



Feasibility Report

In respect of:
Former Fire Station, Frankwell Street,
Tywyn, LL36 9EW

On behalf of:
Maritime and Coastguard Agency

August 2023

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Limitations upon Planned Maintenance and Condition Surveys

1. Executive Summary

- 1.1 The property is a former Fire Station, which we believe was purchased by the current owners in 2016. The property is understood to have remained vacant since and its overall condition has deteriorated.
- 1.2 Although we have not had an indicative accommodation schedule from the Agency, as a former fire station, the current level of accommodation is considered to be appropriate for a typical Coastguard Rescue Station (CRS).
- 1.3 The external decorations are very poor and this has led to various and numerous defects. There is evidence of internal water ingress, and a comprehensive external overhaul is required that would include the roof, window repairs and complete redecoration.
- 1.4 Internally, the property is very dated and requires a complete overhaul, refurbishment and redecoration.
- 1.5 The electrical installation is below standard and is considered to require complete replacement.
- 1.6 The anticipated budget cost to complete the works deemed necessary, are considered to be in the order of £83,400 inclusive of fees etc but exclusive of VAT.
- 1.7 The building is of an age where the presence of asbestos is considered likely. There is material on site that we believe contains asbestos. We were advised that an Asbestos Register was available and a copy is awaited.
- 1.8 The property currently has an EPC Certificate with a Rate C, valid to 2033, and as such is deemed as being compliant for the proposed letting. Further upgrade will however be required to achieve the required new rate of B by 2030.
- 1.9 The ownership of the rear brick boundary wall needs to be established as it requires significant repairs. Clarification is also required as to the full extent of liability for the boundaries and shared drive.

2. Brief

- 2.1 In accordance with the instructions of the Maritime & Coastguard Agency, Hartnell Taylor Cook have prepared this feasibility/condition report in respect of the acquisition of the leasehold interest of the former Fire Station, Frankwell Street, Tywyn, LL36 9EW.
- 2.2 The subject unit is a former Fire Station and HTC are instructed to review the premises and establish its suitability for the purpose of a CRS.
- 2.3 At this stage we have not been provided with any specific spatial requirements, but have assumed that the usual level of accommodation is required, which includes:
 - Garage;
 - Office;
 - Training room;
 - WC and shower;
 - Drying room (preferable) or suitable area for location of drying cabinets;
 - Kitchenette;

- Storage
- 2.4 The findings of this report are based upon non-intrusive/desktop investigations and any record information following an inspection of the property.

3. Limitations

- 3.1 This report is subject to our Limitations and Scope of Service.
- 3.2 In addition, you should note the following:
- This is not an expert witness report.
 - Any comment or review of legal matters should be verified by your solicitor.
 - Any costs provided are budget only, valid for a period of 2 months from the date of the report, and should not be relied upon as accurate tender figures.
 - No detailed building survey has been undertaken, and additionally, mechanical / electrical installations have not been inspected or tested.
 - As well as conducting our own independent inspections, we have relied on information provided by third parties in order to inform the content and recommendations in this report. Whilst wherever possible, we endeavour to obtain paperwork to substantiate verbal advice this is not always forthcoming.
 - No review has been undertaken of statutory compliance issues such as fire risk assessment, asbestos or equality issues. The options in this report are therefore subject to appraisal in light of these factors

