are reported with reference to such features as flooding and tree roots included where applicable.

a) The surveyor has utilised a ladder of at least 3 metres (10 feet) in length in order inspected a number of restricted areas. Inspection of the areas was undertaken safely with this ladder from ground level, from a suitable vantage point within the property and the grounds. The survey was undertaken within the guidelines of the RICS publication “Surveying Safely”.

b) High level elements of the building such as roof surfaces, chimneys, and gutters, were inspected from ground level and the accessible upper storey levels with the aid of binoculars, or from available vantage points within the curtilage of the property. It was not raining during the inspection, and the surveyor was able to confirm (as far as possible) that such areas are watertight. Flat roofs, box gutters and other concealed roof finishes and high-level elements were only inspected where safe to do so, unless they are visible from windows or other safe vantage points.

c) The property was unoccupied with fitted floor finishes which limited the inspection of the interior of the rooms to some degree. For this reason, and due to the concealed nature of the construction, it was not possible to inspect every piece of timber joist or concrete floor and therefore it cannot be guaranteed that an insect/ fungal attack or sulphate attack is not present somewhere in the property. Our client should be aware that fungal attack in particular can occur following previous leakage and this may not be visible. Floor coverings where lifted (were possible) but loose and fixed furniture and other effects were not moved to facilitate exposure of flooring, walls, or other elements of construction.

d) Works of exposure - for instance removal of plaster patches - was not carried out as we have not received written permission from the subject property's current owners prior to our inspection commencing; should we consider such exposure necessary; we will make a note to that effect in our report. Our client will be responsible for all attendant costs that may arise following agreed works of exposure.

e) The report of this property will state the opinion of the surveyor as to the defects which are present and can be found in the building at the time of the inspection, reporting on their construction and any defects adversely affecting their performance either individually or in their constructional context, defects which may give rise to expenditure or affect the usual use of the property will be reported upon. The opinion will be based upon the information that the surveyor will be able to obtain following an inspection of all parts of the building that are reasonably accessible and can be seen without causing any damage to the property, its decorations or contents. No legal documents were available at the time of the survey.

   The report reflects the condition of various parts of the property at the date of inspection. It must be expected that defects can arise between the date of the inspection and you’re taking occupation of the property. The main objectives of the report are to enable the instructing client to make an informed decision to the condition of the property, whether to proceed with the purchase and identify urgent/long term repairs requiring ongoing maintenance requirements.

f) The foundations were not exposed so no comment can be made on the original construction of the building or its susceptibility. Our report will also specifically

exclude all covered, concealed, unexposed or buried elements of construction such as, footings, lintels and supporting steels. Furnishings including wall hangings will not be moved to facilitate inspection of elements of the structure. Where necessary, comments are made based upon the structure visible and any other indications. We have not opened up or otherwise damaged any parts of the structure or fabric to inspect the underlying construction. We cannot therefore confirm that any parts of the structure that are covered, inaccessible or exposed are free from decay, corrosion, insect infestation or any other defects. Calculations of the load bearing capacity of floors and walls have not been undertaken as the method of support and full nature of the construction cannot be fully determined due to the concealed nature of the elements.

Similarly, we cannot always establish whether a property has received cavity wall insulation (were the structure is provided) and therefore unable to comment on the material present unless the vendor can provide specific information regards to the product utilised.

We have assumed that the property is erected on suitable land that has not been designated as contaminated. No investigations of surrounding ground have been undertaken. This also applies to the presence of any gasses, mining tunnels, wells, mains sewers, underground water courses, mineral beds etc. upon which the building or the site stands.

In the course of the survey the external ground areas have been reasonably inspected for the presence of invasive non-native plants such as Japanese knotweed, Giant Hogweed etc. A number of regulations govern the treatment of non-native plant species including the Wildlife & Countryside Act and it is an offence if you allow restricted plants such as Japanese Knotweed etc. to spread from your land. The seller by law must notify the buyer if such plants are present. The Environmental Protection Act stipulates that removal of Japanese Knotweed from land is undertaken by qualified and licensed operatives.

