



Building Condition Report

On the Property

Situate and Known As

**Partington Youth Centre
Moss Lane
Partington
Manchester
M31 4FA**



Prepared on behalf of: **Boys and Girls Clubs of Greater Manchester
(Greater Manchester Trust for Recreation)**

Prepared by: **Roger Hannah
Chartered Surveyors
Century Buildings
14 St Mary's Parsonage
Manchester
M3 2DF
Tel: 0161 817 3399**

Date: **11 February 2021**

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1. INTRODUCTION

In accordance with instructions received from Boys and Girls Clubs of Greater Manchester (Greater Manchester Trust for Recreation), and as confirmed by our email of 15 December 2020, we confirm that an inspection of the above-mentioned property was undertaken by Steven Whittle MSc BSc. (Hons) MRICS on 25 January 2021.

Furthermore, we arranged for an external drone survey to allow a full and proper inspection of the roof over the property, an Energy Performance Certificate, and undertook a measured survey.

We hereby submit this Building Condition Report prepared in accordance with our standard Terms of Engagement and Limitations.

2. SITUATION

The property is located at Partington Youth Centre Moss Lane Partington Manchester M31 4FA.

3. DESCRIPTION

The property consists of former youth centre set within its own grounds, which we suspect was originally built in the early 1960's and has been subject a number of various modifications and alterations over the years.

The property is located in a predominately residential suburb of Manchester, approximately 10 miles from Manchester City Centre and is currently vacant / unoccupied.

4. ACCOMMODATION

The accommodation is generally set out as follows:

Inside:

There is an entrance lobby leading to a central main hall and gymnasium. Perimeter WC and changing facilities are provided. Along with ancillary cellular offices, workshops, and kitchen / welfare facilities which are accessible via the main entrance lobby and directly off the main hall and gymnasium. A utility room is provided off the main entrance lobby which houses the incoming mains electricity supply; with a separate boiler room provided along the left-hand elevation. An internal bin store is provided, which is accessed via the rear elevation externally.

Outside

Soft landscaping and grassed areas are provided the to the front, side, and rear of the property. With a combination of concrete flagged and tarmacadam pathways leading to and provided to the perimeter of the building. Provision for limited parking is provided to the front via an area of tarmacadam hardstanding which is accessible via Moss lane.

5. TENURE

We understand that consideration is being given for purchase of the leasehold interest in the property, but this point should be clarified by your legal team together with the terms and conditions to be agreed between the parties.

We have not inspected any documents of title or leases other than specifically referred to, and for the purposes of this report we have assumed that the subject interest is unencumbered and free from any unduly onerous or unusual easements, restrictions, outgoings, covenants or rights of way. We recommend that you consult with your legal advisors to confirm the above points.

6. TOWN PLANNING

The property forms part of an established mixed commercial and residential uses. We have assumed that there is no adverse town planning or other proposals which would be of direct detriment. A cursory search of the planning register has not revealed any recent planning permissions or applications.

We are not aware that the property is Listed or is situated within a Conservation Area.

We have viewed the local authority website, and it appears that they do not have any records of any Planning or Building Regulations consents relating to the property.

We would recommend that your solicitors verify the above the properties current permitted use and that there is no enforcement action pending.

7. ROADS

Moss Lane appears to be made up and adopted, maintainable at the expense of the Local Authority.

8. ENVIRONMENTAL MATTERS

We have not been provided with an Environmental Assessment and our comments are based upon our knowledge of the area and our superficial inspection of the property and the immediate environs. We are unaware of any adverse environmental issues likely to have a material effect upon the property.

We are unaware of any mining related problems in the immediate vicinity but recommend that the customer's solicitors should raise a precautionary coal mining search.

A cursory search on the Environmental Agencies flood map identified the property is classed as very low risk of flood from river, water courses and low risk of flooding from surface water. Meaning there is a less than 0.1% chance of flooding from rivers and seas each year and a risk between 0.1% and 1% each year of risk from flooding due to surface water.

