



**PETER MAKSYMUK
SURVEYING LTD**

Peter Maksymuk FRICS FCIOB BSC

PRIVATE & CONFIDENTIAL

BUILDING CONDITION SURVEY

on

**Penhill Bowls Club
Sevenfields
Inglesham Road
Swindon
SN2 5BY**

for

**Central Swindon North Parish Council
Pinetrees Community Centre
The Circle
Swindon
SN2 1RF**

Inspection carried out by:
Peter Maksymuk Surveying Ltd.
34 Brookfield
Highworth
Swindon
SN6 7HY

Date of Inspection: 15 May 2023

Tel No: 01793 766377/Mob 07834 349777

YOUR BUILDING SURVEY

In this report your attention has been drawn to some areas of the property we were unable to inspect. For reasons explained in further detail in the report we may have recommended further investigations before your lease proceeds or at least made you aware of matters which you should fully consider. The report is provided on the basis that the client fully investigates any defects found during the inspection or contained within the contents of the report. It may well be that such further investigations will reveal the need for additional repairs.

We recommend that you read the report and then consider with our help, if necessary, the wisest course of action.

Our aim has been to give you as much information as we are able at this time to allow you to make up your mind, possibly bring some matters to the attention of your solicitor.

CONTENTS

INTRODUCTION

LEGAL TITLE

WEATHER CONDITIONS AND RESTRICTIONS

DESCRIPTION

EXECUTIVE SUMMARY

CONDITION: EXTERIOR
INTERIOR

SERVICES

SUMMARY AND RECOMMENDATIONS

INTRODUCTION

We thank you for your instructions to prepare a report on the above property.

In accordance with the Terms and Conditions of Engagement which were sent to you on 13 April 2023 we have carried out a building survey on the above property that you intend to lease.

LEGAL TITLE

We have not had sight of the lease relating to the property, but there will almost certainly be shared liability for repairs to the remainder of the property as well as repairs to the property itself. We have, therefore, included in our report comments on the condition of the whole property in addition to the element you propose to lease. There will also be outgoings related to general maintenance charges and Ground Rent and other clauses and conditions which should be made aware to you by your solicitor.

WEATHER CONDITIONS AND RESTRICTIONS

At the time of inspection, the weather was dry and we were unable to comment on the functionality of rainwater goods nor surface water disposal.

Unless stated otherwise our inspection was carried from within the site boundaries which may possibly prevent visual inspection of some areas of the property. Roof areas not visible from ground level or with the use of a three-metre ladder have not been inspected.

The property was fire damaged due to recent vandalism, unfurnished and unoccupied, and it is emphasised that, as set out in our Conditions of Engagement, we have not inspected parts of the structure which were covered, unexposed or inaccessible where to do so would have necessitated moving heavy furniture, lifting fitted floor coverings, removing wall finishes, taking down wall or other linings or in any way causing damage to the property or contents. It must be appreciated that, even in respect of those areas which have been inspected, latent defects which could not reasonably be identified from a visual inspection, fall outside the scope of this report. However, reasonable care has been taken in indicating where apparent defects may be symptomatic of inherent structural defects.

This report reflects the condition of the property at the time of inspection and defects can arise prior to taking occupation for which we cannot accept responsibility.

Due to external plant growth, we were unable to view all external wall and roof areas.

There is no access into the rear male wc's, the door has been boarded over.

There is no access into the male external wc to the rear of the property due to a screwed access door.

DESCRIPTION

A former bowls club with surrounding grounds including parking. The bowls club was recently subject to vandalism with substantial fire damage, and external plant growth. We understand that the bowls club was closed during the Covid pandemic and has not re-opened or maintained since that date.

We are informed that there is a new lease from 2020 from the owners, Swindon Borough Council, and a 99-year lease.

Location

The property is located off Sevenfields Park with Local Authority housing to the north and private housing to the south.

We have not made searches at the offices of the local Planning or Highway Authorities, but we are not aware at present of any planning, highway or road widening schemes proposed in the neighbourhood which are likely to affect the property. Nevertheless, we recommend that you request your solicitors to incorporate in their application for legal searches to the Local Authority, questions relating to proposed roadworks, highway projects or planning schemes.

The Site

We have not consulted any Geological or Ordnance Survey Maps and have been unable to establish any details as to a previous use of the site. We were unable to comment within the terms of this report which is restricted in its scope as to whether there are any hidden problems with the ground on which the property is built. Nor are we able to comment on the possibility or otherwise of the property being affected by any other matters. Your solicitor should make appropriate enquiries.

Flooding

As far as we are aware there is no likelihood of flooding under normal conditions.

Orientation

The front door of the property faces approximately south-westerly.

The prevailing weather comes from the south and west therefore these elevations are more exposed to the elements.

The Property

We have made no enquiries as to the ownership of boundaries or the site, any surface water problems, rights of way, etc.

It is not our intention to describe the layout of the accommodation in detail, as you are no doubt familiar with it and satisfied that it meets your requirements.

Accommodation

Subject to fire damage, the accommodation appears to be as follows, located on the ground floor.

Bowls Club - Events room entrance, rear right office and service room, male changing room with wc, female changing rooms with wc.

Attached Park female wc and men's wc, there was access only into the female wc at the time of inspection.

Services

There appears to be electric, mains water, and drainage with no heating installed.