However, it should be noted that during autumn/winter dormancy periods that identification of these species is sometimes difficult to undertake due to the die back/loss of the growth (especially if the garden areas are well maintained).

No special tests have been made at this stage on the cement and concrete used in the construction and accordingly we are unable to report that concretes are of a suitable strength and free from the presence of high alumina cement, chlorides, sulphates or other deleterious materials. As regards concretes below ground, we cannot confirm these suitable for ground conditions if the sub-soils contain sulphates or other damaging constituents. We have also assumed that no other deleterious materials have been used in the construction of the building unless specifically apparent or mentioned.

Walls were inspected for dampness with a handheld electrical resistance-type meter. In carrying out this part of the inspection, fixtures and the like were not moved, nor areas exposed. Consequently, we are unable to offer a firm warranty that no dampness exists in areas not highlighted within the report as dampness may become apparent should fixed fittings be removed.

We have not specifically inspected this property for the presence of asbestos or other deleterious materials. Where we have reason to believe during the

normal course of our inspection that an asbestos-based product may have been used we have drawn this to your attention. A more detailed and dedicated asbestos inspection may identify asbestos based products over and above that identified in this report. The majority of Asbestos-based products do require specialist removal; you are advised to ensure that, should any asbestos be identified, specialist arrangements for its removal are made. Reference can also be made on the Health & Safety executive's website. It should be noted that asbestos-based materials were once incorporated within loose fill vermiculite insulation.

In properties which may have been decorated prior to around 1980 there is a risk that lead based paint will have been used, this risk increases proportionately as the date of decoration becomes earlier and by 1980 lead based paints had been eliminated. There is evidence that these can present a significant risk to health in certain circumstances with children being particularly susceptible. No tests have been carried out to ascertain whether lead-based paint is present to this property. In certain circumstances specialist removal may be required and the cost of this can be considerable.

g) Service installations including electricity, gas, water, heating, and waste services will be visually inspected and the type and visual quality of the installations reported upon. The services will not be tested although we will check where possible the usual operation of same. Where considered appropriate our report will recommend an additional specialised test to confirm absolutely the condition and performance of these installations. It will be assumed that subterranean services are correctly connected to the appropriate underground mains service, including mains water, electricity, gas, foul, and surface water drainage.

If there is no record of an electrical test having been undertaken within the last five years, it is recommended that the installation be tested by a competent electrician (NICEIC registered) and all recommendations implemented. Thereafter, the installation should be re-tested every five years. Also note that New Building Regulations require from 1st January 2005 certain electrical work to be certified by an approved contractor.

From 1st January 2005, people carrying out electrical work in homes and gardens in England and Wales must follow new rules in the building regulations. All significant electrical work carried out in the home will have to be undertaken by a registered installer or be approved and certified by the local authority's building control department. Failure to do so will be a legal offence and could result in a fine. Non-certified work could also put your household insurance policy at risk. If you can't provide evidence that any electrical installation work complies with the new regulations, you could have problems when it comes to selling the property.

There will be two ways in which to prove compliance: -

1. A certificate showing the work has been done by a government-approved electrical installer - British Gas or NICEIC Electrical Contractor.
2. A certificate from the local authority saying that the installation has approval under the building regulations.

Homeowners will still be able to do some minor electrical jobs themselves. To help you, we've put together this brief list of do's and don'ts: -
Work you cannot undertake yourself

- Complete new or rewiring jobs.
- Fuse box changes.
- Adding lighting points to an existing circuit in a 'special location' like the kitchen, bathroom, or garden.
- Installing electrical earth connections to pipework and metalwork.
- Adding a new circuit

All gas appliances, pipework and flues should be the subject of an annual service by a competent engineer, i.e., a member of Gas Safe; works to gas appliances etc., by unqualified personnel is illegal. Unless evidence can be provided to confirm that there has been annual servicing, we would recommend that you commission such a service prior to use to ensure safe and efficient operation.

h) This report is for the private and confidential use of the client for whom it is undertaken and shall not be reproduced in whole or in part, or relied upon by third parties, except our client's legal representative, strictly in connection with the purchase of the property. The report does not constitute a Schedule of Decorative Condition and Minor Defects but is based on the main structural condition of the property.