9. CONTAMINATION

The property forms part of an area of established residential area where we have no reason to anticipate any undue risk of land contamination or contaminated land use.

We are not aware of the content of any environmental audit or other environmental investigation or soil survey which may have been carried out on the property and which may draw attention

to contamination or the possibility of any such contamination. We have not carried out any investigation in to past or present uses either of the property or of any neighbouring land to establish whether there is potential for contamination to the subject from these uses or sites and have therefore assumed that none exists.

We have been provided with several previously undertaken asbestos surveys for the property as follows.

- A type 2 asbestos survey dated 15th January 2003 – This report identified no external asbestos but internal asbestos to the gent’s toilet cisterns, shower room gaskets, boiler room boarding and floor tiles to the corridor.
- A Management Survey and Register dated 18th September 2014 – This report identified asbestos content to the floor tiles throughout the storeroom and presumed asbestos to the linings within the heaters
- A localised Type 3 asbestos survey dated 18th June 2009 – Specifically relating to the heaters whereas asbestos was located to the gaskets to 14no heat emitters around the builder.
- A localised Type 3 asbestos survey to the kitchen dated 13th December 2008 – which did not identify asbestos content.
- A localised Type 3 asbestos survey dated 1st December 2008 – which identified asbestos content to the boiler house ceiling boards and the felt system to the original roof covering.

In accordance with the Control of Asbestos Regulations 2012 the property will require a full Refurbishment & Demolition survey prior to undertaking any planned refurbishment works. We recommend that as part of the refurbishment works that all asbestos containing material be removed where practical to mitigate future risks and the need to maintain an asbestos register.

10. THE SURVEY

The property was inspected on 25 January 2021 during which the weather was slightly overcast, but dry.

Reference in this report to “left” or “right” is taken looking from the front of the property towards the rear.

The property was inspected both internally were accessible and externally from respective floor and ground levels. Our inspection was visual in nature only and we did not open up any part of the building for inspection, we must therefore state that we have not inspected any timber or other parts of the property which were covered, unexposed or inaccessible and cannot report that such are free from rot, beetle or any other defect.

Inspection of the roofs was limited to viewing from ground floor level and from available vantage points at distance. We have not commissioned any investigations in relation to hazardous or deleterious materials; and have not commissioned any inspections or tests in relation to the mechanical or electrical installations. The following areas were not/could not be inspected:

- Areas concealed or hidden by the Tenant’s fixtures and fittings
- Below ground drainage pipework.

- Roof void.

Report prepared in accordance with our standard terms of engagement. Please note that the contents of the report are confidential and must not be divulged to any third party other than your own professional advisors without our written consent. Any third party relying upon the report or any part thereof does so entirely at their own risk.

11. GLOSSARY OF TERMS

The descriptive and expressive terms used in this Schedule which describe the state of condition of the property are for the purposes of this report defined as follows:

| | |
|---------------------|--|
| New | Item or element is newly installed and unused. |
| Good | Above average, clean and free from defects other than minor blemishes and able to perform the function for which it was installed. |
| Fair | Reasonable condition considering its age allowing for reasonable wear and tear but functioning adequately. |
| Poor | Below average, subject to hard or long-term wear with repair and/or renovation generally necessary. |
| Worn | Visible deterioration evident. |
| Life Expired | Element has deteriorated to the point where replacement is required. |

In specific relation to the severity of cracking within the structural frame of the property, the following terms have been adopted:

| | |
|--------------------|--------------------------------|
| Hairline | A crack less than 1mm wide. |
| Minor | A crack of 1 – 2mm wide. |
| Moderate | A crack of 2 – 5mm wide. |
| Substantial | A crack in excess of 5mm wide. |

12. GENERAL CONDITION

The property is considered to be in a fair condition for its age and type. But is in need of repairs which will require attention in both the immediate future and during ongoing maintenance. We have also highlighted a number works needed to bring the property up to modern standards, along with potential upgrade and modernisation works internally and externally.

