

BUILDING SURVEYING

Gladstone Park Community Centre Building Inspection Report

Gladstone Park Community Centre
162 Anson Road
London
NW2 6BH

Version
A

Report Date
23 August 2024

Client: London Borough of Brent
Property: 162 Anson Road, London, NW2 6BH

Job Reference: 201777

Project Preface

Client Name and Address

London Borough of Brent, Brent Civic Centre, Engineers Way, Wembley, HA09 0FJ

Watts Details

Director Responsible:

Prepared at: 42 Trinity Square,
London, EC3N 4TH

Document Prepared by:

Job Reference: 201777

Reviewed by:

Further Assistance

This report raises a number of issues, if you would like to discuss any aspect of this report, or for assistance in developing a strategy for the resolution of these issues please contact the author:

Or the Director Responsible:

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Identification photograph

View of the Property from Anson Road

Executive Summary

The table below sets out our principal findings and comments. For ease of reference, we have adopted a red/amber/green/number coding to illustrate the relative importance, urgency or significance of the observation in question; red **1** being the most significant and green **3** being the least.

The property is a detached community centre constructed over basement and ground level. The ground floor is largely unoccupied, a section to the west of the building (much of this are additions post original construction) is occupied by Kilburn Cosmos RFC and has been excluded for this report. The basement is occupied and used as a gym and plant room.

The property is constructed of traditional load-bearing masonry (painted) in Flemish bonding with supporting concrete frame and metal casement single glazed (Crittall style) windows. The flat roofs to the east and west sections of the property, and the barrel roof to the central section, are laid in mineral felt.

We understand that London Borough of Brent would like to procure a short-term letting until the property is redeveloped in the medium to long term. Our report and observations have been written with this in mind.

The materials and forms of construction employed in the building have resulted in a property characteristically requiring high levels of maintenance.

Section 3 of this report gives details of the general condition of the property. **From a Building Surveyor's perspective, the property appears in poor condition.** The more significant defects are stated below:

1. Mineral felt roofing throughout has expired and should be renewed.
2. Internal ceilings, walls and floors to the ground floor are in poor condition and should be repaired/restored/renewed and redecorated.
3. There is significant weed, plant and grass overgrowth which should be treated and removed from site. Temporary structures and leftover former tenant fittings should also be removed from site.
4. Joinery throughout is in poor condition, some of which should be replaced for modern equivalents.
5. Ventilation to the property throughout is inadequate, as evidenced by the extensive mould growth. Mechanical ventilation should be added to comply with Approved Document F.

Section 4 of this report gives details of any significant concerns in relation to sustainability, the environmental, legal and regulatory including any suspected deleterious and problematic materials. We have highlighted concerns regarding:

1. We have not seen documentation relating to gas safety, electrical safety, asbestos, fire, accessibility, water hygiene, or other similar such reports. Asbestos tags were observed onsite.
2. We have sourced an EPC which we believe is for this property, however we are unable to confirm this due to discrepancies with the address. The EPC assessor should be contacted and, if necessary, a new EPC undertaken.

Section 5 of this report provides approximate costings. In our view the likely value of repair works needed to place the building in repair will be in the region of **four hundred and ten thousand pounds (£410,000)** on the value of repair works sufficient to put the building into good repair over the next ten years, highlight any items of significant expenditure.

N.B. The above summary highlights the main points only of this report. We advise you to read this Report in full for a detailed understanding of our findings, opinions and advice

Contents

Project Preface.....	1
Client Name and Address	1
Watts Details	1
Further Assistance	2
Executive Summary	4
1 Introduction.....	8
1.1 Instructions and Brief	8
1.2 Site Inspection	8
1.3 Identification and Terminology	8
2 General Description of Property	9
2.1 Generally	9
2.2 Structure	9
2.3 External Fabric	10
2.4 Structure and Fabric Internally	10
2.5 Land and Boundaries	11
2.6 Services Installations	12
3 General Condition of Property	15
3.1 Structural Condition	15
3.2 Condition of External Fabric	15
3.3 Condition of Internal Fabric	18
3.4 Comments on Land and Boundaries	20
3.5 Condition of Services Installations	21
4 Sustainability.....	29
4.1 General Property	29
4.2 Environmental	30
4.3 Statutory	31
4.4 Problematic Materials	32
4.5 Enquiries of the Legal Team	33
4.6 Review of Documents	33
5 Approximate Costings.....	35
6 Photographs.....	42

Appendix BIR1 42
 Scope of Service and Limitations 79

Appendix BIR2 80
 Background Information 80

1 Introduction

1.1 Instructions and Brief

Denish Patel of London Borough of Brent instructed us to proceed with an inspection of 162 Anson Road, London, NW2 6BH on 13 August 2024. Our brief was confirmed in an email / Service and Fee proposal dated 13 August 2024 and in summary was to make a visual inspection of the property and to report our findings as to its general features, forms of construction and state of repair. A copy of the scope of service and the limitations that apply to this report are attached at Appendix BIR1. Our inspection was limited as follows; we were unable to walk all external areas due to the extensive overgrowth (notably brambles and nettles), our inspection internally was limited in places due to prior tenants belongings left, we did not gain access to the Kilburn Cosmos RFC let areas, we could not access to test operation of windows.

1.2 Site Inspection

Personnel Inspecting	Date of Visit	Weather Conditions at the time	If accompanied and by whom
Matt Jeeves Eng (Hons) CEng MCIBSE	13/08/2024	Dry and sunny, circa 24°C	Unaccompanied
Hayley Coles BSc (Hons) MRICS	13/08/2024	Dry and sunny, circa 24°C	Unaccompanied
Andrew Peartree BSc MSc	13/08/2024	Dry and sunny, circa 24°C	Unaccompanied
David Izunna PhD MSc BEng	13/08/2024	Dry and sunny, circa 24°C	Unaccompanied

1.3 Identification and Terminology

For the purposes of description and identification we have described the front elevation of the property as facing south. Descriptions such as “left” and “right” are given as if facing the particular element in question

Where the expressions immediate, short term, medium term, long term and very long term are used they generally mean the following:

Immediate: Within 1 year

Short Term: Within the next 1 to 3 years

Medium Term: Within the next 4 to 10 years

Long Term: Within 11 to 20 years

Very Long term: Over 20 years

Appendix BIR2 contains additional information and guidance on a number of the issues that are relevant to this report.

2 General Description of Property

2.1 Generally

Type of Building	Community Centre
Nature of Building	Conversion
Location	The property is located within the boundaries of Gladstone Park, to the southeast of that park, beside a children's play area. Located within Cricklewood in the London Borough of Brent. The main entrance faces south. To the south is Anson Road and residential properties, to the east are residential properties.
Access and Parking	Pedestrian and vehicular access is achieved via Anson Road. Limited parking is available within the boundaries of the property. On street parking within a 5-minute walk of the property is available outside of the permit holder only hours which are generally Monday to Friday 10am to 3pm.
Approximate Age or Date of Construction	Thought to be pre-world war II, circa 1940's.
Number of Storeys	Basement and ground.

2.2 Structure

Foundation Type	We did not excavate or carry out a ground investigation to confirm the foundation profile or subsoil characteristics. However, we envisage that these will be brick spreader or concrete strip (and pad to columns) based on the nature and age of the property.
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Structural Form	Traditional loadbearing masonry external walls with a concrete structural frame.
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2.3 External Fabric

Roofs and Rainwater Disposal	<p>A high-level concrete barrel roof to the central section and the concrete flat roofs to the east and west sections, are all laid in mineral felt. To the west section loose chippings have been spread over the flat roof coverings. A brick chimney projects from the front section of the barrel roof.</p> <p>To the front west of the property is a projecting lightweight corrugated PVC canopy roof supported by a timber frame.</p> <p>To the rear of the west elevation of the property is a stair to the basement. The stair is protected by a timber pitched roof with ply board covering.</p> <p>Rainwater is dealt via a mixture of PVC and painted cast-iron gutters and downpipes. Downpipes discharge into gullies or onto the surrounding ground.</p>
Elevations	External walls are of traditional solid brick construction in Flemish bond. All elevations have been painted.
External doors and windows	<p>The property features timber single and double doorsets.</p> <p>The main entrance door is varnished timber with Georgian wired vision panels and a single latch lock. Two emergency exit doors are painted timber at ground floor.</p> <p>There are two basement access doors. To the front is a louvred timber door, to the rear is an emergency exit door.</p> <p>The property features painted single glazed metal casement (Crittall style) windows which have had security features installed such as metal box grilles and/or bars.</p>

2.4 Structure and Fabric Internally

Ceiling Types	Predominately painted concrete soffit with areas of painted plaster, with painted timber board over the hall stage.
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Floor Finishes	Predominately vinyl sheet and tiles, together with areas of carpet tile and to the hall is timber.
Internal Walls and Partitions	The internal walls and partitions are generally solid masonry which has been painted, plastered and painted, or papered.
Internal Joinery	<p>A mixture of timber doors, frames and architraves. Skirtings appear to have been removed throughout. Some doors feature vision panels and self-closers.</p> <p>The door to the staff office in the west section (accessible via the entrance foyer) has been cut into two sections to form a “Dutch door”.</p> <p>Painted timber and brick create the cubicles and doors. Worktops and cupboards fit out a kitchen area.</p>
Sanitary and Staff Welfare Facilities	<p>There are two separate sex toilets with ceramic sanitaryware with high level wall hung cisterns. The male toilet has two WC cubicles, two urinals and two sinks. The female toilet has four WC cubicles and four sinks (two at a lower children’s level) plus a cleaner’s sink. A prior shower room has been stripped out to create a storeroom, leaving two sinks only.</p> <p>There are no WCs to the basement.</p>
Staircases	<p>A metal staircase with painted steel handrails and balustrades accessible via the entrance foyer provides access between ground and basement level.</p> <p>There are two external concrete staircases with metal steel handrails, one at the front and one to the rear of the west elevation which provide direct external access to the basement.</p>
Fire Compartmentation	The Fire strategy has not been seen and fire compartmentation strategy is not clear to allow us to comment.
Internal Decorations	Predominately painted masonry or plastered and painted masonry. Ceramic tiles are present in the WCs.

2.5 Land and Boundaries

Characteristics of Site	The building is constructed on a level site.
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Features	The site features macadam to the front elevation and soft landscaping to all elevations, with concrete paving to the areas around the rugby club are we presume to be demised to the Kilburn Cosmos RFC tenant.
North Boundary	The north boundary is defined by a chain link fence with concrete posts.
South Boundary	The south boundary is defined by concrete fencing.
East Boundary	The north boundary is defined by a chain link fence with concrete post and metal security fencing.
West Boundary	The west boundary is defined by a chain link fence.