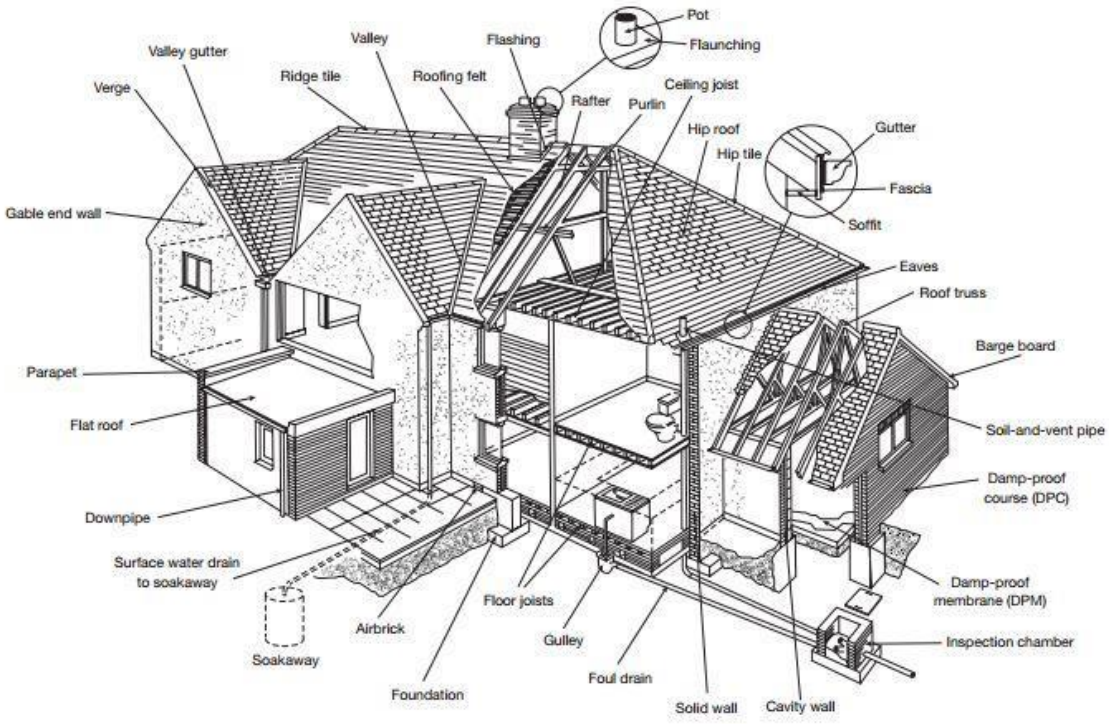
i) We have not undertaken an energy efficiency assessment of this property, but our client should be aware that older properties of this type are not as energy efficient as more modern properties and properties constructed with newer materials and insulation.

j) We have not specifically considered the impact on this property of external environmental issues including aircraft and traffic noise, odour from neighbouring and proximate property, disturbances arising from the usage of neighbouring and proximate property, noise transmitted to the subject property from neighbours or regular excessive parking and traffic not evident at the time of inspection. You are advised if concerned in these regards, to visit the property and locality at varying times to ascertain whether these adversely influence the property in any way.

k) Budget costs requested as part of the report are given for approximate guidance only. The information provided is based upon a visual inspection from a single visit. Further works/unseen defects may become apparent/ necessary following further investigation or opening up of the element. Purchasers should not rely solely on the budget estimates provided but utilise the information to obtain formal quotations from competent contractors prior to making a legal commitment to purchase. Care must be undertaken when selecting competent contractors/professionals and it would be prudent to approach relevant trade associations to assist in this process. It would also be prudent to seek professional advice/guidance in respect of both planning and supervising any intended structural alterations