Outbuildings

No major outbuildings, there is an attached wc for the park use to the rear. There is no access into the male wc at the time of inspection.

Grounds

Front former bowling area, and surrounding gardens and parking area in poor maintenance condition.

CONDITION

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

Having carried out our inspection as fully as possible and having regard to our Terms and Conditions of Engagement, we would comment as follows:

EXECUTIVE SUMMARY

The property was subject to vandalism and a substantial fire following closure during the Covid pandemic and is in need of rebuilding and renovation. There is substantial external plant growth and we were unable to fully view all areas as a consequence, this will require to be cut back by a qualified tree surgeon including a number of trees which could cause future structural damage due to tree root action.

The structural condition of the main brick structure appears satisfactory. We found no evidence of any significant cracking or current settlement, subsidence or structural movement, or any indication to suggest the foundations are defective or inadequate.

More immediate refurbishment works will include completely stripping off the roof, providing new roof timbers, underlying plasterboard.

Internal cleaning of the fire damaged surfaces of the chemical smoke exposure to surfaces which will require to be specialist cleaned or plasterwork removed and replastered.

There is significant damp in the rear right service room office which we assume was the heart of the fire, the plasterwork will require to be completely stripped and relined.

Internal new services are required to include water, drainage and electric, there is currently no heating installed. The existing heaters and the water heaters have been damaged beyond possible use due to the recent fire.

The external drainage is blocked and requires to be cleaned, rodded through and repaired. A specialist drainage company should carry out a full camera survey and advise on repairs needed prior to contract.

There is no access into the male external attached wc providing additional facility. Access was through the female wc with the front door panel unscrewed indicating a total refurbishment required.

External plant growth and trees should be pruned and managed by a qualified tree surgeon and gardener who should advise and cost prior to contract, and insurers informed.

The building may have been subject to a previous insurance claim for the fire which should be investigated and may cover some of the repairs needed.

Internal services should be renewed to include re-wiring, new heating, water supply and hot water installations.

There is currently no EPC (Energy Performance Certificate) for the building which should be obtained prior to its use and may require upgrading of the energy usage. There is a current requirement for a minimum E rating to be let and there is a possibility that the building will not reach this minimum requirement without further work. In 2025 the Government proposed this rating to be increased to a C rating, the building may not reach this standard without significant insulation improvements which should be investigated by specialists.

External areas require improvement to include fencing, the retaining wall on the north-west elevation has been damaged due to neighbouring plant growth and trees and requires repair and rebuilding in sections. General fence repairs and cutting back of plant growth noted to be required, the parking area requires improved gully drainage and general maintenance improvements. There is currently no disabled access or security installed to the building.

CONSTRUCTIONAL PRINCIPLES

Cavity external brick, likely constructed in the late 1970s or early 1980s. There is a felted flat roof with uPVC and aluminium windows with metal bars for security, and a front opening metal window shutters for display over the former bowling green. Aluminium rainwater goods and a mixture of metal and uPVC windows. Internal solid brick walls.

It is important to make it clear that older buildings were designed and constructed differently to modern buildings. This point is not just applicable to historic buildings but to all buildings of a traditional type. Works causing changes to the intended performance of a traditional building can have detrimental consequences on its condition, for example, the entrapment of moisture by impervious materials used for repair and maintenance such as cement-based renders, pointing, plasters and modern paints. The breathing performance of a traditional building is important.

Roof Structure and Covering

The flat roof structure is in need of complete replacement, it is currently overgrown with plant growth due to substantial structural damage to the underlying support timbers. These require to be replaced and a new roof installed. This should be replaced completely over the whole building. Section of the roof timbers could be left in place over the external female and male wc's on further investigations which do not appear to have been substantially fire damaged with the bowling club.

Valley or Parapet Gutters (V-shaped gutters formed at the junction between intersecting roof slopes or adjoining walls.)

Not applicable.

Roof Void

The roof voids were exposed from the fire damaged and ceilings were pulled down following the fire indicating 225 mm joists x 50 mm at approximately 600 mm centres. The timbers have been substantially damaged to the bowling club, the ceiling appeared still in place to the attached female wc and we assume also in the male wc which could be retained on further investigation. The existing timbers are fire damaged with smoke, reduced in size to sections and complete replacement of the roof with new felted covering is required. On reconstruction the insulation should be increased to modern standards and should include the external wc's to bring the EPC value to a lettable value. You should also consider providing ventilation and breathable ventilation into the void. An architect, structural builder and roofer should advise, design, and cost this repair work.

Chimney Stacks

There are no chimney stacks to the property.

Flashings Lead or cement weatherproofing around chimneys and where roof meets walls. Observed from ground level only.

There are no flashings to the building. The current temporary PVC canopy is in a dilapidated condition to the front and should be removed and rebuilt if required.

Rainwater Goods

These are of aluminium and have been damaged or are missing, predominantly run across the back of the flat roof section. It would be prudent to repair/renew sections and provide new soakaways, the existing gullies could be run into a combined foul and storm system which are blocked. It would be prudent to allow for new soakaways 6 metres from the structure.

We assume eventual surface water disposal is to the existing storm water drains or soakaways constructed to the Local Authority requirements but since these are below ground, we are unable to verify this point.

We assume underground drains lead to soakaways. These tend to silt up with age and their position and condition cannot be verified. Sometimes they can be cleaned with high pressure jets but if new soakaways are required, they should discharge at least 5 metres from structural wall to avoid damage to foundations or risk of damp.