Catch up maintenance works are required to the external grounds, fabric and roof/s generally. The internal finishes, welfare facilities and fixtures and fittings are generally dated and would benefit from being overhauled and renewed generally. Along with the various services and mechanical installations.

13. MAIN STRUCTURE

The building structure appears to be a combination of concrete and steel frame construction with solid ground bearing concrete floors throughout.

The original main structure is generally satisfactory commensurate with the properties age and character and where the property is free from serious fractures, bulges or other distortions

indicative of fundamental structural defect by way of settlement or subsidence and with no indications to suggest that the foundations are defective or inadequate.

14. MAIN WALLS

The main external walls consist of brick-built cavity walls laid in a stretcher bond with plastisol coated profiled sheet steel cladding above. Age related wear and tear evident, commensurate with age and character.

Cladding surfaces soiled with atmospheric staining evident and would benefit from being cleaned as part of an ongoing cyclical maintenance regime for the property. Isolated and damaged sections of cladding and associated flashings / trims evident which would benefit from being renewed. Otherwise, cladding surfaces generally in fair condition, commensurate with age and character.

Atmospheric staining and graffiti evident to walls generally which would benefit from being removed and chemically cleaned as part of a catch-up maintenance regime for the property. Localised damp and moss staining evident to brickworks walls due to leaks associated with the roof and rainwater goods noted below. Following remedial works to the roof and rainwater goods, the walls would benefit from being allowed to dry out and the affected mortar joints, brick work walls and internal finishes as a result made good.

Feature ceramic tiled wall finishes are provided the front entrance wall. Age related wear and atmospheric staining, otherwise in fair condition.

External lighting currently consists of surface mounted light fittings with wire mesh guards. Age related wear and solar degradation. Light fittings generally dated and inoperable at the time of inspection. Consideration should be given to upgrading to modern equivalent LED lighting. The property also does not benefit from any form of external emergency lighting to the main escape doors and escape routes at present, contrary to current building regulations requirements and which should be reviewed as part of a general fire risk assessment for the demise.

15. ROOFS

The main roof comprises of plastisol coated profiled sheet steel roof covering, which appears to have been built on top and over an original concrete deck flat roof covering in part, with exposed wood wool slabs still evident internally within the main hall. The plastisol coated finishes are generally dated with signs of cut edge corrosion evident and would benefit from being renewed.

A number of the original roof lights have been boarded over and sealed off internally and externally. Where still in use, most notably to the gymnasium, the roof lights consist of single skin profile clearlite roof panels which are solar degraded, opaque and would benefit from being renewed as part of a general overhaul and refurbishment of the roof coverings to ensure wind and watertight as part of a general the catch-up maintenance regime for the property.

16. RAINWATER GOODS

Rainwater goods consist of plastisol coated steel box gutters and downpipes. Age related wear and tear. Gutters silted, chocked with vegetation, and would benefit from being cleaned out and maintained to ensure clear and free flowing. A number of the roofs' eaves closers were also noted to be missing or dislodged, which would benefit from being renewed. Consideration may also want to be given to the need install gutter liners in the short to medium as part of a general on-going maintenance regime for the property, given the age and character of the property.

Solar degraded and heavily worn plastisol coated finishes, water damaged and defective joints evident to downpipes which are defective / leaking as a result; and the downpipes would benefit from being renewed generally, as part of a catch-up maintenance regime for the property.

17. DAMP PROOF COURSE & DAMPNESS

We anticipate that the property was originally built to include a vapour barrier to the external walls.

No specific dampness or condensation problems were noted during the course of our inspection. Though we did note a general lack ventilation and heating, resulting a build-up of interstitial condensation to and around the single glazed windows. Localised water ingress and damage was also noted to the internal ceilings, walls and finishes.

Adequate levels of heat and ventilation must be maintained to minimise the risk of condensation in the future.