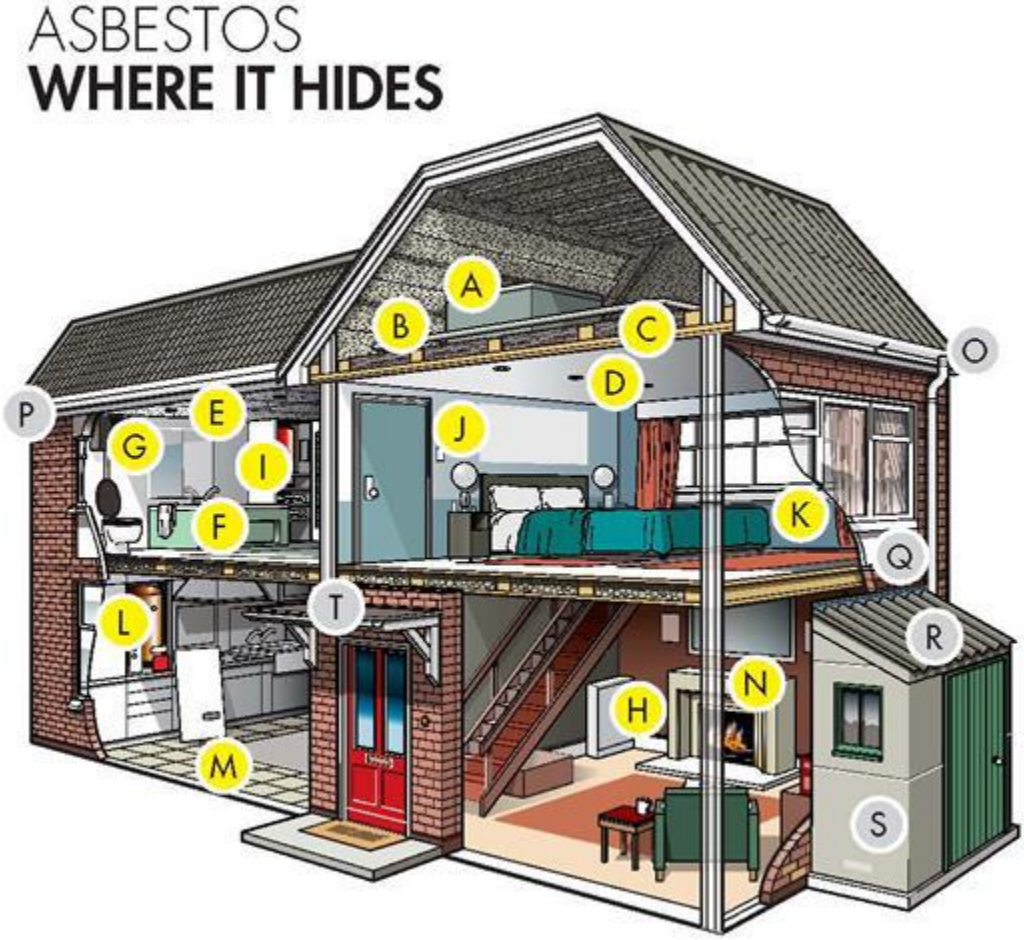
Typical House Diagram

This diagram illustrates where you may find some of the building elements referred to in the report.