Older style guttering either metal iron or asbestos are difficult to keep weathertight at joints and therefore require ongoing upkeep.

Foundations

We have not inspected foundations or other areas below ground level since excavation would cause unacceptable levels of damage to external paths and internal floors etc. We, therefore, cannot comment on their condition or design. We can only assume that they have been constructed in accordance with Building Regulations in force at the time of construction which may have since changed.

We are not aware of any significant structural problems in the immediate area due to the nature of the subsoil and presume, therefore, that load-bearing qualities are adequate.

There are a number of large trees in the Zone of Influence within the vicinity of the building, whilst there does not appear to be any significant structural damage to the main building there is structural damage to the retaining brick walls on the north-west boundary. A tree surgeon should inspect and advise on management and maintenance, pruning back of the trees to prevent future issues. Trees which are allowed to excessively grow can cause damage to neighbouring structures.

Main Walls

The main walls were substantially covered in plant growth, we were unable to fully view all elevations. Inspection of internal walls did not indicate any severe cracking to internal corners or structure at the time of inspection. The neighbouring trees and plant growth should be managed, and pruned back to prevent future foundation damage. A qualified tree surgeon and gardener should advise on repairs and cost prior to contract.

On viewing the cavities underneath the windows there has been damp and have been damaged due to the fire, there is no insulation in the cavities. It would be prudent to consider installing cavity wall insulation and additional insulated internal linings to bring the property to a lettable value of an EPC rating of C for future upgrade of the Government requirements from an E to C in 2025.

We have assumed during our inspection that no deleterious or hazardous materials or techniques have been used and the inspection of those parts which cannot be seen would not reveal material defects or deficiencies.

Substantial sections of the external walls are concealed by vegetation, making it difficult to comment on their condition. Vegetation can cause problems with water retention and damage to pointing, if allowed to grow uncontrolled.

Repairs to old masonry walls should be carried out with similar materials. Quite often repointing with Portland cement mortar is found which is too hard and will fall out in time and can also cause surrounding masonry to spall due to retention of moisture. The same principal applies to rendering which if too hard will simply fall off or encourage moisture penetration behind.

We found no evidence of any significant structural movement at the time of our inspection but you should ensure that the costs of remedying any structural movement which may occur in the future are covered by your property insurance policy.

There is some brick damage on the rear left corner to the male wc as well as graffiti, the lower brickwork and damp-proof course has been damaged and will require a mason to repair.

Sub Floor Ventilation

Ventilation is not required, there is a solid ground floor.

External Joinery

External joinery requires replacement, particularly the canopy to the front which is rotten and damaged, replacing the PVC covering. The PVC eaves board is applied and you should re-apply new PVC coverings to the roof when renewed.

There is a single brick infill to the front window section area where the wall should be upgraded with insulation and over lined with new PVC board as an improvement.

The doors to the rear external attached wc's need replacing, there has been security panels screwed to the existing frame.

All external joinery should be checked for decay when redecoration is carried out and should be repaired where necessary. Softwood is prone to fungal attack causing decay thus decoration should always be maintained in good condition.

Much of the joinery has been replaced by uPVC products some of which may contain aluminium for strength. The material is virtually maintenance free but the long-term effects of ultra violet light has yet to prove long term durability. These products vary greatly in quality which cannot be ascertained by simple visual inspection. Normally they have a 10-year manufacturer's guarantee when installed.

Exterior Decoration

There is substantial graffiti on the external brickwork which should be cleaned off. External timberwork should be redecorated where needed. The doors to the rear toilets are in poor condition requiring replacement. The external timberwork should also be replaced and improved.

It is important that all timber joinery is regularly maintained to prevent rot especially in exposed areas. This will reduce the risk of rot and increase life expectancy.

External elevations that are painted should be regularly redecorated to prevent the risk of damp penetration especially in solid masonry of limited thickness. Paints should match the existing so they bond properly without the risk of sealing dampness within the wall which must be allowed to breathe.

NB: All the aforementioned items received our standard visual inspection from ground level only and we are, therefore, unable to comment on those parts of the structure which are inaccessible.

INTERNAL CONDITION

Ceilings

The ceilings are of plasterboard construction and fire damaged and need replacing. There is a section of ceiling damaged to the external rear female wc. It would be prudent to consider installing access hatches to upgrade the roof insulation to these rear wc areas. An area of ceiling damage noted to the rear female wc.

The remainder of the bowling club ceilings require to be pulled down and re-applied and repaired following a new timber roof structure with insulation installed.

Internal Walls and Partitions

These are of solid brick construction, the walls to the rear right office service room was the source of the fire and the walls are substantially damp, the plaster requires to be removed, dried out with dehumidifiers and re-plastered. Other walls have been fire damaged with smoke chemical and these require to be either washed down or the plaster removed. A specialist fire contractor should advise you with regard to removal of the internal chemicals on the surfaces due to the fire. This will either include washing down prior to any application, or lining installed, or removal of the plaster. Your specialist contractor to advise and cost.

Internal walls help to support the upper roof structure to reduce the span of the roof support.

It is likely internal walls will be re-lined and plastered, your builder will be able to advise and cost.

