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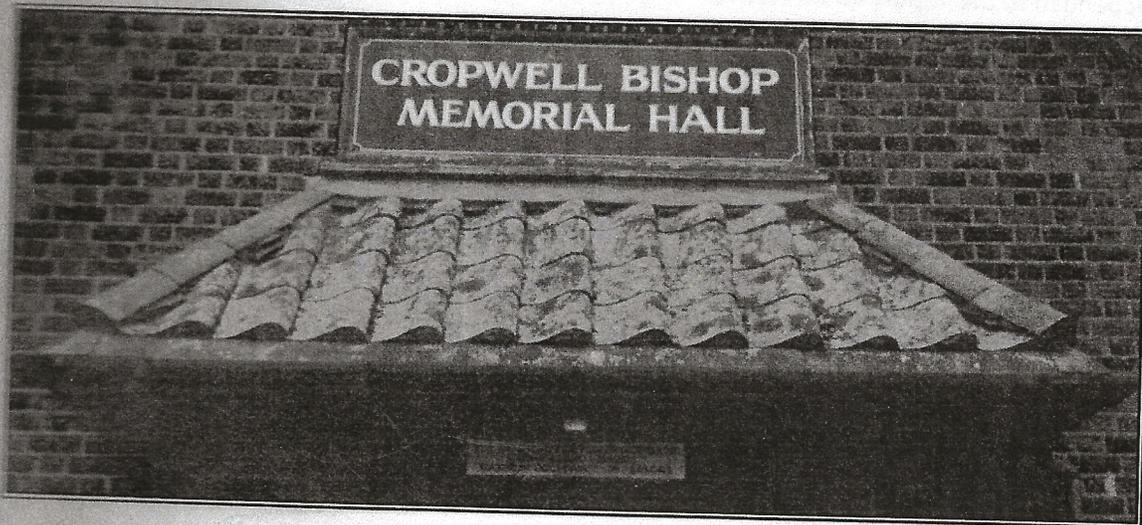
**Cropwell Bishop Memorial Hall**

**Nottingham Road**

**Cropwell Bishop**

**Nottinghamshire**

**NG12 3BP**



**Building Survey**

**A Detailed Property Inspection Report**

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## **Introduction to the Survey**

A building survey provides a detailed picture of the construction and condition of a building. A building survey is a detailed report, and includes:

- \* An appraisal of the method(s) of construction;
- \* An analysis of significant defects revealed and advice on repair or further investigation;
- \* Identification of less significant defects, general disrepair and shortcomings in the physical condition, maintenance and design of the building;

It does not however dwell on minor items of disrepair or general everyday maintenance

## **General Information**

### **Instructions**

We are acting on your instructions as confirmed in our Standard Conditions of Engagement a copy of which is appended to this report for reference.

In accordance with our conditions of engagement, we have not at this stage arranged for any specialist tests or reports on the service installations, but comments on the need for specialist tests and investigations are included.

You are reminded of the general limitations of the inspection in the Standard Conditions of Engagement.

Some areas of the property could not be fully accessed or inspected and cannot be confirmed as being free from defect.

The report is for the private and confidential use of the named clients for whom the inspection has been undertaken and the report has been prepared. It should not be reproduced in whole or part by any means, nor should it be relied upon by third parties for any use without the express written authority of the surveyor.

Property Address:

**Cropwell Bishop Memorial Hall  
Nottingham Road  
Cropwell Bishop  
Nottinghamshire  
NG12**

Customer Name:

Cropwell Bishop Memorial Hall Committee

Inspecting Surveyor: Ian Prince, MRICS MBEng

Signature:

*Ian Prince*

Inspection Date: 4<sup>th</sup> April 2013

**Weather Conditions.**

At the time of inspection the weather was cold but dry.

**Limitations of the Inspection**

Some floors were covered by vinyl and other coverings such as tiles. Where floor coverings were present, these prevented any inspection of the underlying construction.

Stored items beneath the stage and to some of the rooms prevented a full inspection of these areas.

Where walls have been internally lined, there is a risk of concealed defects being present although disruptive investigation is beyond the scope of this report. Further comment has been made in the respective sections.

No access was available to some parts of the roof voids, although inspection of flat roofs externally were made from a surveyors ladder.

Inspection of the drainage system between inspection chambers was not possible. It is assumed the hall is connected to mains drainage, and that there are separate drainage systems for foul and runoff drainage.

The risk of concealed defects must be accepted.

Our instructions are to carry out an inspection of the condition of the Memorial Hall. We have therefore limited this to exclude examination of the adjoining car park, boundaries or playing fields as these are generally beyond the scope of the report. An inspection of those drainage inspection chambers that were accessible has been carried out. Some covers could not be raised however and these are reported as such in the report.