2.6 Services Installations

Heating and Cooling	<p>Radiators supported by conventional boilers is the primary source of heating to the building.</p> <p>Two gas fired boilers in the basement boiler room generate low temperature hot water (LTHW) for heating. The boilers are model CXA/H as manufactured by Ideal, with a combined heat output of 120kW. Stainless-steel flues from both gas-fired boilers combine before connecting to a Chimney which vents above roof level. The LTHW is circulated by individual shunt pumps for each boiler to a low loss header from which a variable temperature circuit serve the radiators installed throughout the property i.e. basement area and ground floor. Distribution pipework to the radiators runs exposed at high level. Secondary pipe works are insulated only in the boiler room. The distribution pipework incorporates a traditional feed/expansion tank installed in the ceiling void above the entrance lounge which maintains system at the required pressure.</p> <p>Radiators are original (old) with some missing thermostatic radiator valves (TRV) which are required for localised heating controls</p> <p>There is no mechanical cooling provision in the property. We found a condenser installed to the external area, but it is assumed that the condenser serves an area of the property that is outside of the scope of our inspection.</p>
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Ventilation	<p>Ventilation is achieved by natural means through openable windows with mechanical ventilation installed only in areas with specific need such as the basement gym area and the Male toilet on the ground floor.</p> <p>Windows are all single glazed.</p>
Fire Fighting Systems	<p>Apart from fire extinguishers, there are no other fire-fighting system installed in the building. The overall height of the property does not necessitate the installation of fire-fighting lift, AOVs and dry risers.</p>
Domestic Water	<p>The mains cold water supply enters the development via the basement boiler room where the property's water is metered.</p> <p>The incoming portable pipe feeds the basement area (hot water cylinder, boilers, water fountain etc.), via a branch run, and then proceeds to supply into 2 No CWS storage tank installed within the ceiling void on the first floor. The cold-water storage tanks are circa 1500 Litres each.</p> <p>From the storage tanks, water is supplied to sanitary fittings i.e. toilets and kitchens by gravity.</p> <p>The basement area houses a hot water cylinder but access to the hot water cylinder is very limited. We believe the DHW system is a Calorifier fed from the main heating boilers. It is recommended that the calorifier be relocated or access provided to enable water sampling in compliance with ACOP L8 requirement</p>
Utilities	<p>Gas</p> <p>A single low pressure natural gas main has been provided to serve the property. The supply enters the property via basement boiler room. A solenoid valve is provided and linked to a mechanical control panel for automatic shut off. The gas intake room/boiler room is natural ventilated via a louvered door.</p> <p>Water</p> <p>Incoming mains water enters the development via the basement boiler room, with utility company meter.</p>
Electrical supply and distribution	<p>The incoming electricity supply to the buildings is provided by the Distribution Network Operator (DNO) at low voltage. The electrical supply enters the basement electrical room, where the 100A TP&N service head and utility company CT meter is located. Electricity</p>

	<p>usage at the property is billed by the utility provider based on readings taken from this meter. The service head is old but appear to be in good condition.</p> <p>Low Voltage Electrical Power is distributed via SP&N distribution boards installed at a number of locations throughout the building, including the staff office, kitchen and basement electrical room. The distribution boards do not incorporate RCD/surge protection. We did not see an Electrical Installation Condition Report (EICR) for the property.</p>
Lighting and Emergency Lighting	<p>The Lighting installation within the building comprises of Linear fluorescent luminaires with sealed diffusers and fluorescent lamps. Lighting control is achieved via wall mounted manual switches.</p> <p>Emergency lighting is installed throughout the property including the staff office, Hall, offices, kitchen and basement areas and comprises self-contained, non-maintained 3-hour emergency luminaires.</p> <p>The LED status indicator to some emergency lighting on the ground floor and basement areas are showing red which suggests that the battery may not be charging.</p> <p>Some of the Fluorescent Lighting do not glow when switched on.</p>
Fire Alarm	<p>A fire detection and alarm system are installed in the building to provide early warning and to raise the alarm in the event of a fire.</p> <p>The system comprises a fire alarm control panel located in the basement electrical room, manual call point and alarm sounders/beacon provided at different locations throughout the property. AFDs are only installed at the ground floor main entrance/exit route and kitchen</p>
Ancillary systems	<p>CCTV is provided throughout the property with coverage of the building perimeter, entrance/exit points and main access routes throughout the property. A monitor is provided in the main staff office to allow staff to view each camera.</p> <p>A PIR-based intruder detection is installed with sensors strategically positioned to detect movement within the property. The system is complete with a panel installed within the staff office</p> <p>The CCTV video recorder has been removed as the cables are seen hanging in the staff office near the monitor.</p>

3 General Condition of Property

The following section details our observations and opinions on the condition of the building. A flag system has been used to identify points which need urgent attention, or which are significant in terms of the proposed transaction. For an explanation of the flag system please refer to the executive summary.

3.1 Structural Condition

	Observation	Recommendation
2	Horizontal and parallel vertical cracking was observed to a concrete post to the rear of the barrelled roof central section west elevation (by the basement door), it appeared to be a moderate crack (circa 5mm to 15mm thick). Fine cracking was evident vertically down a few concrete columns to the barrel-vaulted roof block.	Repair cracking to concrete columns and monitor for reoccurrence. Redecorate as part of redecorations to elevations.
2	Diagonal cracking emanates through the external wall (from opposing corners of the window) and opposite internal wall that surround what was the shower room (to the southeast corner of the central barrel roofed block), a moderate sized crack circa 5-10mm.	Repair cracking through brickwork allow to install stainless steel ties.

3.2 Condition of External Fabric

	Observation	Recommendation
1	The mineral felt roof coverings are believed to be circa 30 years old throughout and life expired. The mineral felt is in poor condition, tearing, detaching, blister, sections overlaid, sections missing with evidence of water	The existing roof coverings should be stripped, slab/screed inspected and repaired as necessary and treating exposed corroding rebar prior to concrete repairs, and a new insulated high performance felt

	<p>ingress to the west flat roofs and the barrel roofs.</p> <p>We noted localised spalling and corroding rebar to exposed edges of concrete roof deck where mineral felt has failed notably at the edge to the gulleys formed to the barrel roof and east flat roof.</p>	<p>roofing system installed to the west flat roofs and barrel roofs.</p> <p>Whilst the roof over the east area is also in poor condition (poor patch repairs, missing section and blisters) it may be possible to patch repair and provide solar coating to extent its life long-enough for the intended short-term letting.</p>
①	<p>The lightweight corrugated PVC canopy roof is damaged beyond repair.</p>	<p>Consideration should be given to one of the following actions:</p> <ol style="list-style-type: none"> 1) Treat and repair as necessary the timber support frame, replace the PVC roof sheets with new, or 2) Remove and dispose of PVC canopy roof and timber support frame. <p>For cost minimisation purposes, we recommend proceeding with option 2.</p>
①	<p>The roof over the west basement access stair is in poor condition with no weathering over the ply the ply is degraded, open and section missing and rotten. There is drainage to the bottom of this, it's unclear the reason the shelter may have been erected, whether to minimise water if the drainage was not sufficient or just to simply provide cover for when using the stair.</p>	<p>Consideration should be given to one of the following actions:</p> <ol style="list-style-type: none"> 1) Treat and repair as necessary the timber support structure, remove and replace the failed timber roof, the roof to be finished with mineral felt. 2) Remove and dispose of the failed timber roof and support structure. Allow to test drainage is adequate. <p>For cost minimisation purposes, we recommend proceeding with option 2.</p>
③	<p>Rainwater goods are in varying condition. The downpipe to the northwest corner of the barrel roof has detached and has been twisted and rested on the flat roof in a poor ad hoc way. A downpipe is missing to the southeast corner of the east flat roof. Paint is flaking from the cast iron rainwater goods.</p>	<p>Overhaul rainwater goods, refixing and repairing, redecorating and replacing where missing.</p>

	<p>The pvc gutter to the west edge of the west flat roof has detached and dropped slightly one end leading to water ingress.</p> <p>Gutters/gulleys in the felt are choked with silt and vegetation.</p>	
3	<p>To the flaunching of the chimney stack there is weed growth and cracking.</p> <p>The chimney pot is loose and potentially liable to be blown off in a heavy gust of wind.</p> <p>To the stack, there are areas of severe receded mortar and failing masonry paintwork.</p> <p>The flashing detail to the stack is mineral felt. It is likely this was laid in conjunction with the mineral felt to the roofs and has therefore exceeded its design life.</p> <p>All of the above may result in penetrating dampness manifesting internally and should therefore be remediated.</p>	<p>Remove weeds, mortar repair flaunching, refix chimney pot, repointing where necessary (in conjunction with repointing to the external elevations), redecorate (conjunction with redecoration to the external elevations) and renewal flashing detail in conjunction with roof work.</p>
3	<p>The brickwork to elevations is generally in satisfactory condition albeit in need of some maintenance.</p> <p>Moss/plant growth was observed in some locations.</p> <p>Areas of severe receded mortar were noted, predominately at high level.</p> <p>Perishing masonry paintwork was observed in several locations. Most notably to the southeast corner where a downpipe is missing and water is therefore running down and soaking the elevation.</p>	<p>Treat and remove moss/plant growth to external elevations.</p> <p>Repoint where necessary. Following repairs to rainwater and mortar joints, prepare and redecorate elevations with suitable external breathable masonry paint.</p>
3	<p>The metal box grilles over windows have been damaged in several locations.</p> <p>Decorations to windows have cracked</p>	<p>Remove all box grilles.</p> <p>Replace broken pane, renew cracked putties. Ease and adjust windows to ensure</p>

	exposing timber of sub-frames and cracking putties to the glazing. One broken pane.	all operable. Redecoration is required to all windows.
2	All doors to the property were deteriorating, decayed or damaged.	Replace all external doors.

3.3 Condition of Internal Fabric

	Observation	Recommendation
2	<p>A loft to the barrel-vaulted roof resides over the entrance hallway accommodating the water tanks. Localised spalling concrete soffit was evident.</p> <p>It was accessible via an access hatch which did not have an in-built loft ladder.</p>	Monitor spalling concrete for any signs of further deterioration. Repairs are not considered necessary if the building is to be redeveloped in the medium to long term.
1	<p>Ceilings are in poor decorative condition throughout. At ground floor there is mould growth widespread throughout (a hazard to respiratory health) including to walls. Water damage was observed to the west and central sections of the property, indicating penetrating rainwater ingress, including localised spalling to the concrete soffit.</p> <p>The southwest corner of the west flat roof soffit appears to slump in the middle, this appears to have been poured insitu concrete so consider this most likely a as built deformation rather than deflection. Observation only.</p>	<p>Specialist treatment to remove all mould growth throughout, must be undertaken in tandem with increased ventilation as noted under the building services section.</p> <p>Repair spalling concrete. Clean, prepare and redecorate throughout.</p>
3	Water ingress to the basement plant room appears to be emanating from a manhole, running down a chute and ponding to the basement floor.	Further investigation required to confirm source of water ingress (via water testing), allow for repairs.

①	<p>Walls are in poor decorative condition throughout. Cracking as noted under section 3.1 to the east block. Peeling and stained paper, flaking and stained paintwork, damaged and missing tiles were observed throughout.</p> <p>Finishes were generally found to be tired and worn.</p>	<p>Repair brick and plaster as necessary, fully prepare walls and redecorate. Replace all wall tiles (where welfare to be retained).</p>
③	<p>Floors are in poor decorative condition throughout ground floor. Basement floor finishes are generally sound.</p> <p>Floor finishes to ground floor are stained, mismatched, lifting in places; notably so to the timber in the central hall where water damaged and swollen.</p>	<p>Renew all floor finishes to ground floor.</p> <p>It may be feasible to replace only the affected areas of timber to the hall, however you will not obtain a true match (which may not be necessary depending on the type of tenancy you seek).</p>
①	<p>Fire stopping is lacking and poor. Compartmentation design is not clear, and fire doors are dated with limited provision and some may have been removed.</p>	<p>We recommend a detailed fire audit is undertaken to establish correct fire strategy and compartmentation and allow to make improvements, fire stop where necessary and upgrade fire doors.</p>
③	<p><u>Internal joinery – ground</u></p> <p>Internal joinery is in poor decorative condition throughout. Doors found to be ill-fitting in places.</p>	<p>Ease and adjust (non-fire doors) and redecorate all previously painted joinery.</p>
③	<p>The kitchen is significantly dated and worse for wear.</p>	<p>Allow to replace kitchen fittings and appliances.</p>
③	<p>Toilets are dated, worn and would benefit updating however for the short-term letting it may be feasible to retain the sanitaryware assuming the plumbing is suitably serviced and overhauled as may be necessary.</p> <p>The provision will need to be checked against the potential letting needs and if the number is sufficient.</p>	<p>Deep clean sanitaryware and leave in working order. Depending on the letting you aim to target, consider either reinstating the removed shower as toilets or shower as may be needed.</p>