Wall plaster can become brittle with age and the fire damage and may lose its key to the underlying brick or blockwork. This will require immediate attention there is a risk that large areas of plaster will come away when redecoration is undertaken and you should consider the cost involved of replastering affected areas at that time. There are areas of loose plaster, particularly in the left female toilet areas and changing rooms.

Under normal circumstances ground floor partition walls are supported on foundations or a thickened area of the concrete ground floor but without extensive and disruptive excavations we cannot confirm that the walls are properly supported although there is no evidence to indicate weakness.

Solid and plaster partitions walls may be load bearing and often contain hardwood framing therefore structural alterations should only be undertaken after taking specialist advice.

A number of fire damaged cracks were noted to internal surfaces, which have been caused by shrinkage and fire. Making good is required and likely to require areas to be replastered, the plaster to be hacked away and replastered following cleaning by a specialist. Whilst these cracks are not structurally significant, making good is required.

Fireplaces, Flues & Chimney Breasts

Not applicable.

Floors

The ground floor is of solid construction. It is not unknown for solid floors to subside or settle due to poor construction or deficiencies in the ground conditions beneath. We are unable to comment on the precise method of construction or the ground conditions as these parts are hidden from view.

The floors should be cleared of debris and where flooring is to be retained it should be cleaned by a specialist to remove all toxic fumes and smoke to prevent future issues and substantial smell.

The floors consist of Marley floor tiles which have a low-risk asbestos content and should be removed by a specialist on refurbishment. A tiled floor is noted in the toilet areas, there is a crack on the rear female toilets in the floor, category 2 damage under Building Research Establishment Digest 251, table 1, which is likely to require re-tiling of the floors and a flexible reinforced screed should be fitted prior to recovering.

There is tilework noted in the toilet areas and you may wish a specialist to carry out a general clean, alternatively to hack up and provide a new floor covering. Your contractor/architect to advise on the best course of action. There is some cracking from fire damage noted.

Internal Joinery

Doors, Skirting etc

These are in need of complete replacement, and removal of the existing due to fire damage and damp.

New doors are required to the external toilets to the north-west.

All the internal doors, skirtings, fixtures and fittings will require replacement. A specialist removal contractor and fire damage repairer should carry out removal of all fixtures, roof work, and services prior to any specialist cleaning.

Windows

These consist of former softwood and UPvc double glazed windows units which were completely destroyed with the recent fire and are in need of complete replacement. A double-glazing specialist should advise and cost the replacement of these windows. Some of the external windows have metal bars for security which you may wish to retain or clean the metal for the smoke damage and redecorate for security purposes.

The windows could be replaced with new UPvc triple glazing and improved insulated windows.

Kitchen And Sanitary Fittings

There are no kitchen or sanitary fittings located in the unit at this time which you may wish to consider installing.

A complete refurbishment of all fixtures, fittings, and replacement of plumbing was required to include the north-west attached female and male wc's which are also in poor condition and require complete replacement with refurbishment of the internal areas.

Internal Decoration

Complete redecoration will be required on reconstruction.

Dampness And Damp Proof Course

We checked ground floor walls with our moisture meter and we found that the walls and upper wall surfaces of the rear right office and service room were completely damp. We suspect this is where the fire commenced and was put out by the Fire Brigade. Complete removal of the internal renderwork would be prudent and the area dried out.

There should be facilities for new ventilation and extraction to bathroom and kitchen areas via current legislation.

We would recommend that a specialist firm is employed to survey the property with a view to eliminating dampness, ensuring that the work is carried under a meaningful guarantee of at least 20 years duration and that the company is ideally a member of British Chemical Damp Proof Course Association. The survey is often done free of charge. The company should also report on the condition of timbers in contact with the damp walls which may have suffered wet or even dry rot.

Dampness causes contamination of plaster due to hygroscopic mineral salts necessitating its removal and re-plastering with a render type plaster to the specification dictated by the specialist company issuing the guarantees which may otherwise be invalidated. The cost of this work is normally high.

We do not necessarily recommend that the whole property need to be treated to eliminate dampness unless this is a matter of particular concern to you, especially having regard to the expensive and disruptive nature of such works. Attention to re-pointing where necessary together with other external repairs and maintenance referred to in this report will go a long way to eliminating penetrating dampness which as already been stated is a risk in relatively thin solid brick walled property.

If the damp is to be accepted, it must be appreciated that any timberwork, which becomes damp as a consequence, is likely to be affected by rot. This is particularly relevant where there is a lack of good ventilation to areas such as suspended timber ground floors and roofs, where the likelihood of an outbreak of dry rot is substantial. Dry rot is costly to eradicate.

There was no visible evidence of internal wet rot at the time of our inspection. We have taken all reasonable care in our investigations but hidden wet rot could be present in areas we were unable to inspect.

Our report on damp is a preliminary report only and does not include any specialist testing, apart from surface moisture readings, and comments on underlying damp using a sonic method only. We have not carried out any intrusive investigations normally required with regard to a full damp specialist report.

Timber Defects

We found no evidence of any timber woodworm. There is substantial timber fire damage to the roof joists and rafters running under the flat roof section which will require complete replacement on refurbishment.

Our inspection is a preliminary inspection to available surfaces only, we are unable to inspect any hidden or underlying areas. Further inspection should be carried out by a timber specialist as a precautionary measure taking into consideration the age of the property. It is fairly common for common furniture beetle infestation to occur and further inspection should be undertaken by a timber specialist prior to legal commitment to ascertain the extent of any remedial works required as a precautionary measure. It is particularly important if there are no formal guarantees for previous treatments undertaken.