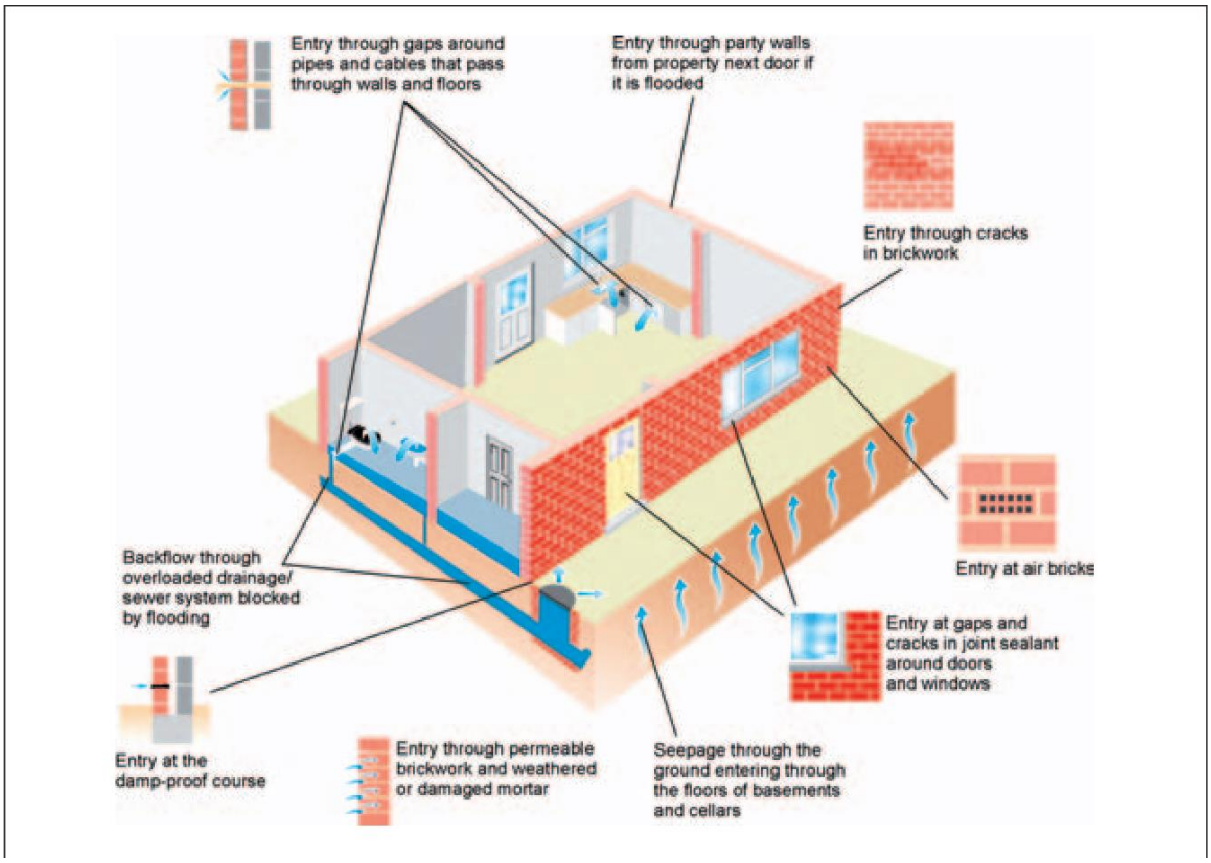
Typical Asbestos Location Diagram

This diagram illustrates where you may find asbestos within a building.



Inside
A) Asbestos Cement water tank
B) Pipe Lagging
C) Loose fill insulation
D) Textured decorative coating eg artex
E) AIB ceiling tiles
F) AIB bath panels
G) Toilet seat and cistern
H) AIB behind fuse box
I) AIB airing cupboard and/or sprayed insulation coating boiler
J) AIB partition walls
K) AIB interior window panel
L) AIB around boiler
M) Vinyl floor tiles
N) AIB behind fire
Outside
O) Gutters and asbestos cement downpipes
P) Soffits – AIB or asbestos cement
Q) AIB exterior window panel
R) Asbestos cement roof
S) Asbestos cement panels
T) Roofing felt
AIB – Asbestos Insulating Board

Potential Routes for Entry of Flood Water



Wilbert Lane elevation.

Morton Lane elevation.

Rear and side elevation.

Rear elevation.

Side elevation.

Gable parapet and entrance roof.

Chimney has been capped.