	<p>There appears to have previously been showers that have since been removed, or this was a female toilet converted at some point to a washroom.</p> <p>Currently the finishes are in poor condition (as noted in above items).</p>	
3	<p>Prior tenant has left behind belongings, chattels, furnishing including tables, chairs, boards, desks, paperwork, cupboards, shelves, and other miscellaneous equipment and general fixtures and fittings to suit the nursery needs.</p>	<p>Clear and remove from site all prior tenant items and fittings.</p>

3.4 Comments on Land and Boundaries

	Observation	Recommendation
1	<p>External temporary structures (including sheds) and items considered to be general waste (including tires) are present onsite and generally in poor condition.</p>	<p>All temporary structures and waste to be fully cleared and removed from site.</p>
3	<p>Overgrown grass and weed growth to all garden areas. Soft landscaping has been neglected.</p>	<p>All weeds to be fully treated, cleared and removed from site.</p> <p>Grass to be trimmed as necessary and landscaping maintained including cutting back of trees.</p>
2	<p>Macadam surfaces are uneven and cracked throughout, this has heaved presenting trip hazards. Weeds have taken root in minor fissures in macadam and will lead to potholes forming.</p>	<p>Remove weeds. A sizable section of macadam where cracking has heaved will need to be renewed, other areas of cracking and wear can be repaired.</p>
3	<p>The paving slabs to rear elevation of the west section were not level and are a trip hazard.</p>	<p>Relay or replace paving slabs.</p>

3	<p>The boundary fencing is a mismatch of materials and design. This is unlikely to be of concern to a prospective future tenant.</p> <p>To Anson Road, there is fencing comprising of concrete posts and pales, the pales are detaching and loose with some pales replaced in timber and some posts are leaning, the inner shorter timber fencing is generally sound.</p> <p>The chain-link fence and metal posts from the gate to the children's playground in the park running to the front (Anson Road) is in poor condition with leaning posts and torn chain-link and corrosion to the posts and frame of the gate.</p> <p>A short timber lap fence that runs up the lawn and shrubbery dividing the carpark from the nursery playground to the front of the property has detached and loose panels.</p> <p>Fencing and gate to the front stair has entirely failed decorations.</p>	<p>Repair concrete fence posts, resiting those that are leaning and replace timber and damaged pales and resecure all loose pales.</p> <p>Renew damaged chain-link and resite leaning posts, treat corrosion.</p> <p>Redecorate fence and gate to the front stair.</p> <p>Replace damaged and refix loose timber panels to the dividing fence of the front yard.</p>
3	<p>Spalling to the concrete stairs evident and paint to mark nosings heavily faded.</p>	<p>Undertake concrete repairs and remark nosings.</p>
3	<p>Vehicular gates are generally sound, decorations are wearing and some corrosion evident.</p>	<p>Allow to redecorate.</p>

3.5 Condition of Services Installations

	Observation	Recommendation
	Heating, Cooling and Ventilation	
1	<p>We believe the incoming gas supply to the property is live to the utility company meter (located within the basement boiler room).</p>	<p>A registered commercial gas safe engineer will need to inspect and test the gas service pipework and all the connected appliances</p>

	The gas supply serves the gas fired boiler and catering equipment (oven/hob) in the ground floor kitchen area.	and gas boiler. Pipework should be pressure tested and systems purged before the building is reoccupied.
1	The property is served by 2nr gas fired boilers located within the basement boiler room. The boiler generates low temperature hot water (LTHW) feeding the heating distribution pipework. The boilers have been dormant and not operational for a few years.	The gas service, boiler and flue will need to be inspected, tested and recommissioned by a registered commercial gas safe engineer. It is likely the boilers will fail an inspection/test and components might be obsolete, therefore the boilers may need to be replaced. Gas safe engineer to complete a validation service / inspection to confirm the extent of works required.
2	The boiler is manufactured by Ideal, model CXA/H, we believe the boiler installation is circa +30years old, but other components, distribution pipework and heat emitters predate the boilers. Domestic boilers of this type have a general life cycle of circa 20 years, unless well maintained.	The boiler should be inspected/tested and recommissioned as they have not been operational for a few years. The servicing to include chemical cleaning and flush of the LTHW system, full inspection of the discharge flue. Boilers might need to be replaced due to spare components being obsolete. , clean out of the combustion chamber. Get the contractor to check the flow rate through the boiler.
2	The LTHW pipework and a number of the heat emitters are aged and some parts of the system are likely to date +60years. Some modifications have been carried out, with heat emitters replaced in some rooms, but connected back to the original LTHW distribution pipework. Some signs of leaks on the system. Areas of timber flooring in the main hall have raised/bowed with the smell of damp in the	LTHW system to be pressure tested to confirm location and if leaks are present on the LTHW system. The LTHW distribution and heat emitters will need to be chemical cleaned and flushed and appropriate water treatment added to the LTHW system, inhibitor etc.

	area, this might be due to leaks from the distribution pipework.	
2	The LTHW circulation pumps have been dormant of serval years. The pumps were not operational at the time of our survey.	Operational condition of the LTHW pumps will need to be inspected and flow rates and index runs on the LTHW system checked and recommissioned.
2	Heat emitters vary in age, some are old cast iron radiators that may have been operational +60 years.	No sign of leaks from the old cast iron radiators and these are robust, but replacement should be considered due to age
2	Low surface temperature (LST) radiators have been installed within the main hall area, these have been connected to the existing distribution pipework at low level, the LST housing does not cover the low-level connections, leaving high surface temperature components exposed.	The user group for each area should be considered and LST heat emitters and associated pipework provided, if required.
2	Mould / fungus is present in a number of rooms, generally growing on the external walls / ceilings due to the lack of heat and ventilation throughout the property while vacant.	Review background ventilation in all rooms and ensure the heating controls have a frost protection setting to maintain a minimum internal temperature.
2	The property is provided with natural fresh air ventilation via manually openable windows.	We did not operate the windows, anticipate some refurbishment works will be required.
1	Mechanical extract ventilation is provided to the Gents toilet, but the extract is now obsolete. The Ladies toilet has four cubicles with no mechanical extract ventilation installed.	Install new extract fans in each toilet block, as a minimum the extract volume shall comply with AD Part F. Fans to be controlled via presence detector with run on timer and (integral) humidity sensor.
1	Mechanical extract ventilation in the kitchen area is via an inline fan through a window, the housing has been covered and the fan	The ventilation strategy for the kitchen area should be reviewed and appropriate provision provided, this may include the

	was not operational at the time of our survey.	installation of a kitchen canopy over the hob/oven appliances.
	Controls	
2	Basic domestic timeclock programme is provided to serve the boiler / heating system. The system was not operational at the time of our inspection.	Anticipate replacement of the controls, consider installation smart thermostat with different temperature set points throughout the day / week with frost protection setting when not occupied.
	Domestic water services	
1	The property is served by an incoming mains water supply that enters the building via the basement plantroom. The water supply is live but has been dormant for several years with limited turnover of water. The domestic water systems are typical and appropriate for a building of this size.	Take water samples and flush / chlorinate the domestic services if required.
1	The domestic water storage tanks in the roof void appeared in good condition but have been dormant.	Carry out a visual inspection of the tanks, take water samples, clean and flush / chlorinate the domestic storage tanks.
2	Some lead pipework is in use on the domestic water systems.	Replace lead pipe with either copper or multi layered plastic pipework to remove lead from the domestic water system.
1	Hot water is generated by a hot water Calorifier, we believe this is served by the LTHW system, however access to the hot water cylinder is limited and fully extent of the provision was not confirmed.	We recommend access to the hot water cylinder is improved to enable water sampling and/or routine temperature checks in compliance with ACOP L8 requirement
2	No thermostatic mixing valves seen, to limit the risk of scalding.	Carry out a risk assessment considering the user groups that will be in the property and provide TMV's as required/recommended.

1	No water hygiene risk assessment has been seen. This is required for compliance with H&SE COP L8	A water hygiene management scheme should be put in place.
	Above ground foul & surface water drainage	
3	<u>Above ground foul</u> The above ground drainage is provided to each sanitary outlet, pipework is PVC.	We did not test / operate the waste / soil drainage.
2	<u>Above ground foul</u> The pipework material for the waste and foul water drainage differs and has been modified/repared with different materials. Some of the pipework is lead and deformed, so no longer laid to a fall.	Inspect all above ground foul and wastewater pipes, replace all old lead pipework and carry out other repair works.
3	<u>Above ground foul</u> A sump pump is provided in the basement boiler room	We did not test / operate the sump pump and associated installations i.e. discharge line and check valve
1	<u>Surface water</u> Missing outlets and downpipes were observed to roof level. This coincides with areas of receded masonry paintwork and is likely to result in internal damp staining.	All missing outlets should be identified, with the requisite rainwater goods installed and the downpipe discharging into the nearest rainwater gully. Where no gully is available to discharge into, the downpipe is to terminate with a shoe directed away from the building.
2	<u>Surface water</u> To the cast iron downpipes, severe receding/flaking paintwork was observed.	To the cast iron downpipes, consideration should be given to their replacement with PVC equivalents which require less maintenance. If they are to be kept, they should be flood tested and any leaks identified and repaired. Following this they should be sanded so that any flaking paintwork is removed, and a smooth finish is achieved, then redecorated.

2	<p><u>Surface water</u></p> <p>A downpipe from the central roof level has been poorly installed and discharges directly onto the west section flat roof.</p>	<p>Remove poorly installed pipework, redesign and refix to discharges into a ground level gully. If no gully is available to discharge into, the downpipe is to terminate with a shoe directed away from the building.</p>
2	<p><u>Surface water</u></p> <p>To the west section we observed staining which appears to be caused by failed PVC gutter, most likely a failed end piece and/or an inadequate fall. To the same gutter run, the end piece to the other end of missing.</p>	<p>Review falls of PVC guttering and replace failed and missing end pieces.</p>
3	<p>Manholes have not been lifted as part of this inspection, no flow tests have been undertaken nor have any cctv drainage surveys carried out.</p> <p>Manholes should be cleaned and rodded on a regular basis to prevent blockages</p>	<p>Instruct a CCTV drainage survey to identify defects with the foul and rainwater drainage. Undertake remedial works as required.</p>
Electrical supply and distribution		
1	<p>The property is served by a 100A three phase (TP&N) DNO incoming electricity supply. The DNO LV supply and meters are located within the basement electrical switch room.</p> <p>The service head is old, but appeared in a reasonable operational condition and is owned / maintained by the DNO.</p> <p>We did not see an Electrical Installation Condition Report (EICR) for the property.</p>	<p>Carry out a EICR test/inspection, anticipate some remedial works.</p> <p>Electrical contractor to test / survey the installation and provide a more detailed distribution board schedule/referencing to assist with future maintenance.</p>
1	<p>The electrical distribution boards are provided with MCB protective devices.</p> <p>The boards and MCB protective devices are aged, and replacement components are expensive and might be obsolete due to age that will hinder future maintenance works.</p>	<p>We recommend replacing the distribution boards with split load boards that incorporate RCD protection to ensure all small power and lighting circuits are protected.</p>

2	The distribution boards do not incorporate surge protection, RCD, AFDD protective devices.	Carry out a risk review and provided the recommended protective devices, as a minimum this shall include, surge protection and RCD protective devices.
2	Socket outlets and other accessories appeared aged, none were tested at the time of our survey.	Carry out a EICR test/inspection, anticipate some remedial works.
	Lighting and emergency lighting	
2	Lighting varies in age, but is generally in a varying state of disrepair, with broken fittings, ad hoc repairs, diffusers and lamps missing. Fittings are either fluorescent or GLS lamps, with the majority not operational.	Replace non-functional lamps and damaged fittings in the immediate term. Anticipate replacement of all aged fittings with new energy efficient LED fittings in the short term.
1	The emergency lighting installation has been dormant for a number of years. The LED status indicator to some emergency lighting on the ground floor and basement areas are showing red which suggests that the battery may not be charging. Coverage of emergency lighting in some areas is limited. No emergency lighting test log nor test/inspection certificate seen.	Carry out a full review of the emergency lighting provision at the property. Provide additional fittings where required. Anticipate replacement of all the existing emergency lights due to age/faulty components. Provide test certificate upon completion and introduce regular testing/inspection regime.
	Fire alarm	
2	The fire detection system and alarm is in a poor condition. Coverage of automatic fire detection devices is limited.	Review the fire strategy / fire risk assessment and provide fire detection / alarm to comply with the report's recommendations and the requirements of BS 5839.