4. Property Description

- 4.1 The property is a former Fire Station in the coastal town of Tywyn. We understand that property was purchased by the current owner in 2016 and has for the entire period remained vacant and unused.
- 4.2 The building comprises of masonry walls under a predominantly pitched roof, with further low level flats along the front and rear elevations.
- 4.3 Pitched roofs are finished in slate, being both natural and artificial, with lead flashings and valleys. Flat roofs have a built up felt finish and incorporate raised roof lights. Fascia's are painted timber, whilst soffits are believed to be painted asbestos board. Rainwater goods uPVC.
- 4.4 External walls are masonry, either fair face brick or with an undecorated render finish.
- 4.5 External doors are of painted/varnished timber, whilst the garage is served by a proprietary industrial roller shutter door. Windows are painted metal set within painted timber subframes.
- 4.6 The rear yard has a tarmac surface and is enclosed by a brick boundary wall and shrubs, and accessed via a tarmac driveway, that appears to be shared. At the front there is a paved hardstanding with painted metal railings along the boundary line. Adjacent to both side elevations are concrete hardstanding.
- 4.7 Internally, the accommodation comprises vehicle garage, store and shower, kit room, office, training hall, WC and kitchenette.
- 4.8 Finishes included painted fair face brickwork walls, proprietary suspended ceilings, with fibre panels to the garage soffit and a mixture of quarry tiled and carpet floor finishes.

- 4.9 Joinery is painted timber.
- 4.10 The property is served by electric lighting, power and heating. No gas was noted. The incoming electrical supply is believed to be 3phase, 100amp per phase.

5. State of Repair

- 5.1 We have not undertaken a detailed building survey but from our inspection we would comment as follows:

Building Fabric

Externally

- 5.2 All roof finishes appear dated and internally water ingress staining was noted to the ceiling finishes in various areas. Some defective pointing was noted to the ridge tiles. The pitched roof areas require a general overhaul.
- 5.3 Roof level joinery is in poor decorative order, whilst soffits are believed contain asbestos.
- 5.4 The felt finish is sound although dated and considered to be at the end of its life expectancy. The finish is likely to need replacing within the lifespan of a typical commercial lease.
- 5.5 One roof light at the front was noted to have been replaced with a non matching repair, and although sound may require further attention.
- 5.6 Gutters and downpipes are sound but dated and UV degraded. These will require periodic overhaul and clearing. An original cast iron Soil Vent Pipe is in poor decorative order and subject to corrosion. This will require replacement.
- 5.7 The render is considered to be in reasonable order with only minor isolated pockets of defect.
- 5.8 All metal windows and timber subframes are in very poor decorative order, with corrosion noted to sections of the metal casements. Numerous glazed panels were noted to be cracked and or broken.
- 5.9 External timber doors similarly are all in very poor decorative order. Rear doors serving the garage are subject to previously timber patch repairs. These doors are considered to be in need of replacement.
- 5.10 The rear yard is subject to vegetation growth and some isolated surface damage that requires remediation. The right hand concrete hardstanding is cracked and requires repair, whilst there is vegetation growth and uneven pavings along the front where the metal railings are in very poor decorative order.
- 5.11 The brick boundary wall enclosing the rear, where the ownership requires clarification, is in very poor condition and requires repair/rebuilding.

Internally

- 5.12 Internally, the property has suffered from having been vacant for a significant number of years. All finishes are dated and generally in poor condition. The entire premises internally requires a comprehensive refurbishment with new ceilings, complete redecoration and new floor finishes.

Services

- 5.13 The electrical installation is dated and considered to be well below current NICIEC regulations. A comprehensive overhaul is considered necessary which would include a complete rewire of the power, lighting and heating circuits.
- 5.14 The WC and shower facilities are dated and require upgrade.
- 5.15 With the exception of a single emergency light fitting in the office, the property is devoid of any fire precautions.

6. Title & Leasehold Matters

- 6.1 At the stage we have not had sight of the Title documents or proposed lease.
- 6.2 Due to the age of the property and its condition, we would propose that any lease is subject to a Schedule of Condition.
- 6.3 The ownership of all boundaries, but particularly the rear brick boundary wall, needs to be established, as extensive repairs are required.
- 6.4 The rights/obligations and liabilities need to be established regarding the shared drive.

7. Statutory Compliance

- 7.1 We have not undertaken a detailed examination of the planning or building control documents, and would recommend that your legal advisors complete a review as part of their due diligence process.
- 7.2 Any proposed fit out by the Agency may require building control consent, which is likely to require the upgrade of some internal glazing that is considered as be non-fire resistant.
- 7.3 Having reviewed the Register, the current EPC certificate is noted to be C, which is compliant with current legislation. However, further improvements will be required to upgrade the Rate to the required B by 2030.
- 7.4 The landlord is required to complete works and obtain a new certificate with a minimum rate E.