Cupola flashings slipped and missing. Cupola capped with copper.

Missing/slipped slates to all slopes.

Entrance roof.

Open joints to ridges to entrance roof.

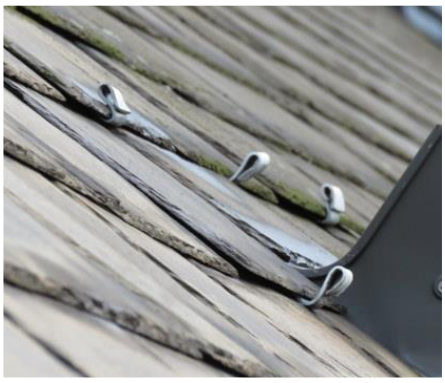
Missing flashing to cupola.

Missing flashing to cupola.

Pointing generally to ridge missing. Tingles in place in various locations.

Slipped/missing slates to Morton Lane slope.

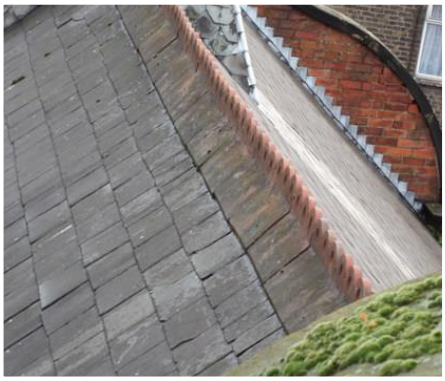
Tingles evident to entrance roof.



Tingles in place to rear slope around velux windows.

Liquid repair to valley gutter.

Poor flashings to gables.
Slipped/missing slate.



Deflection to main roof ridge.

Gutters generally poor.

Gutter generally poor.

Soak aways to some rainwater outlets.

Rainwater outlet into new development manhole to real.

Cracking to stone support on finial on Wilbert lane gable.

Cracking to stone support on finial on Wilbert lane gable.

Cracking to stone support on finial on Morton lane gable.

Plant growth to stone details on Wilbert Lane gable.

Eroding stone to most stone details.

Open joints to gable parapet capping stones.

Open joints to gable parapet capping stones.

Plant growth in flashings behind gables.

Plant growth in flashings behind gables.

Stone starting to spall to parapet cappings.

Spalled bricks and open joints to chimney.

Loose brickwork and open joints to gable beneath capping stones.

Spalled bricks, poor pointing to rear of Wilbert lane gable.

Poor pointing to to rear of Morton Lane gable. Section of flashing replaced with sand cement.

Spalled bricks/poor pointing behind Morton Lane entrance parapet.

Stone details above windows spalling/cracked.

Stone details above windows spalling/cracked.

Stone cills cracking in various locations.

Damaged/cracked stone cills to a number of windows.

Cracking to face of stone column between Wilbert Lane gable window.

Cracking to high level render to chimney.

Poor pointing/spalled brick faces to a number of locations.

Low level brickwork spalled and pointing poor.

Poor pointing/spalled brick faces to a number of locations.

Foul drainage from W.C's.

Stepped cracking above Morton Lane entrance.

Decay to remaining timber windows.

Decay to remaining timber windows.

Broken glass to round window above Morton Lane entrance.

Seal around wooden windows have pershished.

Panels fixed to original entrance doors.

Steel flag pole, inspections carried out be 3rd party.

Steep ramp to Wilbert Lane entrance.

Main roof void looking towards Wilbert Lane.

Main roof void looking towards Morton Lane.

Plaster lath evident. Mech fitted behind ceiling vents.

Nesting material evident to a number of areas.

A number of rafters and joist were wet at the time of ispection.

Spalled bricks to Wilbert lane gable.

Daylight evident where Wilbert lane gable flashing have are missing/failed.

Daylight evident in a number of other areas of the main roof.

Fruiting body on timber lats beneath cupola.

Cupola.

Wet purlin and rafter adjacent to Morton Lane entrance roof.