2	Manual call points are mounted at heights above that currently recommended to suit all users.	Considered relocating devices to the appropriate height as part of any repair / replacement works.
1	No annual Fire Alarm testing and inspection record was seen on site.	As the property has been dormant for +1year, annual fire alarm testing should be carried out and report provided for review.
2	The main fire alarm control panel is located within the basement electrical room.	Fire detection and alarm panel should be relocated to the ground floor main entrance lobby for easy access for both staff and firefighters, in event of an alarm condition.
3	We do not believe the fire detection system is provided with offsite remote monitoring capability.	For information.
	Ancillary systems	
2	A CCTV system is installed with fixed cameras mainly installed on the ground floor and external areas of the building. The main control equipment has been removed and the system was not operational at the time of our survey.	Replace system to suit the new tenant and/or landlord business requirements.
2	The intruder alarm system was not operational at the time of our survey.	Replace system to suit the new tenant and/or landlord business requirements.
3	Incoming telecoms / data comprises of an Openreach fibre optic service.	Maintain for future tenants use.
3	No provision for systems to assist persons with physical disabilities.	Subject to the use of the property, consider the provision or option for, <ul style="list-style-type: none"> • Assistance call system, • Audio frequency induction loops, Etc.

4 Sustainability, Legal and Regulatory

Sustainability involves topics that extend beyond the environment to include human, social and financial issues at the same time. This section concentrates on a number of factors that are relevant to sustainability with particular bias towards the Royal Institution of Chartered Surveyors' "Property Lifecycle" approach.

Please note that the comments are based upon general observations rather than detailed studies and are not intended to be exhaustive. Several of the sections involve legislative issues which are often based upon audit or risk assessment, something that is beyond the scope of this report.

Background notes on certain topics have been included at Appendix BIR2.

4.1 General Property

	Item	Observation and Recommendation
3	Building and site sustainability	We have sourced an EPC which appears to be for this property however we are unable to confirm (refer to section 4.3). If the EPC rating is correct, the property falls within the required energy efficiency band and no actions are required in the immediate term or short term. It should be confirmed that there is a EPC for this property / the one we found is for this property. Whilst improvements could be made to the property, as it's evidently not been improved (single glazing minimal to no insulation to walls or roof etc.) improvements are not considered viable if the plans are to redevelop the site in the medium to short term.
3	Building services sustainability	There is no renewable energy installation on site. Improvements are not considered viable if the plans are to redevelop the site in the medium to short term.
3	Locality, crime and security	We are not aware of any specific crime issues related to the site. According to the Metropolitan police crime statistics map for Cricklewood and Mapesbury, 301 crimes were reported between March and May 2024. The most reported crime was "anti-social behaviour" (98), "violence and sexual offences" (62) was the second most reported crime, and "vehicle crime" (22) was the third. As per section 2.6 of this report, the site features perimeter CCTV which is currently not in operation.

4.2 Environmental

	Item	Observation and Recommendation
3	Pollution, contamination, land use and subsidence	We have not been provided with any Client commissioned reports or anecdotal information relating to pollution, contamination or subsidence with the building or to the land. We have no specific concerns based upon visual inspection.
3	Waste	We have not been provided with a waste management plan for review. We would expect the on-site staff of any future tenant to ensure adequate waste disposal.
3	Flood risk	Gov.UK published flood risk summary for this area reports: Surface Water – High (means that this area has a chance of flooding of over 3.3% each year). Rivers and Sea – Very Low Risk (means that this area has a chance of flooding of less than 0.1% each year). Groundwater – Flooding from groundwater is unlikely in this area. Reservoirs – Flooding from reservoirs is unlikely in this area.
3	Radon risk	The property is in an area within the lowest band of radon potential. Less than 1 % of properties are above the Action Level.
2	Trees, invasive vegetation and vermin	There are various trees, many mature, within the boundaries of the property. There are no significant concerns regarding the proximity of trees to the property in respect of tree roots, although their presence may have been a contributing factor to the failure of the macadam. Planning data suggests that the specimens within the site boundary are not subject to TPOs. We did not note the existence of any Knotweed or Hogweed at the property during our inspection. However, due to the excessive weed and plant growth making some areas of the gardens inaccessible, only a limited inspection could be undertaken. A plant survey should be undertaken when all areas

		of the gardens are accessible to confirm no invasive/toxic plant species.
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4.3 Statutory

	Item	Observation and Recommendation
①	EPC or DEC	<p>A search for the property on the Government's online EPC register produces two results:</p> <ol style="list-style-type: none">1) Gladstone Park Pavilion, Anson Road, London, NW2 6BH (0710 0013 1119 0296 7006)2) Gladstone Park Sports Pavilion Cafe, Anson Road, London, NW2 6BH. <p>It is thought that the former relates to the property (providing a EPC rating of C 61 valid until 22 June 2027), however we cannot be certain. This should be confirmed, a EPC is required in order to let the property. We have allowed in our cost table for an additional EPC assessment and a provisional sum for works which may result.</p> <p>The associated full report made some recommendations on how to improve the EPC rating and is available via the Government's EPC database.</p> <p>Under the provisions of the Energy Act 2011 it became unlawful from 1 April 2018 to let commercial properties to new tenants where they had a poor energy rating currently considered to be F or G.</p> <p>The Government has confirmed in the Energy White Paper that it intends to make it unlawful to continue to let commercial property with an EPC rating of below B by 2030 and on 17th March 2021, it issued its proposed framework forming part of its "<i>package of measures</i>" to reduce carbon emissions. The proposed framework sets out a phased implementation with the introduction of compliance windows as follows:</p> <p><i>First Compliance Window: EPC C (2025-2027)</i></p> <p>1 April 2025: Landlords of all commercial rented buildings in scope of MEES must present a valid EPC.</p>

		<p>1 April 2027: All commercial rented buildings must have improved the building to an EPC \geq C or register a valid exemption.</p> <p><i>Second Compliance Window: EPC B (2028 – 2030)</i></p> <p>1 April 2028: Landlords of all commercial rented buildings in scope of MEES must present a valid EPC.</p> <p>1 April 2030: All commercial rented buildings must have improved the building to an EPC \geq B or register a valid exemption.</p>
3	Planning and Building Control	<p>The local authority planning register does not contain record of any planning applications or building control applications for this building within the last 10 years.</p> <p>We have not seen or reviewed whether planning consents obtained have had any conditions discharged. Nor have we seen or reviewed consents or conditions for the original construction or any subsequent redevelopments or additions.</p>
3	Fire precautions	<p>We did not observe any firefighting equipment, the fire audit recommended under section 3 should inform the necessary provisions required. A fire risk assessment should be undertaken.</p>
1	Accessibility and social inclusion	<p>Accessibility throughout the building is poor.</p> <p>None of the access doors to the property provide level access. The basement does not have accessible access either internally or externally. The ground floor is not fully level. It features steps to the west section. Depending on the potential tenant lined up reasonable improvements may need to be made.</p>

4.4 Problematic Materials

Certain materials are considered by the construction industry to be deleterious or problematic. Please see Appendix BIR2 for further details. Unless stated otherwise, this section contains comments that are based upon visual inspection only as opposed to physical testing.

Deleterious or hazardous materials	Location	Recommendation
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1	Asbestos	Asbestos Containing Material was observed in the basement plant room. Based on the age of the building, asbestos is likely to be present in other locations.	An asbestos register and management plan will be required to comply with the Control of Asbestos Regulations 2012. An asbestos R&D survey will be required prior to any works being undertaken.
3	Machine Made Mineral Fibre	Not seen, but the presence of MMMF for insulation is expected in a property of this age.	Appropriate PPE to be worn if disturbed.

4.5 Enquiries of the Legal Team

	Item	Observation and Recommendation
1	Tenancy of basement	<p>We understand the basement area is currently leased out as a gym. We have not been provided details or documentation regarding the terms of the lease.</p> <p>The terms of the basement tenancy should be reviewed in respect of any impact they may have on a new tenancy for the ground floor only and/or the whole building. In particular:</p> <ul style="list-style-type: none">• What access rights are the gym entitled too regarding car parking and ground floor access doors?• There is no WC facility in the basement. It is assumed the gym uses the ground floor men's WC. Is this facility included as part of their lease?• What are their yield up requirements of their lease?• When does their lease conclude and what notice period is required? Etc.

4.6 Review of Documents

	Item	Observation and Recommendation
2	Documentation	We have not been provided with any documentation.

		<p>We do not expect with a building of this age that any O&M manuals will exist, nor do we consider it likely a H&S file has been maintained for any prior works.</p> <p>We expect any fire risk assessment they may have would be outdated, and we understand the gym tenant does not have one. A fire risk assessment is required.</p> <p>We would expect there to be an asbestos management survey, we have made allowances in our costings for this and a pre-refurbishment and demolition survey prior to the works we have recommended.</p>
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5 Approximate Costings

This section summarises the various defects that we have identified together with the approximate cost of rectification and its priority.

The schedule is intended to illustrate the approximate cost of placing the building into repair including the future cost of repair or replacements where reasonably foreseeable, but it does not constitute a planned maintenance schedule and should not be treated as such.

We have not included refurbishment work of a capital nature unless otherwise indicated.

Item/defect		Repair	Approximate costs £(k)			
			Within 1 Year	1 - 3 Years	4 - 10 Years	TOTAL
	External					
1	Main roofs	Renew expired mineral felt. Allowance slab/screed repairs.	31.50			31.50
2		Remedial repairs and solar coating.	7.20			7.20
3		Allowance for slab/screed repairs.	12.00			12.00
4		Allowance for scaffolding/edge protection.	14.00			14.00
5	Projecting canopy roof and timber support structure to front elevation (west section)	Provisional allowance for disposal.	1.50			1.50
6	Timber roof and support structure to rear basement access stair	Provisional allowance for disposal.	1.50			1.50
7	Chimney	Remedial repairs to pot, flaunching, stack and flashing detail.	1.00			1.00
8	Elevations	Allowance for remedial repairs to elevations including repointing where necessary and remedial repair to cracked concrete post.	3.00			3.00

9		Prepare and redecorate throughout.	12.10			12.10
10	Rainwater goods	Overhaul rainwater goods, refixing and repairing , redecorating and replacing where missing.	5.00			5.00
11	Windows		0.75			0.75
12		Redecorate in conjunction with external elevations & clean glazing.	2.50			2.50
13	Concrete stairs	Undertake concrete repairs and remark nosings	1.00			
14	Doors	Replace with modern equivalents including new locks.	4.80			4.80
	Internal					
15	Ceilings - ground	Clean (including mould specialist mould removal), smooth skim plaster finish areas with painted concrete panels and repairs to existing plaster finishes, prepare and decorate.	9.40			9.40
16	Internal walls - ground	Remedial repairs (including to cracking), clean prepare and redecorate throughout. Replace bathroom tiles with modern equivalents.	18.00			18.00
17	Floors - ground	New finishes throughout.	27.00			27.00
18	Windows	Allowance for remedial repairs and internal decoration	5.00			5.00
19	Internal joinery - ground	Allowance for replacement of all existing doors with modern equivalents.	16.50			16.50