**Type.**

The building is a single storey hall with ancillary rooms and accommodation.

**Age.**

We understand the original building was constructed in the period approx. 1930. Later additions have been added, most notably to the rear in more recent times.

**Tenure.**

The hall is understood to be freehold.

**Use.**

The hall is utilised by various village groups and clubs for activities and in some cases storage of materials. The changing facilities are utilised by the sports clubs, whilst the hall has a timber stage for theatrical and other productions to the rear of the auditorium area.

**Location.**

The memorial hall lies on the West side of Cropwell Bishop village, to the north side of the Nottingham Road adjacent to the playing fields and former canal. The area of the memorial hall is generally level, with a slight rise to the west.

**Accommodation.**

Entrance lobby, Auditorium/Main Hall with raised stage, side hallways to either side of stage leading to rear hallways with rear pedestrian accesses, Kitchen with servery, Boiler Room, Store Room, Gents W.Cs, Changing room, Ladies W.Cs, Disabled W.C. / Shower, Shower Room.

External oil tank, situated in a brick built bund/walls with ventilated corrugated roof.

**Roof Structure and Coverings.**

The main roof to the hall has a lightweight timber framework, visible within the roof void, supporting the main pitched roof coverings of suspected asbestos pan tiles. This covering is relatively lightweight, and whilst likely to contain asbestos fibres, which are a health risk if damaged or broken, it has probably not been replaced in the past due to the associated need to provide a more substantial supporting structure, which in turn would impact upon the walls and foundations. The roof has a secondary underlay of timber, onto which the tiles are fixed, probably utilising battens, although these could not be seen.



The roof therefore is considered to have a limited future life, and any significant deterioration of the roof tiles should be the trigger for the renewal of the hall as a whole. However, from what could be seen, the condition of these tiles appears as though they are likely to remain serviceable for the short to medium term. You may however find the limited number of contractors prepared to work on such a roof may make repairs more expensive.

Some staining to the inside of the main roof void suggests past leakage although this may be old. The area ideally should be checked during heavy rainfall.

Staining was also evident to the inside of the front gable wall adjacent to the purlin roof timber to the right hand side of the building. This appears to be due to leakage from the parapet or flashings above, and if this has not been previously addressed, then a competent roofing contractor should be asked to provide a quotation for renewals and repairs to ensure watertightness. Parapet walls are dealt with below but require repairs and repointing and may be the source of some of this moisture penetration.

Asbestos legislation has meant that removal and disposal of such materials now has a significant cost, which would not have been pertinent in the distant past when the building was first constructed. Therefore these costs will need to be factored into any future replacement. It seems at present though that asbestos legislation has reached a plateau as it now provides protection for workers from its adverse effects, so costs are unlikely to rise significantly unless further legislation is enacted.

The hall has two small pitched tiled roofs to the right hand side, which appear to have been renewed in the recent past. As such the tiles should have a long life and provided maintenance is proactive, these roofs may outlast other elements of the building. Valley gutters should also be maintained in good repair and checked periodically for blockage.

Some evidence of prior leakage was noted to the roof void and with minor rot damage to the timbers. It is presumed that this was treated as part of the recovering of these areas, but if not, then as a precaution, the area should be treated with wood rot preservative.

The flat roof between these two areas is a flat felt roof and appears to have been renewed at the same time. Whilst flat roofs do have a finite life, they normally have a reasonable service life of 8 - 15 years, assuming they are not damaged by other factors. Providing solar protective chippings above this felt will reduce the amount of expansion and contraction of the felt and so maximise the life of the roof in this area.

Other flat felt roofs to the building are however of some age, including that above the right hand side kitchen and to the left hand side of the building. It is not known when these roofs were last renewed and as such must be presumed to be well into their service life and failure of such roofs is difficult to predict with accuracy. Frequent external and internal inspection is recommended to determine any failure before other elements are adversely affected. A lot depends on the age of these roofs and recovering should be budgeted for in the short term. Upstands to all flat roofs should be regularly checked for leakage and continuity as any leakage may result in rot or other deterioration.

The changing rooms to the rear of the hall are part of more recent and substantial single storey extension to the hall and are covered in corrugated sheet steel (commonly known as corrugated iron). Whilst some corrosion is evident, it is likely that as long as the sheets remain adequately secured, they will continue to function as designed and may out last some other elements of the hall. We are lead to believe that a built up flat felt roof covering also underlies this covering although without disruptive investigation this could not be confirmed. However, the metal covering should extend the life as the felt will not be subject to weathering in quite the same way as an exposed felt roof would, although thermal forces may be increased. Care should be taken to ensure that flashings with the adjacent wall are maintained in a waterproof manner and occasional checks and renewals are likely to be required.