Structural Movement

During the course of the survey, we found no signs of significant structural movement or defects. There is evidence of some slight historical distortion, commonly associated with a property of this age. Some superficial hairline cracking was noted which appears to be associated with thermal movement only.

We were unable to fully inspect the internal walls due to plant growth.

Neighbouring trees should be managed and pruned back by a qualified tree surgeon. A tree surgeon's report should be obtained as soon as possible with regard to management.

There has been structural damage to the south-west garden retaining brick walls where there are a number of substantial trees. The fields to the north-west are at a lower level, this retaining wall has been cracked and damaged due to tree action. Sections will require to be rebuilt, a structural builder will be able to advise and cost on repair.

Thermal and Noise Insulation

There is currently no EPC lodged with the Government site, an EPC should be provided as the building has been let. A minimum E rating should be obtained, and likely to be increased in 2025 to a C rating. Reconstruction should consider substantial improvement to the insulation; the use of electric is likely to reduce the EPC value of the property. It would be prudent to consider some form of solar panels, air source heat pumps, and improving the internal structural fabric with increased insulation, possibly to include cavity wall insulation, increasing the internal

drylining to the outer walls, and roof areas. General modelling of proposals should be carried out prior to the works being undertaken so a C rating is achievable.

Double glazed windows could be installed as a general improvement.

Means of Escape from Fire & Security of the Property

Following removal of the debris, plasterwork, and roof structure, the surfaces which are to remain should be cleaned by a specialist to remove all toxic smoke chemicals and surfaces to prevent future health and smell issues. A specialist company should quote with regard to removal.

With regard to security there does not appear to be an alarm system fitted and you may wish to consider this together with the fitting of improved security devices to all windows and doors.

There is currently no fire protection to the building, the internal areas have been substantially fire damaged. Further refurbishment considerations should include internal smoke detectors, heat detectors, extinguishers and means of escape as advised by a specialist.

Dangerous/Hazardous Materials

The fire smoke damage is likely to have acidulous chemical and could cause damage on significant inhalation by occupants and likely to create smells in the future if these are not completely washed down and removed. A specialist contractor should advise you with regard to undertaking the general removal of these toxic chemicals.

We have had sight of your asbestos report carried out on 19 May 2020 following fire damage, any removal of the asbestos materials present particularly the Marley floor tiles should be carried out by a specialist contractor. The contractor should have sight of the asbestos report for future costing of the repair work.

There should be a health and safety specification of works drawn up under the current 2015 CDM Regulations under the HSE.

The type of asbestos normally used within a building includes corrugated asbestos roofing sheets, asbestos downpipes and gutters and sometimes it is used for dry lining within living rooms and as a means of fire protection in integral garages and boiler cupboards and also for cold water storage tanks within roof voids. As a general rule asbestos in this form is considered stable unless it is damaged, drilled or broken during removal, in which case the dust can cause problems if inhaled and if it is disturbed this should only be done by a specialist contractor with the use of the necessary respiratory equipment.

We cannot ascertain whether all the copper pipework has been jointed with silver solder. If lead solder has been used then it should be replaced, particularly on pipework leading to a drinking tap. Lead in the pipework can often be a source of lead contamination. This is less of a problem in hard water area since the scale forming on the inside of the pipework tends to protect the lead. The use of water softeners tends to eliminate scale and therefore makes the risk of lead contamination greater.

In older properties such as this, paints used inside and out may be lead based. Lead has not been used since 1980 but properties built before this could incorporate these paints. Lead dust can be given off by rubbing down and if old paint is flaking. A test kit can be bought if you are worried about the presence of lead or you should contact your local Department of Environment office for advice. Removal should be undertaken by specialist contractors only. The cost of making good any previously lead painted surfaces may be considerable.

Disabled Access

Under the Disabled Access legislation there should be facilities for proposed disabled usage to include toilets, kitchen facilities and management for access and usage.

Services

The services were disconnected, completely damaged and require replacement to include re-wiring, reconnection and repair of the stopcock and water supply, there did not appear to be a meter installed, internal pipework, heating and hot water. The drainage system is in need of a camera survey and repair and cleaning.

The report on services will not include any testing unless specially required. Our opinion and observations will be based on visual inspection only where installations are accessible.

As a matter of precaution, we would recommend inspection by a qualified electrician and service engineer to establish the condition of the heating, electrical supply, drains, and water supply prior to completion of the lease.

We have carried out a visual inspection of the services as far as possible and we will indicate any defects to you that were apparent. We would always recommend that if you wish to satisfy yourself as to the condition and adequacy of services then you obtain independent specialist reports. From our limited inspection we note the following: -

Electricity

The electricity requires re-wiring, this should be carried out with a Part P certificate and complete re-wire to your requirements.

Cold Water

The stop tap is located in the men's changing rooms, and this requires to be repaired. It is currently turned off.

We are unable to comment on the condition of the supply pipe leading from the Local Authority main to the point of entry in the property since it runs below ground. This length of pipe work is the responsibility of the owner. If found to be in iron or lead it will eventually corrode and will form part of your future maintenance of the property.

We cannot confirm the depth of the service pipe and whether this is sufficient to prevent freezing.

Complete re-plumbing will be required, your installer should advise and cost.