20	Fixtures and fittings	Provisional allowance to remove prior tenant's items from site. Provisional allowance to deep clean WC/bathroom sanitaryware.	10.00			10.00
21	Misc.	Provisional allowance for works resulting from FRA, asbestos survey, accessibility audit, EPC inspection, etc.	60.00			60.00
External Areas/Boundaries						
22	Temporary structures.	Allowance for clearing from site	3.00			3.00
23	Grass/plant life	Allowance to treat/clear/trim	4.00			4.00
24	Tarmac/tarmacadam surfaces	Localised repairs	4.00			4.00
25	Block paving slabs	Relay to provide a level finish	1.00			1.00
26	Boundary fencing	Repairs to fencing including concrete fence posts and chain-link and leaning posts. Treat corrosion. Redecorate fence and gate to the front stair. Replace damaged and refix loose timber panels to the dividing fence of the front yard.	5.00			5.00
27	Vehicular gates	Allow to redecorate	1.00			1.00
Structure and fabric sub total			261.75	0.00	0.00	261.75

Item/defect	Repair	Approximate costs £(k)			
		Within 1 Year	1 - 3 Years	4 - 10 Years	TOTAL
	Services Installations				
	Mechanical				

28	Gas Installation	Carry out gas safe testing on the gas installation and all appliances, including boiler and catering equipment	1.50			1.50
29	Gas Installation	Pressure test and purge gas pipework	Inc above			0.00
30	Heating	Carry out a full validation survey on the existing boiler plant and associated circulation pumps/controls etc.	2.00			2.00
31	Heating	Subject to validation survey (as above), allowance to replace the two existing boilers with flues connected back to existing chimney	15.00			15.00
32	Heating	Allow for replacement/repair of leaking heating pipes in the short term	3.00			3.00
33	Heating	Replace aged radiators. Allowance may need to increase for LST radiators	25.00			25.00
34	Heating	Flush primary and secondary pipework, re-commission heating system, chemical dosing	1.50			1.50
35	Ventilation	Replace aged extract in male toilet. Provide toilet extract in female toilet, one wall mounted fan per cubicle	4.50			4.50
36	Ventilation	Provide mechanical ventilation to the kitchen area	10.00			10.00
37	Controls	Validate, overhaul / repair existing controls	3.60			3.60
38	Hot and Cold water services	Take water sample and flush/chlorinate water services prior to use	1.50			1.50

39	Hot water Services	No access to the hot water cylinder in the basement area. Provide access and allowance for minor repairs	1.30			1.30
40	Hot and Cold water services	Allowance for minor repairs and removal of lead pipework	2.00			2.00
40	Above ground drainage	Remove aged/fault waste water pipework (lead) and replace with new plastic	1.20			1.20
41	Basement Sump Pump	Allowance for test and/or replacement of the standalone sump pump	2.80			2.80
	Electrical					
42	Incoming LV and distribution	Carry out a full Electrical Installation Condition Report (EICR) of the LV electrical services at the property	2.40			2.40
43	Electrical services	Allowance for repairs following the above installation test/inspection	5.00			5.00
44	Distribution Boards	Replaced the main switch gear and three phase distribution board due to age, provide surge protection and MCB protective devices, test and reuse existing wiring	4.00			4.00
45	Distribution Boards	Replace aged DBs with split load boards with MCB / RCD protective devices, test and reuse existing wiring	6.00			6.00
46	Small Power	Replace aged outlets, reuse existing containment	10.00			10.00
46	Lighting	Replace damaged / faulty light fittings with energy efficient LED fittings	5.00			5.00

47	Lighting	Replace all aged light fittings with energy efficient LED	20.00			20.00
48	Emergency Lighting	Test/recommission and repair / replacement works to faulty emergency lights. Allow for replacement of some luminaires	7.50			7.50
49	Fire Alarm System	Carry out fire risk assessment to determine the fire alarm system installation is adequate for the property/business use	1.50			1.50
50	Fire Alarm System	Test/recommission the fire alarm system. An allowance for the increase in the number of detection devices to improve coverage	10.00			10.00
51	CCTV	Allowance for a new controller/hard drive recorder, test/commission with existing cameras, no allowance for repair/replacement on cameras and associated wiring	2.50			2.50
52	Intruder Alarm	No Allowance, future tenant to provide as part of their fit out to suit business requirement				0.00
53	Telecoms / data	Maintain existing provision, any changes to form part of the tenants fit out to suit their business requirement				0.00
M&E Sub total			148.80	0.00	0.00	148.80

TOTAL	410.55	0.00	0.00	410.55
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Footnotes:

With regard to each of the figures contained in the attached schedules please note that the costings are based upon the notes listed below.

1. The figures include allowances for preliminaries, main contractor's overhead costs and profit.
2. The figures are based on approximate quantities estimated from the visual inspection we carried out on the day of our inspection and are not based on detailed measurements.
3. We have not corroborated any of the figures by comparison with tenders from the marketplace and it should be noted that market conditions and tender factors are likely to produce figures which might differ from those given.
4. The figures have been prepared on the basis of general rates prevailing in the marketplace at present and are exclusive of:
 - Financing Charges, if any
 - Value Added Tax
 - Professional Fees
 - Statutory Fees
5. We have assumed that all building work will be undertaken to similar details and using materials similar to those existing.
6. We have assumed that each item of work will be carried out under separate building contracts with appropriate contractors and at different times. It should be noted however that, if some works are carried out together under a single building contract, certain savings might accrue due to economies of scale. However, where a set of works under a particular cost column all necessitate access scaffolding it is assumed that all items in the set of works will be undertaken simultaneously using the same scaffolding.

6 Photographs



1. Front elevation. The “east” section is to the left, the “central” section is in the middle and the “west” section is to the right.



2. Projecting canopy PVC roof to front elevation east section.



3. East section, mineral felt flat roof.



4. Central section, mineral felt barrel roof.



5. West section, mineral felt flat roof.



6. To basement access stair, timber pitched roof to rear.



7. Central section, chimney.



8. Central section, chimney.



9. Central section (roof level), indicative failed pointing.



10. Central section, rear basement door, crack to concrete support.



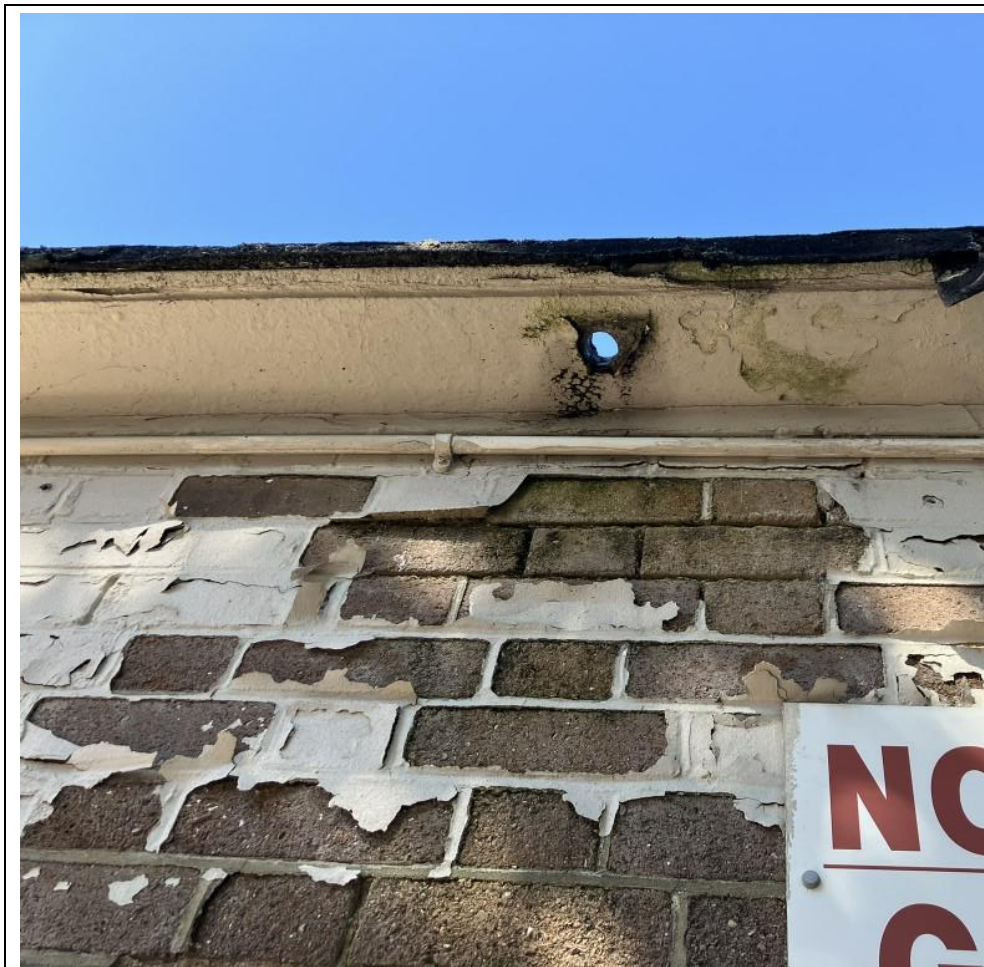
11. Front elevation east section.



12. Rear elevation central section and rear emergency exit door.



13. Rear elevation west section, missing rainwater outlet.



14. Front elevation east section, missing rainwater outlet.



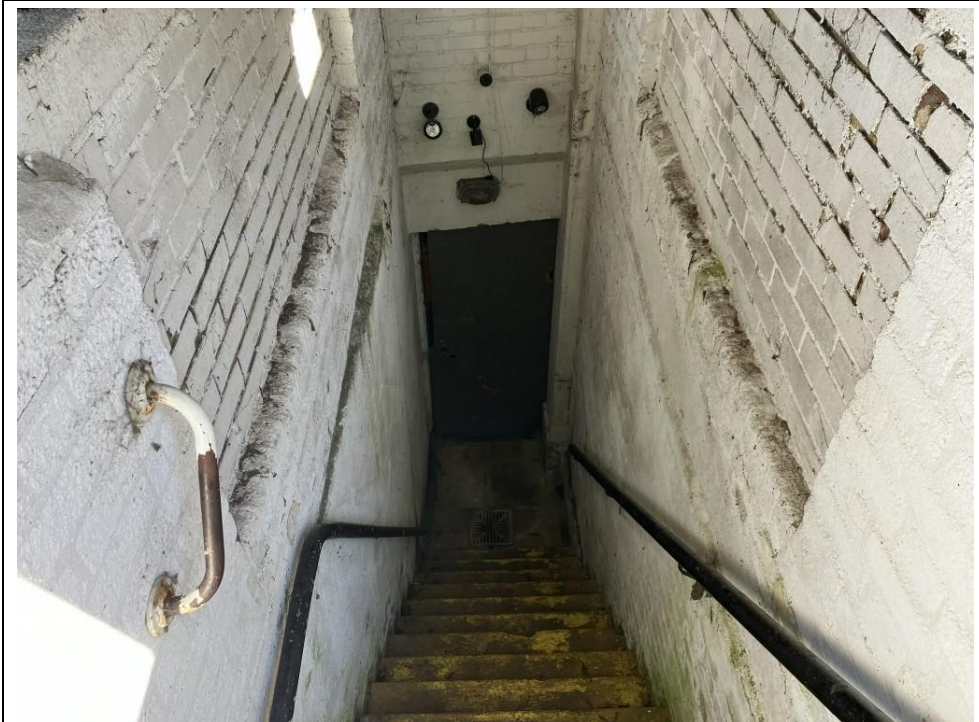
15. Front elevation central section, cast iron downpipes and window bars.