18. FLOORS

We noted a solid ground bearing concrete floor throughout the property. No major defects identified.

Floor coverings consist of a combination of vinyl, tiled and carpet floor coverings which are functional in the short to immediate term. But are generally dated, having reached, or nearing the end of their normal useable life span. Therefore, the floor coverings would benefit from being renewed in the short to medium term.

Where exposed concrete floor dated and worn generally, with age related localised damage and uneven floor finishes in parts which would benefit from being made good and the dated decorative to the concrete floor finishes renewed where applied.

19. WINDOWS, DOORS & JOINERY

The decoration cycle is overdue for the external elements and would benefit from being renewed.

External doors generally consist of solid steel panel, factory finished doors, with and without vision panels. Factory finishes dated, worn and would benefit from being renewed. Vision panel

to front exit door damaged and in need of renewal. Age related wear and tear, solar degradation and doors generally would benefit from being overhauled. Otherwise in fair condition commensurate with age and character.

Surface corroded finishes evident to boiler room door, which would benefit from being renewed.

Manual operated steel galvanised shutter provided to rear bin store which is damaged and could not be accessed / opened at the time of inspection. Shutter would benefit from being renewed.

Electrically operated shutters provided to full height timber framed windows. No test or service records available. Shutters isolated and could not be tested at the time. Age related wear and tear with oxidisation to cover hoods and shutter doors in parts. Shutters otherwise visually appear to be in fair condition, but would benefit from being tested, overhauled / serviced to ensure capable of beneficial repair as part of a catch up and on-going maintenance regime for the property.

Windows consist of a combination of full height single glazed, timber framed and panel windows and single glazed, metal framed windows. Dated and poor decorative finishes evident throughout and which need renewal generally.

Timber framed windows in poor condition generally with defective and perished timbers, glazing beads, wall panels, etc evident. Isolated glazing panes missing, replaced with temporary boarding. Open casements windows painted and sealed shut with damaged and missing window furniture and ironmongery evident. The windows are generally dated and nearing the end of their beneficial and useful life span. Consideration therefore should be given to renewal with modern equivalent windows, to current u-values and building regulation requirements.

Front elevation windows fitted with external wire mesh security grilles. Grilles dated and in poor decorative order with blistered finishes, oxidisation, surface corrosion evident and in need of localised repairs and overhauling generally.

Internal single glazed metal framed windows are also provided at roof / ceiling height to the main hall and gymnasium. Which are generally dated and worn with missing window furniture, sealed shut open casements and dated finishes evident throughout. The internal windows would benefit from being overhauled, generally.

Timber skirts provided internally in parts with age related wear and notch marks. Otherwise in fair condition generally.

Internally doors predominately consist of timber paint grade doors with and without vision panels. Age related wear and tear and dated decorative finishes evident generally; and the doors and associated furniture / ironmongery would benefit from being overhauled, generally. Damaged and missing door furniture in parts which are in need on reinstatement / renewal.

Several of the doors / frames were also noted to be devoid of any intumescent strips and / or smoke seals. We recommend this along with the doors generally are reviewed as part of a fire

risk assessment for the property.

A bi-folding fabric concertina door is provided to the front office at present, which is dated and worn but functional at present.

20. INTERNAL WALL, CEILING FINISHES & DECORATIONS

The decorative finishes are generally dated and would benefit from being renewed throughout.

Ceilings generally consist of suspended plastered and lay in grid mineral tiled ceilings. Suspended ceilings holed and damaged in isolated areas and would benefit from being repaired. Localised Damp, black mould and damage evident to plastered ceilings in parts due to ongoing localised roof leaks, which would benefit from being made good following remedial works to the roof to make wind and watertight. Age related wear and soiling / dis-colourisation to lay in grid suspended ceilings and wear and tear, which would benefit from being overhauled generally.

Internal walls consist of a combination masonry and stud partition walls. Age related wear, notch marks and localised hair cracks evident to plastered wall finishes, commensurate with age and character. Water damaged and perished plastered wall finishes evident in parts which would benefit from being renewed to make good.