Hot Water and Heating

There is currently no hot water or heating installed, the previous hot water cylinders have completely melted due to the fire, and all fixtures have been substantially damaged. A complete re-fit of hot water and heating is required, care should be taken to include energy efficient installations to bring the property up to a minimum C rating. Modelling for insulation should be considered prior to works.

Gas

There is no gas supply.

Drainage

The roof water drainage system has already been commented on earlier in this report.

You should check the storm drains during periods of heavy rain to ensure that they flow freely. Blocked storm drains should be rodded and if necessary re-laid so that they function correctly.

The foul manhole drain was blocked when we inspected. A full camera inspection/service should be carried out by a drainage company who should clean out the drains and advise you on the adequacy and repair as needed prior to any further works being undertaken.

We would recommend as good maintenance that the manhole covers and gulleys in the garden be lifted, cleaned, greased and reset to provide an airtight fit. A water test and camera survey are the only accurate way of finding out for certain if the drain is watertight, and the general condition of underground pipes. Nevertheless, it is important to be certain that the drains are water tight as otherwise constant leakage over a long period of time may affect the stability of adjoining brickwork. This is particularly relevant where tree roots are close by.

Your legal advisor should ascertain whether this system is connected to a local authority adopted sewer. Normally sewers are privately maintained up to the adopted drain.

Garage and Outbuildings

There is no garage. There is a female and male wc attached to the north-west corner, access was not possible into the men's wc due to the screwed door. This structure provides an additional benefit, possibly for the park area, you should investigate this possible usage and will require complete refurbishment of internal fixtures and fittings.

Drives, Paths and Boundaries

The boundaries are clearly defined on site by inspection. Your solicitor should clarify your rights and liabilities as noted previously. High level galvanised fencing with brick retaining walls in need of maintenance repairs.

The gardens are in need of substantial improvement of the garden walls on the north-west elevation, in need of repair and rebuilding in sections. A tree surgeon's report should be obtained on management and maintenance to prevent future structural issues. Fencing will require repair in areas, improvement of the drainage, parking area with additional soakaways to be considered.

The current gardens and areas have not been managed and are in significant disrepair.

The graffiti will require to be cleaned off the main building and off the surrounding garden walls.

Trees

Trees and buildings are not the ideal companions. They are often planted too close to structural walls then grow to enormous proportions. They can result in neighbour disputes. The worst culprit is the Leylandii conifer which can grow to 35 metres and is often grown as a hedging plant. New legislation may curb the sale and use of these plants. Most structural damage however is caused by the deeper-rooted hardwoods and those fast-growing thirsty willows and poplars. They can destroy property, invade drains or fall causing damage and also reduce daylight.

Root development can be restricted by careful pruning but hard pruning can kill a tree therefore professional advice should be sought and trees that can influence a property need to be referred to your insurers. With proper care most can be retained provided they are healthy. Greater problems can arise by removal since ground heave can occur. The most serious problems occur on clay soils where seasonal volume changes arise due to the amount of water in the soil. This causes shrinkage and swelling which is accentuated by trees and shrubs.

It should also be appreciated that shrubbery and creeper growth against walls or on drain runs can have similar effects and should be pruned back to restrict growth.

Your solicitor should check as to whether any Tree Preservation Orders exist in respect of any or all of the trees, as such an order may well limit the action you would be able to take in respect of them.

SUMMARY AND RECOMMENDATIONS

We would point out that since this is a fire damaged property the cost of, maintenance and repair will be higher. A specialist architect, builder, and roofer should advise you with regard to the likely cost of these works.

As can be seen from the report certain items are in need of attention. The general condition of the building is poor and substantially fire damaged requiring extensive rebuilding. The main brick structure appeared to be reasonable with no significant settlement or movement although neighbouring trees should be managed and maintained before any future issues occur. This should be carried out as soon as possible.

We recommend that checks are made with the local authority, whether planning permission and building regulations are required on internal alteration and repair works prior to works commencing.

Urgent Repairs

We recommend that you should treat the following matters discussed earlier in the report as urgent repairs, to be remedied before you proceed with the lease:

You are most strongly advised to obtain competitive quotations from reputable contractors before you complete the lease. As soon as you receive the quotations and report for the work specified, and also the responses from your legal advisors we will be pleased to advise whether or not these would cause us to change the advice given in this report.

Only when you have all this information will you be fully equipped to make a reasoned and informed judgement on whether or not to proceed with the lease.

1. Complete rebuilding and refurbishment following the fire to include cleaning of all toxic smoke chemicals, reconstruction of the roof, re-plastering and lining internally, replacement of windows, doors, fixtures and fittings, and provision of internal services and heating.
2. A camera survey should be carried out to advise on repair and maintenance of the drainage system, and additional soakaways.
3. Replacement of the roof, rainwater goods and soakaways. New canopy to the front
4. Replacement of internal kitchen fixtures, wc/toilet areas.
5. Removal of plant growth and pruning of trees. A tree surgeon and gardener's report should be obtained prior to contract with regard to management/maintenance.
6. Asbestos materials present will require specialist removal.
7. Provision of an EPC, there should be a minimum E rating for letting purposes. A C rating will be required from 2025, there should be modelling carried out with regard to improved insulation to reach this standard.
8. Substantial damp areas noted in the front right office/service room where plaster should be completely hacked off and removed.
9. New windows and doors, timberwork, required.
10. A fire cleaning specialist to advise and cost the removal of the debris, wall structures and windows, plasterwork, and also to advise on cleaning the remaining surfaces to include walls, floors and other surfaces prior to new installation works. This is to remove all the toxic chemicals following the fire.
11. Install new services and fire protection, sanitaryware, plumbing, and ventilation.
12. Retaining wall sections on the north-west elevation require rebuilding following tree surgeon pruning/repair.
13. Reconnection of all services which are disconnected.