16. East section (roof level), PVC pipework.



17. Side (left) elevation east section, PVC gutting and window grilles.



18. Rear elevation central section emergency exit basement.



19. Front elevation central section, main access doors.



20. Front elevation west section, emergency exit door.



21. Central section, Loft access hatch to entrance foyer.



22. Loft space.



23. Loft space, spalling concrete.



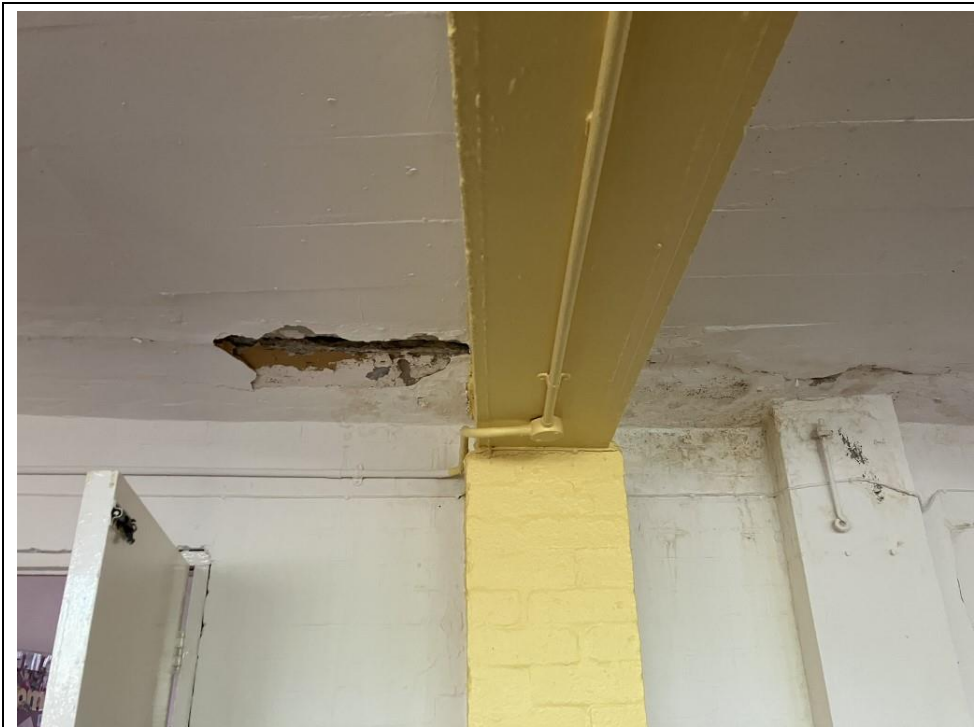
24. Ground floor east section, typical painted concrete board ceiling.



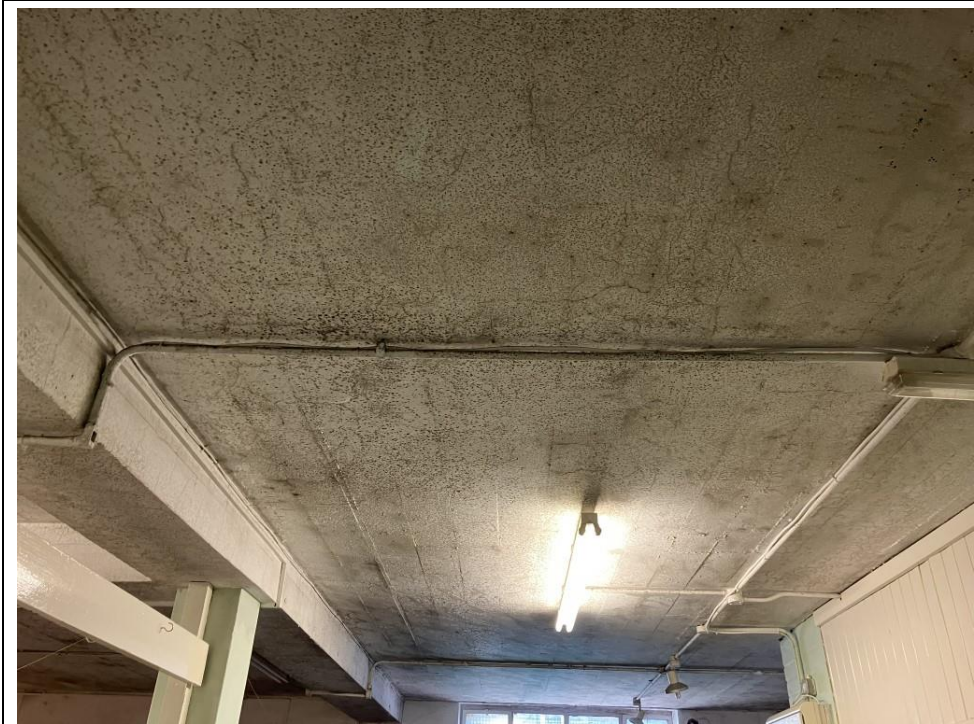
25. Ground floor east section, typical mould growth.



26. Ground floor east section, typical water ingress stain.



27. Ground floor east section, indicative ceiling failure.



28. Ground floor west section, typical mould growth.



29. Ground floor east section, stained painted masonry wall.



30. Ground floor east section, stained painted masonry wall.



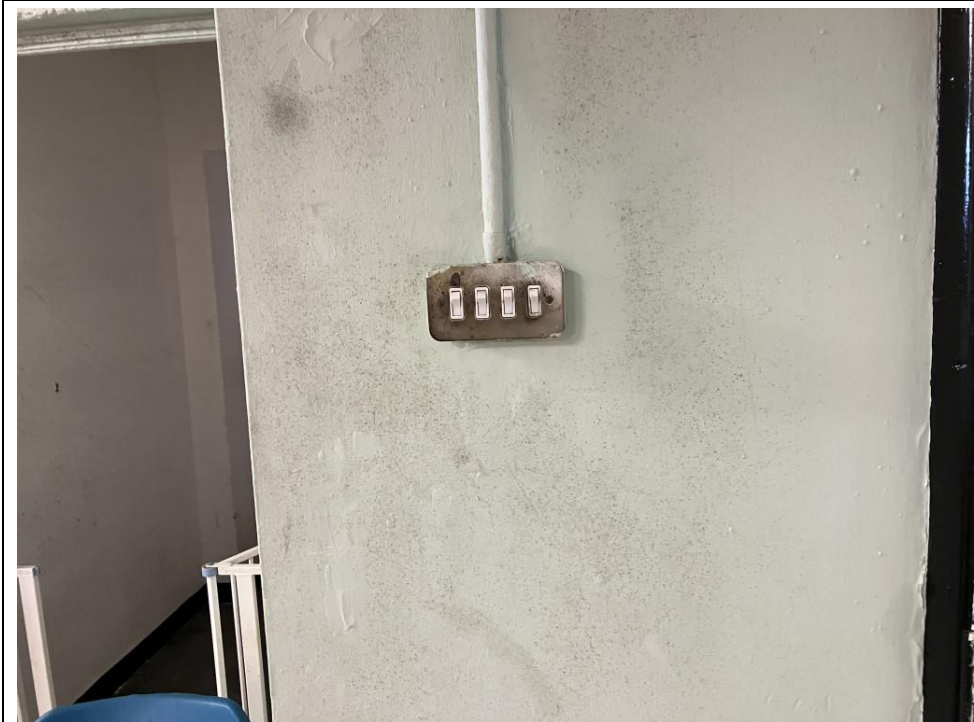
31. Ground floor central section, stained and flaking paint finish.



32. Ground floor central section, moderate crack.



33. Ground floor central section, failed wall tiles.



34. Ground floor west section, indicative mould growth.



35. Ground floor west section, indicative mould growth and cracking.



36. Ground floor west section, indicative mould growth and staining.



37. Ground floor west section, indicative cracking.



38. Ground floor east section, indicative carpet staining.



39. Ground floor central section, timber floor.



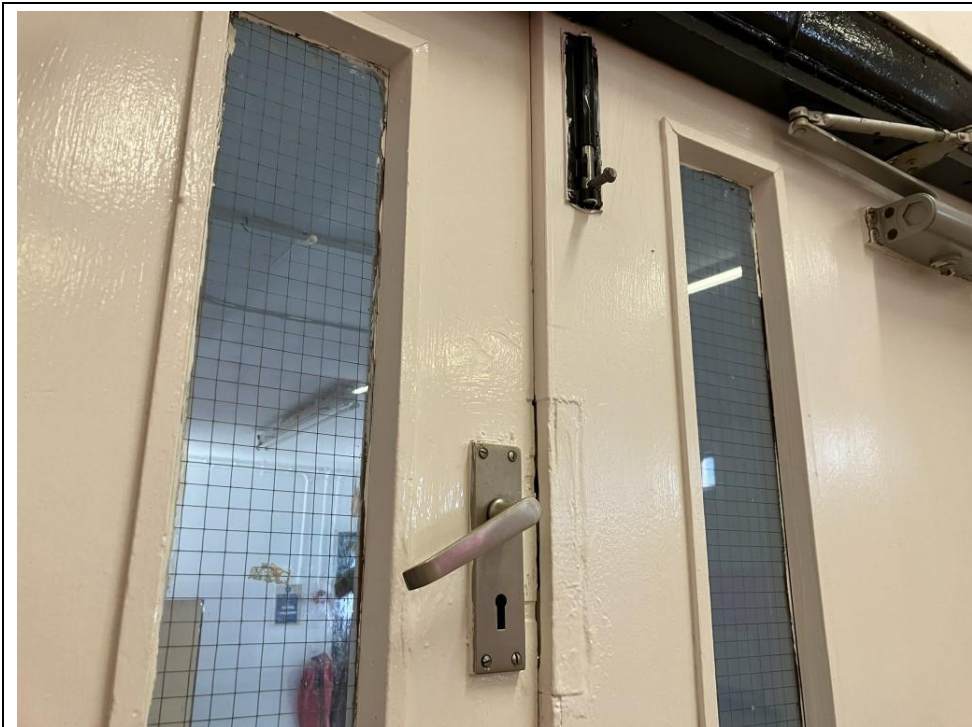
40. Ground floor west section, indicative mismatching floor.



41. Ground floor central section, typical Crittall style window.



42. Ground floor east section, fire door compromised to form a "Dutch" Door.



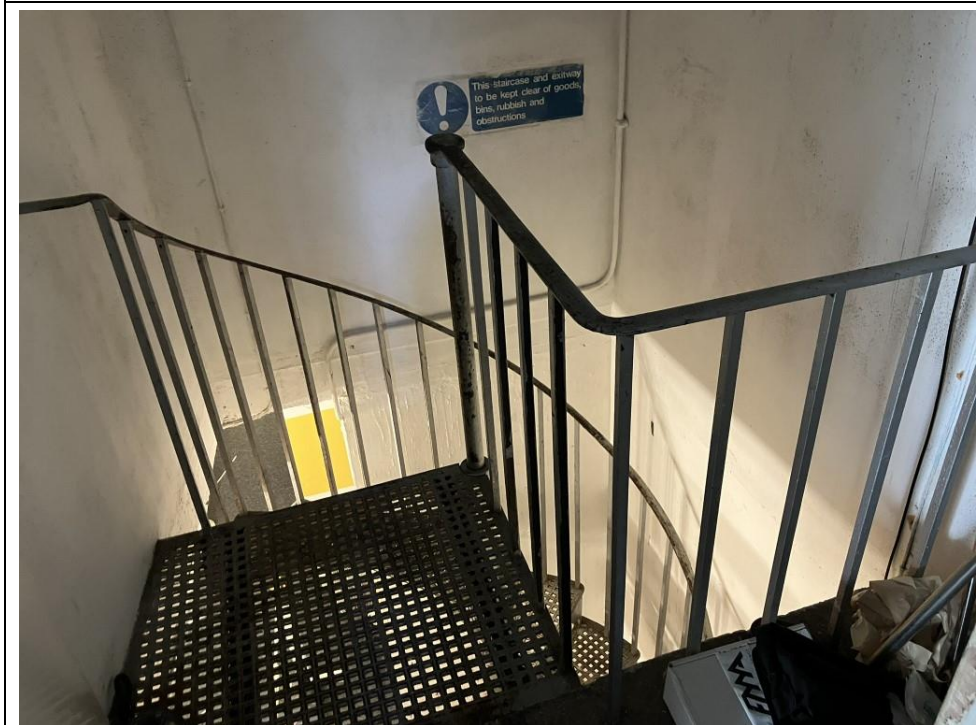
43. Ground floor central section, door ill fitting.