A number of walls leading onto and to some of the main escape routes were noted to be timber panelled stud partitions. Current fire safety and building regulations requirements, require primary and alternative escape routes to be suitably fire rated, to provide a suitable level of fire compartmentation so as to ensure safe means of escape in the event of fire. We would recommend that this along with the current provisions for means of escape are reviewed as part of an overall fire risk assessment for the property prior to purchase, to ensure they meet the end users intended requirements.

The existing rear kitchen facilities located directly off the main hall incorporates a full height sliding timber wall. The moveable wall has been sealed in the closed position and would benefit from being reinstated, so fully operational and capable of beneficial use.

Tiled wall finishes are generally dated, damaged in parts and would benefit from being overhauled, renewed generally.

Remnants of former window blinds remain in parts, which are damaged and would benefit from being removed.

21. PLUMBING, HEATING & SANITARY WARE

An accessible WC with sani-flo and standard Doc M pack is provided, which is accessed off the main front entrance lobby. Age related wear and tear and dated, but functional. Hot water to the accessible WC facility is provided via a single wall mounted electric water heater which visually appears to be in fair condition and operational.

Former male and female shower and changing facilities are provided. Along with separate communal female and male WC facilities. No access to the male changing / shower room was available during our inspection. The former female shower facilities have been stripped out in their entirety and are no longer of beneficial use. The sanitary fixtures and fittings are generally dated and in poor condition throughout and would benefit from being overhauled and renewed generally.

A stainless-steel sink with drainer and single double base unit is provided to the rear staff room, which are functional but dated and would benefit from being overhauled / renewed in the short to medium term.

Kitchen facilities are also provided to the rear kitchen area and right-hand kitchen workshop, which are also functional. But dated and would also benefit from being overhauled / renewed in the short to medium term to make good and as part of a general catch-up maintenance regime for the property.

There are remnants of a former kitchen facility to a self-contained room to the front right-hand corner of the property, which has been mainly stripped out in part and is no longer capable of beneficial use. The remaining kitchen fixtures and fittings and associated finishes would benefit from being removed and the retained finishes made good as required.

A cleaners Belfast sink is provided to the boiler plant room, which is dated and worn, but functional.

Heating throughout the property is by way of a gas fired heating system with numerous heat emitters throughout. The type 3 asbestos survey from June 2009 identified asbestos gaskets and tape to all heaters. The EPC for the property highlights the system needs replacement with a modern-day equivalent. The system is in a poor condition, inefficient and not to current modern-day energy or efficiency standards.

22. SERVICES

All mains services are provided to the property (gas, water and electric).

Water

Mains water is supplied to the property. But no metering could not be located. It is possibly a direct supply based upon rateable value but should be clarified. We would also recommend the water supply is tested to verify free from contaminants such as lead, legionella and the like.

Hot water is generally supplied via the hot water and boiler installation which was inoperable and not working at the time of our inspection. A separate electric hot water heater and cylinder feeds to the rear kitchen and staff room kitchen facilities which visually appears dated and was not operational during our inspection.

Electricity

Mains electricity is supplied to the property.

No NICEIC records are available but the systems throughout are of an age where a full rewire and overhaul of all systems is required including new switch gear and fittings. The system is to be installed to meet current Building Regulation and British Standards.

Gas

Mains gas supply and meter is provided to the property, with the incoming mains supply appearing to be feed from an external gas chamber / out building located opposite the left-hand boiler room, which appears to be sited outside of properties title and on neighbouring land, but this should be verified along with any rights granted or reserved.

No service or maintenance records were made available. We recommend that a Gas Safe Engineer is instructed to test and report on any supplies and systems and to then specify the required works.