8. Utilities/M&E Services

- 8.1 As advised above, the property is served by an existing 3phase electrical supply. The lighting, power and heating installations are all dated and considered to be below current regulations and standards.
- 8.2 A complete rewire of the property is considered necessary.
- 8.3 The property is further devoid of any fire precautions. A fire alarm and emergency lighting are considered as being required.

9. CDM Regulations

- 9.1 Any works proposed will be subject to the CDM Regulations 2015, although we do not anticipate that the works will be notifiable.

10. Site Constraints

- 10.1 There are no known site constraints, but this should be reviewed by you legal advisors.

11. Indicative Fit Out and Budget Costs

- 11.1 In compiling this feasibility/condition report, we believe that this unit is more than capable of providing the Agency's required level of accommodation, although it requires significant upgrade.

- 11.2 We have prepared an outline estimated budget which is summarised as:

Scope of Works	Cost
Overhaul pitched roof	£4,750.00
Replace flat roof finish	£3,000.00
Overhaul roof lights	£750.00
Overhaul gutters	£500.00
Replace corroded SVP	£450.00
Repair/replace corroded metal windows	£9,750.00
Repair/replace external timber doors	£2,000.00
Redecorate externally	£3,850.00
Overhaul rear yard	£1,500.00
Repair external hardstanding	£1,850.00
Complete internal refurbishment, including new ceilings and flooring	£18,500.00
Redecorate internally	£4,500.00
Building Control upgrade	£3,000.00
New electrical lighting, power and heating installation	£12,750.00
New fire precautions	£3,750.00
Sub Total excl VAT	£70,900.00
<u>Professional Fees</u>	
Contract Administrator & Principal Designer	£10,500.00
Statutory Fees	£2,000.00
Total excl VAT	£83,400.00

- 11.3 Please note the following caveats in relation to this advice.

- Costs are initial budget estimates for construction only developed by HTC using recent industry pricing books and current market knowledge.

- All costs should be considered provisional at this stage, and will be firmed up upon a competitive tendering exercise.
 - Accurate structural repair/new work requirements, and therefore costs, have not yet been determined.
 - Costs exclude rectification of any below ground drainage / sewer construction defects.
 - Any additional works that may be identified as required as the project progresses or further to other specialist consultant reports (hidden defect remediation, or more robust structural repairs for example).
 - No allowance has been made for VAT.
 - No allowance has been made for new furniture.
 - No allowance has been made for removal of client furniture, stock and other loose items.
 - No allowance has been made for difficult/contaminated ground conditions.
 - Basic allowances only for alterations to M&E.
 - No allowance has been made for asbestos R&S surveys or to remove asbestos or other deleterious materials.
 - Any costs provided are budget only, valid for a period of 2 months from the date of the report, and should not be relied upon as accurate tender figures.
- 11.4 The above costs exclude any allowance associated with repairs to the rear brick boundary wall.
- 11.5 Given the above, the indicated budget costs could increase, however you may also wish to strip out/value engineer certain work items to reduce costs – all subject to statutory requirements and your preferences for the extent of work you wish to undertake.

12. Procurement

- 12.1 The proposed works are of sufficient complexity to warrant undertaking via an industry standard contract form.
- 12.2 The form of contract we propose to use would include an unamended JCT or NEC3 Engineering and Construction Short Contract in line with MCA's preferred procurement process.
- 12.3 Once a decision to proceed is confirmed, HTC can advise on contractor selection and the best approach towards design. We would seek to engage a design team comprising designers, building services engineers and structural engineers.

13. Next Steps and Client Approvals

Next Steps

- 13.1 Should the Agency wish to proceed with the development of the proposed works we would recommend the following next steps are implemented as soon as possible.
- Agree an outline Project Brief.
 - Preparation of detailed drawings and specification.
 - Submit a competitive tender.