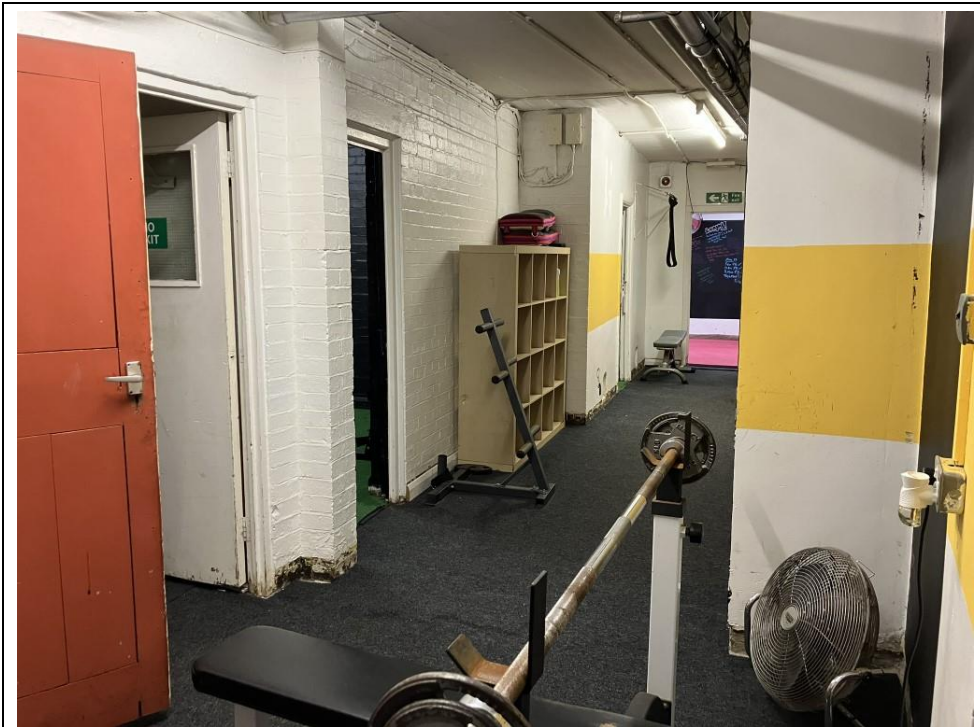
44. Ground floor west section, example of prior tenant's abandoned fittings.



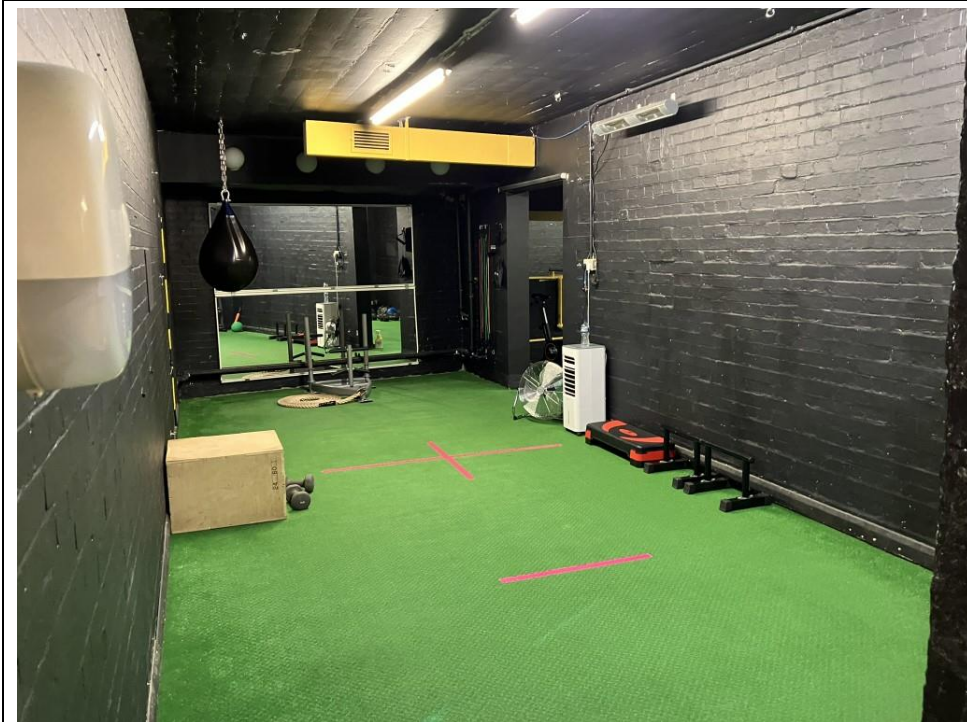
45. Ground floor east section, example of prior tenant's abandoned fittings.



46. Ground floor to basement stairwell.



47. Basement, indicative condition photo.



48. Basement, indicative condition photo.



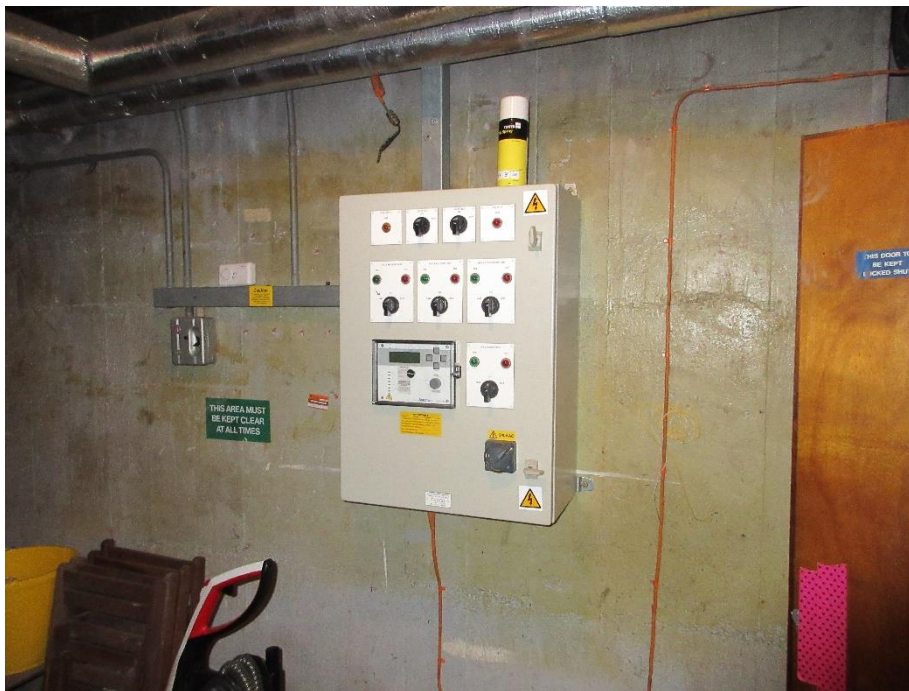
49. Basement, indicative condition photo.



50. Gas fired boilers in the basement plant room, isolated and not operational at the time of our survey.



51. Incoming gas service, utility meter and solenoid valve within the basement plant room.



52. Control panel serving the mechanical services, all isolated.



53. Extract fan serving the basement



54. Extract fan serving the WC



55. Typical radiator in the main hall, provided with LST cover



56. LTHW connections on the LST radiators are exposed and some are show signs of leaks / corrosion



57. Other signs of leaks / corrosion on the LTHW system



58. Aged cast iron radiator



59. Poorly supported check meter on the mains water service at basement level, resulting in excessive pressure applied to connections



60. Cold water storage tank in the roof void



61. Mixture of pipework materials, lead, copper, steel



62. Lead pipework on the domestic and waste services. Waste pipe is unsupported and now not laid to a fall



63. Kitchen extract fan is isolated and temporarily covered



64. Incoming electrical supply, utility meter and distribution board



65. Typical aged distribution board, no circuit schedule



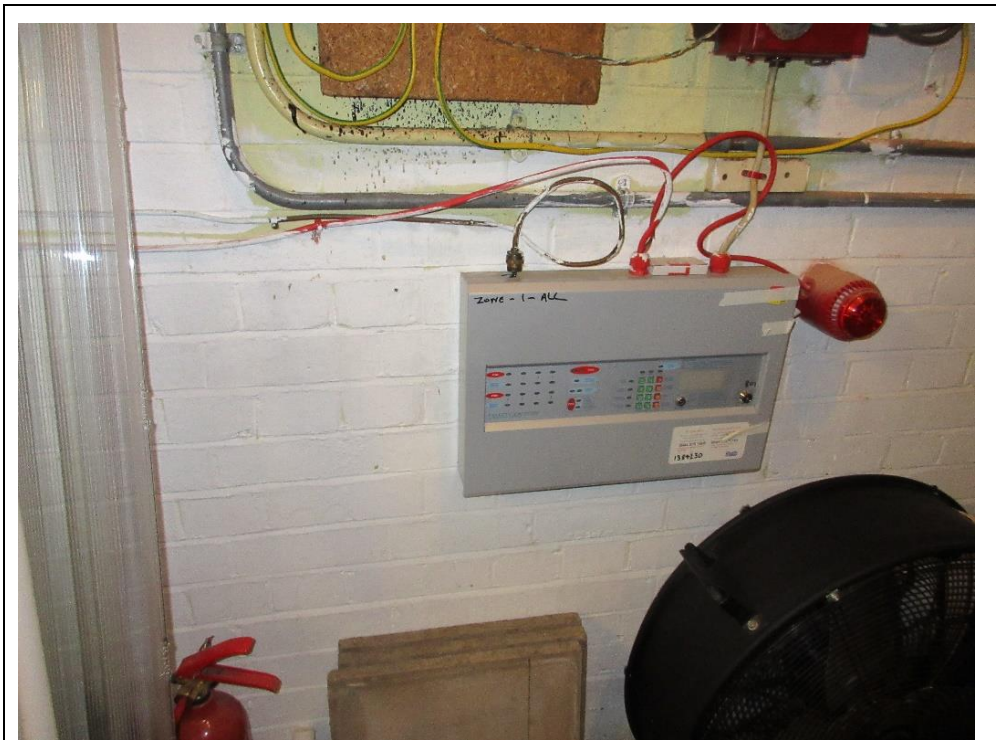
66. Typical aged fluorescent lighting and emergency lighting



67. Typical poor lighting modification / repair on site



68. Typical emergency light, emergency lighting and signage should be reviewed on site and additional service provided where required



69. Fire detection and alarm panel at basement level



70. Fire alarm sounder/beacon

Appendix BIR1

Scope of Service and Limitations

The Limitations applicable to our work have already been confirmed to you. These Limitations are repeated on the pages that follow.

Appendix BIR2

Background Information

This section sets out general information to assist understanding of some of the technical issues within the report. Further information may be found in Watts Pocket Handbook.

Deleterious or Problematic Materials

The presence of deleterious materials in a building may affect its market value and could, in severe cases, result in element failure or affect the health of persons working or living there.

The reaction of investing institutions to these materials depends on a number of factors and often the presence of a deleterious substance will not prevent a purchase. However, great care must be taken to assess the actual risks or consequences involved, so that a value judgment can be made.

Over the years a variety of building materials have been shown to perform in ways that are hazardous to people or, in the alternative, ways that were not anticipated. The property industry has, often unfairly, tagged these materials as deleterious – a concept that can be shown to be flawed in many cases. Without doubt, materials such as asbestos and lead can be hazardous, but other materials, when used in accordance with their known working parameters can perform perfectly well.

Materials Hazardous to Health

The more common hazardous materials, and associated risks, are identified in the following table.