Maintenance Considerations

The following should be considered as part of your future maintenance of the building. It would be prudent to obtain builders estimates for these works prior to completion of the lease:

1. Rebuilding of the retaining wall on the north-west boundary where needed.
2. Improvement to the garden, paths, fencing, parking areas for your proposed usage.
3. Replacement of rear wc doors and redecoration of timberwork.
4. Clean graffiti off the brick walls. Remove plant growth and cut back.
5. Specialist gardener and tree surgeon to report and advise on management and maintenance of neighbouring trees to prevent future structural damage. Overhaul of the existing.
6. General overhaul of the garden areas and parking area, provision of additional drainage gullies and removal of plant growth.
7. Install new sanitaryware facilities and plumbing.
8. Complete internal redecoration on new installation works, fixtures and fittings.
9. Health & Safety CDM specification should be provided for the works.
10. Install new heating and hot water facilities.
11. Surrounding paths and pavours will require improvement, repairs and cleaning.
12. Install new storm drainage, soakaways and repair or replace rainwater goods.

Other Considerations

The following additional matters should also be considered prior to completion of the lease:

1. An EPC requirement would be a C for letting purposes from 2025, any future works should consider upgrading and also reducing energy costs.
2. Security will require to be improved to prevent future vandalism. Specialist to advise.
3. Fire protection and alarms will require also to be installed.
4. Building regulation and planning approvals are likely to be required for future refurbishment which should be obtained prior to work commencing.
5. Obtain a CDM Regulations specification for the proposed works and builder to be provided.

6. There is currently no disabled access or wc facilities which you should consider to be installed depending on future usage.
7. Refurbishment of the external rear wc's and replacement and decoration.
8. Install kitchen facilities and new wc facilities.
9. Provision of disabled toilet and access facilities for your proposed usage which may require building regulation and planning approvals.

Solicitors Information

The following are some of the points which should be checked by your solicitors to ensure retention of any rights or guarantees which will need to be reserved for you and to clarify any rights you may have to others: -

1. The ownership of perimeter boundaries and maintenance liabilities thereof. If walls are included, they can and should be included in your building insurance.
2. Any responsibilities for the maintenance and upkeep of jointly used services such as soil drainage, water supply, rainwater goods, chimneys etc.
3. Any responsibility for maintaining the access roads or paths to front or rear which are in private ownership and not adopted by the Local Authority.
4. Rights for you to enter onto the adjacent property to maintain the flank walls or any structure situated near or on the boundaries and any similar rights your neighbours may have to enter onto your property.
5. Confirm if there is any insurance payment possible with regard to the previous vandalism and fire.
6. Obtain copies of the relevant planning and Building Regulations Approval relating to the renovation, extension or structural alterations and details of any improvement grant that may have been paid.
7. Obtain copies of certificates issued by the architect or chartered surveyor who supervised the recent re-structure of the property.
8. Obtain a copy of any electrical contractors or Electricity Board test certificate in respect of rewiring which may have been carried out.
9. Clarify whether the property is classified as a Listed Building or located in a Conservation area. Your solicitor should explain the consequences of such classifications to you.
10. Ensure no adverse planning proposals affect the property or land in the immediate vicinity of which we are not aware.
11. Clarify any rights of way over the property in favour of third parties or statutory bodies of which we are not aware at the time of inspection.
12. Trees in the adjacent property that are growing sufficiently close to the boundary may cause damage and the owners concerned should be notified accordingly together with the property insurers.

13. Trees that are growing sufficiently close to the property or outbuildings may cause damage and you should take expert advice and also advise your property insurers of the situation.
14. The property extends over another freehold building or vice versa and the legal consequences of this should be explained to you and your insurers should be notified.
15. The property was subject to a recent fire and this should be investigated with regard to a possible insurance claim for repair works.

You might have heard of Radon Gas which is a naturally occurring radio-active gas having no taste, smell or colour. Government surveys conclude that the majority of homes in the UK do not have significant levels. Some properties are, however affected and the incidents of high levels are still being documented (particularly in Cornwall, Devon and parts of Somerset, Yorkshire, Northamptonshire, Derbyshire, Scotland). In high level areas exposure over a length of time increases the risk of developing lung cancer. If you are worried that your property may have a high Radon level then you should write to the National Radiological Protection Board, Chilton, Didcot, Oxon, OX11 0RQ.

You may be aware of land contamination as reported in the media. This can occur due to land fill, dumping or by air borne pollution. The result of contamination can cause blight. Although there are limited cases reported you should enquire through your solicitor to the Local Authorities and the vendor whether there is any knowledge of landfill or contamination effecting the property of the surrounding area. The Local Authority records are, however, incomplete and may not be able to give you a comprehensive answer. If there is sufficient doubt specialist advice should be sought prior to your commitment to lease.