14. Programme

- 14.1 14.1 We anticipate that procuring the works from appointment of Contract Administrator will take approximately 3 months. The construction phase may be reasonably expected to last 10 to 12 weeks on site.

Prepared by:

Signed:



Date:

28 August 2023

Name:

Richard Peszynski BA (Hons)
Arch MSc DipSurv MRICS

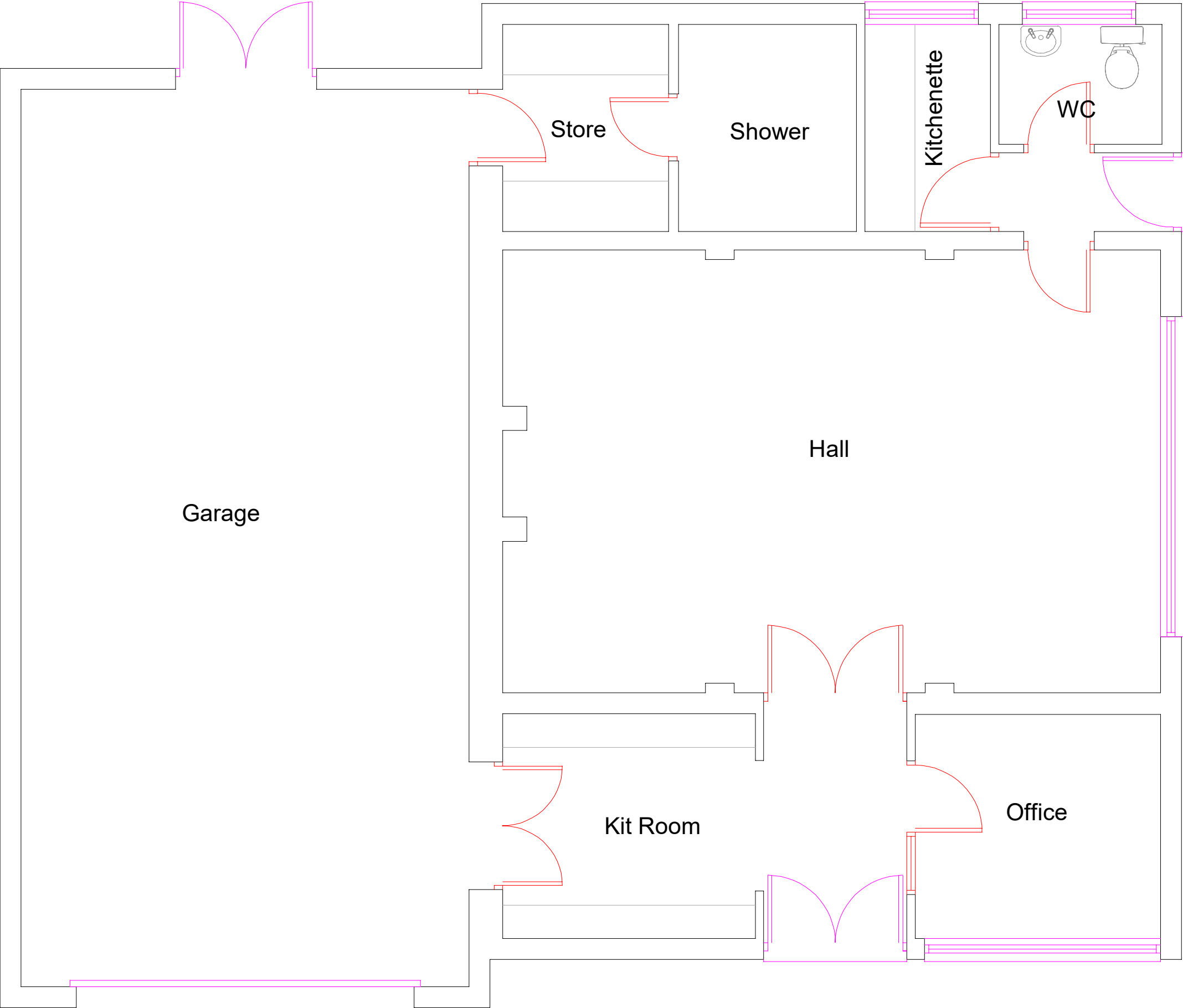
Position:

Director

For and on behalf of Hartnell Taylor Cook LLP

Appendix 1

Indicative Layout Plan



Hartnell Taylor Cook LLP

Nightingale House
Redland Hill
Redland
Bristol
BS6 6SH

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Client:

MCA

Drawing Title:

As Existing
Ground Floor Plan
Former Fire Station
Tywyn

Date:

August 2023

Scale:

1:50 @ A3

Status:

Revision:



Drawing Number:

PL-001

Appendix 2

Schedule of Photographs



Schedule of Photos

Photo No.	Photo	Comments
1.	 A photograph showing the front elevation of a single-story house. The house has a grey gabled roof, a white garage door, and a brick chimney. A blue car is parked on the street in front of the house. The sky is clear blue.	Front Elevation
2.	 A photograph showing the right-hand side elevation of the house. It features a brick wall on the left, a grey textured wall on the right, and a black downspout running vertically. A window is visible on the right side. The sky is clear blue.	Right Hand Side Elevation


Schedule of Photos

Photo No.	Photo	Comments
3.		Left Hand Side Elevation
4.		Rear Elevation



Schedule of Photos

Photo No.	Photo	Comments
5.		Typical Flat Roof [Front] – noting mismatch roof light repair
6.		Typical Flat Roof [Rear]



Schedule of Photos

Photo No.	Photo	Comments
7.		Rear Yard
8.		Rear Yard



Schedule of Photos

Photo No.	Photo	Comments
9.		Rear Boundary Wall – poor condition
10.		Rear Boundary Wall – poor condition



Schedule of Photos

Photo No.	Photo	Comments
11.		Poor external decoration and corroding metal window frame
12.		Poor external decoration and corroding metal window frame



Schedule of Photos

Photo No.	Photo	Comments
13.		Garage
14.		Garage



Schedule of Photos

Photo No.	Photo	Comments
15.		Defective linings to Garage roof soffit
16.		Garage Floor



Schedule of Photos

Photo No.	Photo	Comments
17.		Kit Room
18.		Office



Schedule of Photos

Photo No.	Photo	Comments
19.		Training Hall
20.		Training Hall

Schedule of Photos

Photo No.	Photo	Comments
21.		Kitchen
22.		Store Room

Schedule of Photos

Photo No.	Photo	Comments
23.		Shower
24.		Incoming electric supply and fuse boards

Appendix 3

Limitations upon Planned Maintenance and Condition Surveys

Limitations Upon Planned Maintenance and Condition Surveys

1. SITE INSPECTION AND REPORTS

- 1.1 In making our inspection we have been as thorough as possible in the circumstances. 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 such parts of the property are free of rot, beetle or other defects. We have, however endeavoured to draw reasonable conclusions from the available evidence.
- 1.2 Whilst our report includes comments upon the principal elements of the fabric of the building or the demised premises, especially floors, walls and roof as deemed appropriate, together with general remarks on the finishes and services, it does not extend to a list of minor items or defects that are not relevant to the main advice. We have not made detailed comment about light or temporary structures unless specified to the contrary.
- 1.3 External roof surfaces, chimneys, gutters, eaves, boards and other building fabric or features at high level have been viewed from the ground or from the upper storey windows, unless access to the roof was readily, and safely, obtainable during our inspection. Flat roofs up to 4 m in height will be assessed via surveyor's ladders.
- 1.4 We have not, except to the extent mentioned in the report, carried out any tests or made any enquiries concerning particular materials nor have we calculated any floor areas or re-appraised the original design criteria.
- 1.5 We have visually examined the services to the building where these are not covered up. We have not made any specific or specialist test of them.
- 1.6 Where we have engaged other consultants on your behalf, we may make reference to the major pertinent conclusions they have reached within our report, but this should not be thought of as a substitute for reading their report in its entirety nor can we take responsibility for their conclusions.