Heating and Hot Water

Heating and hot water is provided via a 'Beeston Beverley' Floor mounted gas fired boiler and a 'zeester' hot water cylinder and 'kinross' Control panel and a gas fired heaters and radiators in the main. Denoted as last serviced in 2019. But no test and service records available and system inoperable; and off and age where replacement is required with a modern energy efficient equivalent system heating and hot water system.

Drainage

The property is believed to be connected to the main sewer.

Rain and surface water drainage generally consist of surface water gullies and underground drainage runs with internal access chambers / manholes provided. Gullies and drainage system generally silted, blocked, and would benefit from being cleared and jet washed to ensure clear and free flowing as part of a catch up and ongoing maintenance regime for the property.

Once cleared we would recommend that a full CCTV drainage survey and testing be undertaken to determine the current condition of the underground drainage and any remedial works that may be needed; along with the systems on going suitability for the intended use.

Fire Safety

It is noted that internal alterations and a full refurbishment is to be undertaken and as part of this process a full new modern fire alarm and emergency lighting system is required to comply with current standards.

There is a need to undertake a full and comprehensive Fire Risk Assessment upon completion of

the fit-out process and prior to occupation in accordance with fire safety standards.

There will be a requirement to replace internal and external fire doors and means of escape to bring them up to a compliant standard.

Intruder Alarm and Security Systems

An intruder alarm system is provided which is worn, dated and inoperable with no test or service records.

Remnants of a former CCTV system remains in part with various isolated security cameras still in place. But which are redundant and inoperable with the main control panel and monitors having been disconnected and removed.

A complete new modern intruder alarm system is required, and we would also recommend consideration of a CCTV security system be installed due to a relatively high-risk area for vandalism and intruders.

We recommend that all systems be installed to meet insurance company requirements.

External roller shutters are located to perimeter windows and doors. These are worn and with graffiti damage noted throughout. We recommend modern electrically operated shutters be installed with a powder coated finish throughout.

Ventilation System

Mechanical ventilation is provided to the accessible WC, which is soiled but functional. Male and female WC extract fans are provided but which inoperable and would benefit from being renewed. The existing shower and changing facilities do not benefit from any means of natural or mechanical ventilation at present; and which should be incorporated if the faculties are to be retained and put back into useable condition.

A Vent-Axia mechanical extract fan to right hand kitchen workshop which is dated and worn but currently functional. There are also remnants of a former mechanical extract fan, to the former kitchen to the front right-hand corner of the property, which is damage and defective.

Otherwise, there is a general lack of provision for either natural or mechanical ventilation to the property at present which should be reviewed and considered as part of any future refurbishment and fit out works. Mechanical electric ventilation will be required to the functional rooms to ensure fresh air and extraction is available to meet the Building Regulations.

23. OUTBUILDINGS, THE SITE & BOUNDARIES

Grassland and soft landscaping is provided to the front, rear and side of the property, which is overgrown and would benefit from being cut and re-cultivated. But general in fair condition commensurate with age and character.

Pathways are combination of concrete flagged and tarmacadam. General age-related wear and tear, damage evident and the pathways would benefit from being relayed and renewed generally.

There is as tarmacadam hardstanding to the front which provide provision for limited off road parking. The tarmacadam hardstanding surfaces are damaged with age related wear to the top wearing course which would benefit from being renewed.

Remnants of former concrete post and chain link fence line to right hand boundary remains, which is damaged and missing in the main.

24. ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC on a property provides an energy rating of rating to determine how energy efficient a property is and grades them from A to G, with A being the most efficient. From 1st April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

We arranged for an EPC to be undertaken at the property, which can be reviewed on the Government website. <https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0386-5183-0822-2158-6776>.

The EPC provides a rating level of C74 which is in line with the average for this type and style of property. However, there are several recommendations made within a separate recommendation report with the main points to improve efficiency as follows.

Replace window and doors with energy efficient double-glazed systems.

Consider replacing T8 lamps with retrofit T5 conversion kit.

Add time control to heating system.

Consider replacing heating boiler plant and system, with high efficiency type.

Add optimum start/stop to the heating system.