As set out in our Conditions of Engagement; it is not within the scope of this survey to determine whether or not high alumina or other deleterious material has been used in the construction of any part of this property. Your solicitor should make the appropriate enquiries and if in fact these reveal that materials of this nature are present in the property, then we would ask you to advise us accordingly so that we may consider the property in the light of that new information.

Where we have referred to information supplied by the vendor or a third party, for example in relation to guarantees for specialist treatment or other important works, it is imperative that such information is independently verified before you proceed further with the lease. You should consult your solicitor in this regard.

You are made aware in the report of certain risk areas relevant to the property which have not been fully investigated at this stage. You proceed to lease in full knowledge of these risks unless further inspections can be made.

This report should be read as a whole and although we have stressed certain items which are particularly important other items mentioned should not be ignored. There will also be other matters of personal choice which will involve expenditure in the freehold and these should be borne in mind.

We are obliged to state that this report is for your sole use and we can take no responsibility to any third party who may rely on its content either in part or as a whole. No section of the report or the entirety can be reproduced without the express written permission of PETER MAKSYMUK SURVEYING LTD.

A handwritten signature in blue ink, appearing to read 'P. Maksymuk', with a long horizontal line extending to the right.

.....
Peter Maksymuk BSC MRICS FCIQB
for PETER MAKSYMUK SURVEYING LTD

Date of Report: 15 May 2023

PENHILL BOWLS CLUB

FRONT



REAR



PENHILL BOWLS CLUB

FRONT



REAR



PENHILL BOWLS CLUB

FRONT



REAR RETAINING WALL



PENHILL BOWLS CLUB

REAR RETAINING WALL DAMAGE



REAR



PENHILL BOWLS CLUB

REAR RETAINING WALL



CAR PARK



PENHILL BOWLS CLUB

ROOF



FRONT ENTRANCE



PENHILL BOWLS CLUB

REAR DRAINAGE MANHOLES BLOCKED UP



PENHILL BOWLS CLUB

INTERNAL FIRE DAMAGE



PENHILL BOWLS CLUB

FIRE DAMAGE CHANGING ROOM



REAR RIGHT OFFICE WET WALLS



PENHILL BOWLS CLUB

WINDOWS FIRE DAMAGE



REAR TOILETS



PENHILL BOWLS CLUB

FIRE DAMAGE

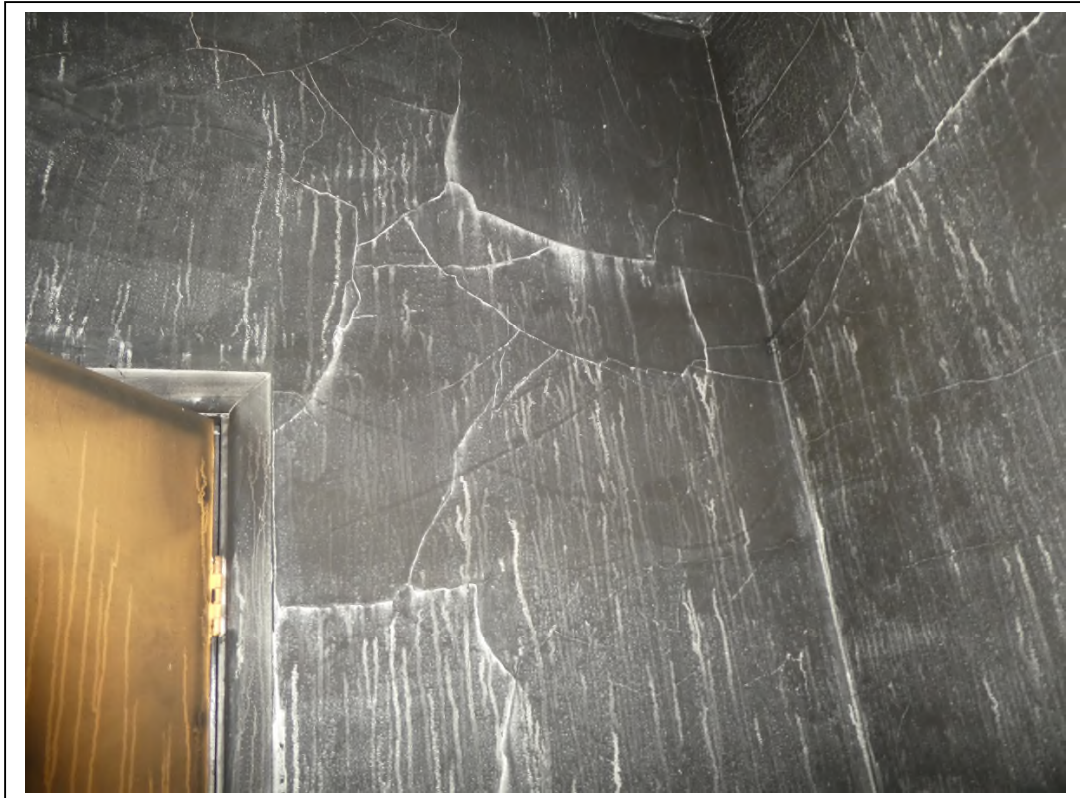


FIRE DAMAGE ROOF STRUCTURE



PENHILL BOWLS CLUB

INTERNAL CRACKED [PLASTER



PENHILL BOWLS CLUB

REAR TOILETS



PENHILL BOWLS CLUB

REAR TOILET