Materials	Common Use	Use Risk
Lead	When used in water pipes and lead paint (lead roofing materials pose little or no risk).	Risk of contamination of drinking water in lead pipes, or from lead solder used in plumbing joints. Risk of inhalation of lead dust during maintenance of lead-based paint. Risk to children of chewing lead painted surfaces (Pica). Concentration of lead in paint now generally much reduced. Beware of lead content in brass fittings.
Urea Formaldehyde foam	Cavity wall insulation. Some insulation boards but rare in UK.	There is some evidence that UF foam may be a carcinogenic material although this is not proven. Vapour can cause irritation. Poorly installed insulation can lead to passage of water from outer leaf of brick to

		inner leaf in cavity wall situation. There are some worries over formaldehyde used as an adhesive in medium density fibreboard and chipboard, but this is likely to be a problem only in unventilated areas with large amounts of boarding.
Asbestos	Commercial and residential buildings as boarding, sheet cladding, insulation and other uses particularly in the 1950s, 1960s and 1970s.	Airborne asbestos fibres may be inhaled and eventually lead to asbestosis, lung cancer or mesothelioma.

Materials Damaging to Buildings

Those materials which may affect building performance or structure are identified in the following table.

Materials	Common Use	Use Risk
Aluminium Composite Materials	Rainscreen cladding systems	Depending upon the type of core, it is unlikely that the panels will satisfy a requirement for non-combustibility; this is particularly relevant for buildings >18m high that contain sleeping accommodation. The type of insulation used behind the panel is of critical importance; insulation composed of phenolic foam or polyurethane materials have been shown to perform badly in fire simulation tests.
Calcium silicate brickwork	Used in lieu of concrete or clay bricks, often as an inner leaf in cavity work. Often cited as deleterious but if used	Calcium silicate brickwork shrinks after construction with further movement due to wetting. Construction must provide measures of control to distribute cracking. Concrete bricks may display a similar propensity to

	correctly will perform well.	shrinkage and again care must be taken in the design of movement joints, etc.
Calcium chloride concrete additive	Commonly used in in-situ concrete as an accelerator and often added in flake form. Often found in buildings constructed before 1977. (May also be present from atmospheric or traffic exposure).	Reduces passivity of concrete in damp conditions. Subsequent risk of corrosion of steel reinforcement.
Composite Cladding panels	Usually of steel or aluminium with a core of mineral wool or thermosetting foam. Some panels contain polystyrene foam. Of the rigid foam types, there are two varieties- PUR and PIR. Only PIR is likely to satisfy insurance companies.	Combustible cores such as polystyrene and PUR can, in the event of a fire, result in total loss situations and are generally discouraged by insurance companies who may impose high deductibles or refuse cover altogether. Mineral wool cored panels or those with PIR cores are more likely to satisfy Loss Prevention standards. Since 2000 PIR is more likely to have been used; prior to this most foams were PUR.
High Alumina Cement (HAC)	Mainly used in the manufacture of precast X or I roof or floor beams together with some lintels, sill members, etc. between 1954 and 1974. HAC was first produced commercially in the UK in 1925.	Strength of concrete can decrease significantly, often when high temperatures and/or high humidity is involved. Defects may be due to faulty manufacture.

Sea dredged aggregate not in compliance with BS EN 1260 (previously BS 882)	In-situ concrete or precast concrete.	May contain salts such as sodium chloride. If salts are not properly washed out, there is a risk of corrosion reinforcement. Provided the aggregates are properly washed and controlled in accordance with British Standard requirements, the indications are that there are no greater risks involved than with the use of aggregates from inland sources. Risk of inclusion of reactive aggregates that could contribute to ASR, although this is unlikely with most UK-sourced aggregates.
Mundic blocks and Mundic concrete	Concrete blocks and concrete manufactured from quarry shale commonly found in the West Country.	Loss of integrity in damp conditions. Further research required to identify level of risk across the country.
Woodwool slabs (also woodcrete and chipcrete)	Often used as (a) decking to flat roofs, or (b) as permanent shuttering.	Use in (a) may be considered acceptable. Use in (b) as a permanent shutter may result in grout loss (honeycombing) or voiding of concrete near to or surrounding reinforcement, particularly with ribbed floors. May result in reduced fire resistance, reinforcement corrosion or in extreme cases loss of structural strength. May be repaired by application of sprayed concrete. Condition investigated by cut-out removal of woodwool in many locations.
Brick slips	Typically, 1970s and 1980s to conceal flow nibs in cavity walls.	Risk of poor adhesion, lack of soft joints can transfer load to slips and cause delamination.

Materials that can have harmful effects on buildings

Materials that have not been classed as hazardous or deleterious, but which can have harmful effects on a building are identified in the following table.

Materials	Common use	Use risk
Clinker concrete	Typically, late 19th and early 20th century construction for fire resisting floors reinforced with steel joists.	In damp conditions, produces sulphuric acid from combustion products and unburnt coal in the clinker concrete has corrosive effect on steel joists leading to loss of section.
Masonry encased steel	Typically, late 19th and early 20th century construction.	Corrosion of steel frame due to poor protection against moisture and corrosion. Results in cracking and possible dislodgement of building stone.
Marble cladding	Late 20th century construction using thin stone panels as cladding (does not affect ashlar).	Natural characteristics of calcitic and dolomitic marbles lead to anisotropic movement and thermal hysteresis. Bowing and sugaring of marble panels is prevalent leading to eventual failure. Process is irreversible.

Composite Cladding Panels

Insurance companies may take a cautious view of the use of composite panels in buildings and weight their premiums accordingly. In some cases, insurance cover may be refused, or offered only on specific terms and so it is important that the existence of these panels be disclosed as soon as is practicable and before contract.

Certain forms of insulation (mainly thermoplastic materials such as expanded polystyrene) can contribute to a serious fire that has already developed in a building and can, if insecurely fixed, permit facing panels to delaminate explosively. Such problems are more likely to occur with large, self-supporting panels such as are found in food stores than with external wall or roof panels which are mechanically fixed to sheeting rails, but unless the panels can be shown to have approval to LPS 1181, the panels may attract adverse attention.

A variety of different cores are available, but of these only those containing mineral wool or PIR are likely to prove compliance with LPS 1181.

Testing of the core is usually sufficient to draw a distinction between the types of core material (e.g. PUR or PIR) but it is unlikely to confirm that the panel has been manufactured in conformity with the standard.

It is important not to judge the performance of a building during a fire simply by reference to the use of composite panels even if these do not comply with LPS 1181. A number of risk mitigation measures can be deployed such as:

- A sprinkler system
- Management of arson risks
- Management of pallet or cardboard storage
- Battery charging areas are located remote from panels
- Replacement of damaged or perforated panels.
- Good housekeeping
- Welding or heat-producing processes take place in areas remote from the cladding

Radon

Radon is a radioactive gas that occurs naturally in the ground. It occurs when uranium decays. Uranium is found in small quantities in all soil and rocks. Decaying uranium turns into radium and when radium, in turn, decays, it becomes radon. Uranium can also be found in building materials derived from the rocks.

Radon rises through cracks and fissures in the ground into the air. Outdoors, radon is diluted and the risk it poses is negligible. Problems occur when it enters enclosed spaces, such as a building, where concentration levels can build up. When this happens, it can cause a significant health hazard to the occupants of a building by increasing the risk of lung cancer.

Radon is everywhere, but usually in insignificant quantities. General technical information on Radon can be obtained from the Health Protection Agency (HPA). Their website address is www.hpa.org.uk

A copy of the report containing the Indicative Atlas of Radon of England and Wales with place names can be downloaded from the following website address:

http://www.hpa.org.uk/web/HPAwebFile/HPAweb_C/1204186227787

Information on radon in Scotland may be found at:

http://www.hpa.org.uk/webw/HPAweb&HPAwebStandard/HPAweb_C/1240386976401?p=1197637096018

Data concerning levels of Radon in Ireland has been available from the Radiological Protection Institute of Ireland (RPII) since the late 1990's. Their website address is <http://www.epa.ie/radiation/radonmap/#.Vt8vZk3cuUk>

Electromagnetic Fields (overhead and buried cables)

There has been concern that electromagnetic fields from both natural and artificial sources can cause a wide range of illnesses such as blackouts, insomnia and headaches to depression, allergies and cancer. Artificial sources commonly comprise overhead or subterranean high voltage electrical power cables.

It is suggested that the electrical discharges from these high voltage cables upset the balance of minute electrical impulses employed by the human body to regulate itself in much the same way as television and radio signals can be disrupted.

Controversy and uncertainty prevail with regard to this matter; no strong evidence that is generally accepted to be conclusive has been developed to prove or disprove this alleged hazard. More information is available from the Health Protection Agency:

<https://www.gov.uk/government/collections/electromagnetic-fields>

Microwave Exposure

Health concerns exist with regard to microwave emissions from transmissions masts forming mobile phone networks. Conclusive guidance is not available at present regarding the health risks.

Ofcom provides information regarding the location of each operational externally sited mobile phone base station in the UK. This and other information can be accessed by their website address <http://www.sitefinder.ofcom.org.uk>

Invasive Vegetation (Japanese Knotweed and Giant Hogweed)

Japanese Knotweed was introduced into the UK/Ireland (Eire) in the 19th century. It grows vigorously and can cover large areas to the exclusion of most other plant species. It has been known to grow through bitumen macadam, house floors and sometimes through foundations.

Japanese Knotweed is a highly invasive plant and is not easy to control due to its extensive underground rhizome system, which enables the plant to survive when all above ground parts of the plant are removed. It grows to a height of about 3 metres and is formed from stiff purple speckled stems or canes resembling bamboo. The canes grow densely in the summer and die back in the autumn with white flowers appearing late in the season. The costs incurred in control of the plant are significant.

In the UK it is an offence under the Wildlife and Countryside Act 1981 to cause the growth of Japanese Knotweed in the wild. Any waste material arising from attempts to control this plant should be disposed of in accordance with the Environmental Protection Act 1990 (Duty of Care) Regulations.

Giant Hogweed closely resembles Common Hogweed (excepting for its size) and can only grow up to 7 metres in height. The plant is perennial, flowering from mid-May through to July with white umbrella shaped clusters of flowers up to 0.8 metres in diameter. Stems of the plant can grow up to 10 centimetres in diameter and are generally dark reddish purple in colour. Leaves are deeply incised whilst leaf stalks are hollow, spotted and bristled.

More information regarding Japanese Knotweed and Giant Hogweed can be obtained from <https://www.gov.uk>

Workplace Health and Safety Legislation

European directives on workplace health and safety are legally binding and have to be transposed into national laws by the Member States.

These directives set out minimum requirements and fundamental principles, such as the principle of prevention and risk assessment, as well as the responsibilities of employers and employees.

[Council Directive 89/654/EEC](#) of 30 November 1989 sets the minimum safety and health requirements for the workplace. Individual member states have implemented specific legislation and whilst there are variations, the subject headings in this report deal with the subject matter in broad detail. For details of national legislation, please refer to the Europa website:

<http://osha.europa.eu/data/legislation/2>

Asbestos

European legislation has sought to prohibit the use of asbestos, and to set strict standards for the protection of workers when they may be exposed. Individual member states also have their own specific requirements. Further general detail may be found at:

<http://osha.europa.eu/en/publications/factsheets/51>

Disability Discrimination

Disability covers both physical and mental impairments and covers all employees and members of the public with long term or progressive conditions as well as people with more stable disorders.

Policies relating to people with disabilities reflect the diversity of cultures and legislative frameworks in the EU Member States: the definitions and the criteria for determining disability are currently laid down in national legislation and administrative practices and differ across the current Member States according to their perceptions of, and approaches to, disability.

The general comments given in this report are based upon guidance within the UK which has well developed standards. Country specific legislation can be referenced at:

http://oshea.europa.eu/en/good_practice/priority_groups/disability/faq.php



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