Lower level ceiling above reception rooms.

Void between roof and eaves parging loose and missing in various locations.

Ceiling void above entrance.

Beetle flight holes in timbers to rear roof slope eaves.

Frass evident to the rear slope eaves construction.

Condensation mold growth to plaster lath in eaves voids.

Rubbish stored in the eaves.

Eaves storage.

Access into the roof void.

Plaster lath ceilings in top floor blown/effected by condensation.

Plaster lath ceilings in top floor blown/effected by condensations.

Damage to ceiling vents.

Delaminated sections of plaster lath throughout first floor areas.

Delaminated sections of plaster lath throughout first floor areas.

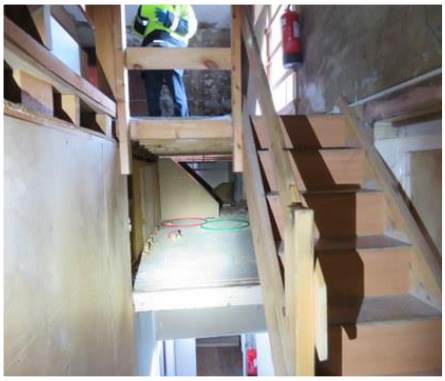
Excessive bounce to floor in middle first floor room.

Excessive of large items left in property by previous owners.

Second set of stairs to room between floors.

Rubbish and debris stored in room between floors.

Stair access to first floor.



Balastrade not compliant with current regulations.

Smoke detection in first floor. Emergency lighting throughout.

Timber decay and beetle activity to rotten floor beneath stairs.

Timber decay to stairs floor void.

Additional supports fitted beneath damp joists to floor at Wilbert lane entrance.

Beetle activity to floor void at corner of Wilbert and Morton lane.

Beetle activity to floor void at corner of Wilbert and Morton lane.

Rot to floor structure in main hall.

Debris and signs of wet rot to hall floor.

Mycellium evident below hall floor.

Rot to floor and skirtings in kitchen.

Kitchen floor void.

Frass evident to floor beneath cupboard in kitchen.

Floor beneath void has a degrading surface.

Beetle activity in floor void.

Potential floor detritus in reception room void.

Old doorway beneath floor. Air brick evident within void.

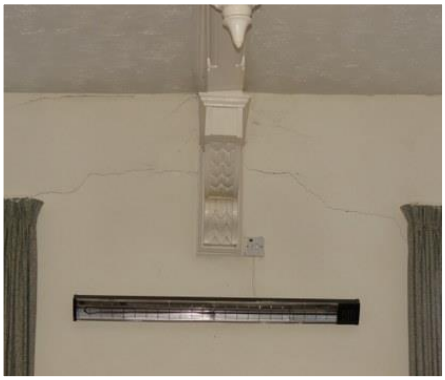
Redundant heating coil to perimeter underfloor heating.

York stone and concrete fire place half beneath chimney.

Chimney flue.

Beetle activity to floor joists beneath main reception room.

Beetle activity to underside of floor boards.



Cracking either side of roof structure in hall.

Cracking to wall above entrance into hall.

Cracking either side of roof structure in hall.

None fire doors to all areas.

Heating via wall and ceiling mounted electric radiant heaters.

Floor beneath entrance and W.C's concrete.

Toilet provision poor.

Electrical services.

Electrical services.

Main electrical board tripped during survey.

Kitchen dated, water heating dilapidated.