It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.

Introduce cavity wall insulation.

Our recommendation is that as part of any fit-out process, the above measures should be included within a programme of upgrade works to bring the property up to modern standards.

25. RECOMMENDATIONS & CONCLUSIONS

Our survey confirms that the property is in a worn and dated condition for its age and type and as can be seen from the body of this report, various defects and deficiencies are present which will require attention in both the immediate future and during ongoing maintenance.

The property is not currently in a condition which is fit for the use intended; however, we have highlighted the following key issues within the report that require specific consideration:

Seek further advice regarding your lease liabilities for repairs and decoration to the communal areas and notable the gas meter room which is located outside of what is thought to be the demised area.

Extent of service charge liability to be confirmed as a capped service charge, together with any shared liability, if any.

Upon internal alterations being carried out to suit new proposed layout, allow to strip up and remove existing floor coverings, including asbestos containing vinyl floor tiles, dispose safely and lay new floor coverings throughout.

Undertake full internal strip out of existing installations to electric, heating system, fire alarm, emergency lighting, plumbing, sanitaryware and renew with modern day equivalents to meet current standards and safety requirements.

Replace external doors, windows, and security shutters. Replace with new to meet secure by design standards and building regulations.

Renew external rainwater goods and system including undertaking CCTV drainage survey and jetting clear systems to ensure free flowing and free from defects including new compliant manhole chamber covers.

Overhaul the roof and wall cladding to the property with repairs and preparation followed by a SIKA liquid Plastics, or similar approved, liquid applied membrane system to provide a minimum 20-year guarantee for materials and workmanship. Include for new sun pipes and translucent roof lights to ensure suitable natural light is provided to the internal hall and rooms. Consider increasing insulation to the roof void to improve the energy efficiency.

Install new mechanical ventilation and air conditioning / extraction to provide suitable air changes and fresh air to all rooms to also suit intended future use.

Mechanical and Electrical Engineer to ensure the system is fully designed and commissioned to be fit for the use intended.

Undertake R&D asbestos survey, including stripping out of ACM's throughout and all air tests before, during and after in compliance with the Control of Asbestos Regulations and HSE.

Overhaul external areas including footpaths and car park and soft landscaping. Undertake a scheme design and lay new materials throughout including line markings.

Install new external CCTV and intruder alarm system with security lighting protected from damage all in compliance with security standards and insurers requirements.

Undertake FRA and new EPC upon completion of the works and obtain full O&M manual and H&S file as part of the fit-out process to ensure future maintenance. Obtain a Planned Preventative Maintenance Report to understand the works required to keep the property in the condition required and to control and plan maintenance spend over the years.

Review service connections and service providers to the property to ensure best prices and also identify water meter and/or direct supply, review local authority rates payable to ensure suited to the occupiers.

Comply to all required standards / regulations, including Building Regulations, CDM, Secure by Design, HSE, Insurers, and British Standards etc.

We recommend that a full and detailed programme of works be prepared and sent out to tender to several suitable contractors including all alterations as required to bring the property back into repair and suitable for the use intended. As a budget, we estimate that to undertake the above works, subject to design, tender and agreed specification is likely to be in the region of £375,000 plus vat, professional fees, statutory costs and contingency sums etc. Therefore, consideration should be given to including such into any plans or proposals for the property and its conversion to suit the new use.



Signed

Steve Whittle MSc. BSc. (Hons) MRICS

For and on behalf of:
Roger Hannah Ltd
Chartered Surveyors
Century Buildings
14 St Mary's Parsonage
Manchester
M3 2DF
Tel: 0161 817 3399



Signed

Neil O'Brien BSc. (Hons) MRICS IMAPS

For and on behalf of:
Roger Hannah Ltd
Chartered Surveyors
Century Buildings
14 St Mary's Parsonage
Manchester
M3 2DF
Tel: 0161 817 3399

APPENDICES

APPENDIX I

PHOTOGRAPHS



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