2. TIMESCALES

- 2.1 All quoted timescales assume a prompt response from parties providing us with the necessary information and access to be freely available when required. We can accept no liability for any delay, which accrues due to lack of action or prevarication or obstruction on the part of others.

3. LEASE ANALYSIS

- 3.1 Our commenting upon lease terms within our report should not be thought of as a substitute for referring to the relevant documents for full provisions made.
- 3.2 We have based our comment upon the documentation made available at the time of our inspection and report. We can take no responsibility where the content of missing or delayed documents conflict with our assessment.
- 3.3 In the event of any conflict or query upon the documentation, you should obtain your solicitor's view prior to initiating any action.

4. RISK ANALYSIS

- 4.1 We have commented and make reference to any major risk hazards we might have seen during the course of our site inspection where specifically requested by you and we have written accepting such instructions.

4.2 We have undertaken to do so on the understanding that our comments do not result from an exhaustive or detailed investigation but rather are those which might reasonably be seen during the duration of our inspection.

4.3 Our comments are not to be thought of as a substitute for you commissioning a full risk assessment survey of the premises concerned and we will be happy to arrange this for you.

5. INTERIM REPORTS

5.1 Any reports, verbal or in writing, given to the client prior to the issue of the completed master survey report, represent our interim views only and we reserve the right to develop further any opinions expressed. In addition, we reserve the right to add further opinions, or additional comment upon relevant items, within the master report.

6. ENVIRONMENTAL/SUSTAINABILITY ISSUES

6.1 In making our site inspections we have not specifically concerned ourselves with the way in which the building or its use may impact upon the environment. We have not therefore considered or investigated the nature and use of potentially environmentally damaging materials that may be found in the building, or the energy efficiency of the building. Nor have we investigated soil stability, mining and geological conditions. We would be happy to make such further enquiries as may be necessary to enable us to report on these matters if you wish to do so and we have confirmed our acceptance in writing.

7. ENERGY EFFICIENCY

7.1 We will give due consideration and comment upon the requirements of Part L2 of the Building Regulations with respect to the certification and energy efficiency of the building(s). Our comments are not to be viewed as a substitute for you commissioning a full energy efficiency report on the building(s).

8. DELETERIOUS MATERIALS

8.1 Unless otherwise confirmed by ourselves in writing, we have not inspected for, nor considered the effects of the presence of generally recognised deleterious materials including Asbestos. For further information, please see our limitations upon deleterious materials.

9. LIMITATIONS UPON BUDGET ESTIMATES

Where we provide budget estimates they are subject to the following limitations:

9.1 All estimates are at current prices at the time of reporting and no adjustments have been made for future inflation.

9.2 We have not undertaken to investigate whether the cost for carrying out all necessary works immediately, will vary in cost to carrying them out on an individual basis, as and when required.

9.3 All estimates are quoted as budget estimates only and are not to be construed as a substitute for obtaining competitive quotations from reputable contractors by way of tendering.

9.4 No costs have been included for any specialist investigative works required unless otherwise denoted.

9.5 Estimates do not include VAT or professional fees, unless otherwise denoted.

9.6 No allowance has been made for out of hours working, at night and weekends, nor any associated charges likely to be incurred on the part of the Landlords security and maintenance staff.

9.7 No costs have been included regarding above, and below, ground level drainage or other services within the building, including heating, ventilation, mechanical and electrical plant and equipment, unless otherwise denoted.

9.8 No allowance has been made for any loss and/or damage to the works as a direct result of any act of terrorism, malicious damage, fire, flood, or other acts of God.

- 9.9 We have not allowed for costs associated with the discovery, or removal of asbestos or other deleterious materials and the consequences of any resultant delay to works.

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