Energy Performance Certificate and Recommendation Report

Energy performance certificate (EPC)

St John Ambulance Wilbert Lane BEVERLEY HU17 0AJ	Energy rating **D**	Valid until: **29 August 2032** Certificate number: **3658-9202-0575-8242-9751**

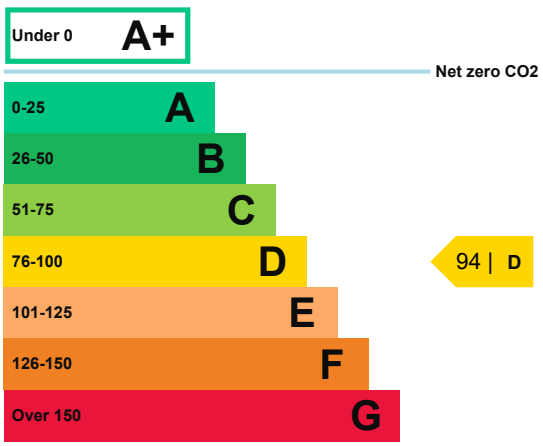
Property type	Non-residential Institutions: Education
Total floor area	259 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built — 13 | A

If typical of the existing stock — 53 | C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	37.28
Primary energy use (kWh/m2 per year)	386

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/3794-7926-9285-7808-7229).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Doug Whiffen
Telephone	02476 233144
Email	doug.whiffen@wensleylawz.com

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/007512
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Employer	Wensley & Lawz Ltd
Employer address	116 Walsgrave Road Coventry CV2 4ED
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 March 2022
Date of certificate	30 August 2022

Energy performance certificate (EPC) recommendation report

St John Ambulance
Wilbert Lane
BEVERLEY
HU17 0AJ

Report number
3794-7926-9285-7808-7229

Valid until
29 August 2032

Energy rating and EPC

This property's current energy rating is D.

For more information on the property's energy performance, see the EPC for this property.

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Consider installing an air source heat pump.	High
Consider installing solar water heating.	Low
Some floors are poorly insulated - introduce and/or improve insulation. Add insulation to the exposed surfaces of floors adjacent to underground, unheated spaces or exterior.	Medium
Consider installing PV.	Low

Additional recommendations

Recommendation	Potential impact
Consider replacing any Non LED lamps to LED equivalents	Medium

Property and report details

Report issued on	30 August 2022
Total useful floor area	259 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.1.2, SBEM, v6.1.c.0

Assessor’s details

Assessor’s name	Doug Whiffen
Telephone	02476 233144
Email	doug.whiffen@wensleylawz.com
Employer’s name	Wensley & Lawz Ltd
Employer’s address	116 Walsgrave Road Coventry CV2 4ED
Assessor ID	EES/007512
Assessor’s declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

Form of Tender

BEVERLEY TOWN COUNCIL
WORKING AS A COMMUNITY

Mayor of Beverley: Councillor Linda Johnson
Acting Town Clerk: Mr Matthew Snowden

Offices: 12 Well Lane, Beverley
East Riding of Yorkshire, HU17 9BL

Telephone: 01482 874096
Email: clerk@beverley.gov.uk
Website: www.beverley.gov.uk

A town founded in 721AD by Saint John of Beverley

Form of Tender

I/We enclose documents required to be submitted as part of the tender:

ITEM **TICK TO CONFIRM**

- Documents as evidence of successful similar projects_____ ☐
- Evidence of qualifications_____ ☐
- Evidence of members of professional bodies_____ ☐
- Evidence of risk management/risk assessments_____ ☐
- Method statements_____ ☐
- Evidence of Employer's Liability Insurance_____ ☐
- Evidence of Public Liability Insurance_____ ☐

COSTS

Cost of project delivery (items 1 to 16 of Project Manager Specification):

£:_____

REFERENCES

Referee 1			
Name		**Company**	
Address			
Telephone		**Email**	
Referee 2			
Name		**Company**	
Address			
Telephone		**Email**	

YOUR DETAILS

Contact Name	
Company	
Address	
Telephone	
Email	
Website	

CONFIRMATION

Your Name (signature)	
Your Name (block caps)	
Date	

All tenders to apply must be sent in the envelope provided and posted to: The Town Clerk, Beverley Town Council, 12 Well Lane, Beverley, East Yorkshire, HU17 9BL.

Deadline for Tenders: Noon on Friday 24th February 2023

BEVERLEY
TOWN COUNCIL

WORKING AS A COMMUNITY