They will be relatively noisy during rainy conditions and probably do not provide energy efficiency to current standards, but considering the way the hall is used, this is not considered to be of significant and can be addressed in any eventual rebuild/replacement of the building. Vandalism is more likely to damage such roof coverings than the elements, and it was noted that no edge protection/anti climb barriers are provided to this roof unlike the flat felt roofs to other parts of the building. You may wish to consider the viability of such measures.

The front canopy porch to the hall has a mixture of suspected asbestos cement tiles and clay tiles. At least one of the latter was noted to be damaged and will require replacement. Any contractor should be warned of the presence of suspected asbestos cement tiles adjacent, as these may need to be disturbed in the process and appropriate precautions will be required as noted above.

Hip tiles also appear to require re-bedding in the future and given the likelihood of falling tiles on hall users, these should be checked for security at the same time.

Upstands and flashings to this and other pitched roofs should be periodically checked and maintained in good watertight condition.

### **Rainwater Gutters and Downpipes**

The rainwater goods are formed predominantly in PVC with some remaining cast iron sections. Valley gutters to the roofs appear serviceable although you should note previous comments regards flashings to the roofs.

Rainwater disposal is via plastic downpipes to gulleys at ground level. A number of fixings and older sections would benefit repair or renewal. PVC rainwater goods are jointed using rubberised gaskets, which tend to perish over time. In general, these appear serviceable but dated, and will require routine maintenance consistent with their age. Tests have not been carried out to confirm subsequent connection into an appropriate drainage system.

The gulleys are, in places, overgrown and gulley surrounds would benefit clearance and overhaul in some cases. All downpipes and gullies should be maintained in good condition and be overhauled and checked on a periodic basis. Where downpipes stop short of gullies or the 'foot' of the downpipe is damaged then repairs will be required.

Support brackets and fixings to rainwater goods are prone to corrosion and so their condition should be checked occasionally and renewed where necessary.

As it was not raining at the time of the inspection it is not possible to confirm that the rainwater installation is free from blockage, leakage etc., or that it is capable of coping with long periods of heavy rainfall. Gutters and any gullies should be cleaned out and checked for defects and monitored during inclement weather. In view of trees in the surrounding area, it is recommended that the gutters are annually inspected preferably after autumn leaf fall to ensure that the gutters and downpipes are not blocked.

### **External Walls.**

As previously noted, the original building dates from around 1930 and was of generally lightweight construction. The foundations are therefore also unlikely to comply with today's standards and may compound the reasons for the obvious signs of structural movement to the building. It is presumed that the building insurers are aware of the previous structural movement that has taken place to the building, in case any additional claim were ever required. The sub-soils may contribute to this general ground movement as the sub-soils in the area are generally known for shrinkage in dry weather, or, in wet weather such ground will expand as the sub-soils hydrate and have the opposite effect. In such a situation the possibility of further movement cannot be eliminated. The presence of trees roots may exacerbate any such movements.

It is presumed that reports and structural works carried out in the past, have been carried out in accordance with all relevant local authority consents and approvals and under the supervision of a professionally qualified and competent structural engineer or equivalent.

The building would not comply with today's Building Regulations but it is important to note that such regulations are not retrospective.

### **Main Walls**

The main walls to the original parts of the building are part brickwork and part rendered and may comprise clinker blocks beneath the render, with brick pillar supports which are evident to the walls.

Such construction is inferior to modern day requirements, being only approx. 130mm in thickness to the flank walls in the main and as such will have inferior thermal and weatherproofing qualities, as well as being more susceptible to ground and other associated structural movements. This substandard design increases the risk of damp penetration and structural movement.

There are obvious signs of structural movement to the building with remedial works having been carried out in the past. Whilst the date of the previous structural works including tie bars and bosses is not known, they do appear to have been in place for some considerable time. Further details of past works should be obtained.



External and internal repointing is evident in several areas, whilst structural cracking of render, mortar joints and brickwork continue to be clearly evident.

Unless the building is to be completely rebuilt, it would seem appropriate to maintain the hall as best as possible until such time as a decision can be taken regards a replacement building. Given the presence of tie bars and cracking, it would be uneconomic to consider improving the foundations or walls alone, and as the roof will need replacement and strengthening, a replacement building in the medium term would seem appropriate.

Such cracking damage should be repointed, in the meanwhile, although further cracking is likely to occur given the other evidence of structural movement to the building. The deformation of the gable wall is undeniable and at the time of inspection, we were able to measure a deflection of between 30-40mm in various parts of the upper section of this brickwork. It would however be appropriate for further longer term monitoring to determine whether such deformation is recent or whether it has been present for some considerable time. Such monitoring is recommended in order to give greater certainty to the timescales for any repair or renewal of the structure. A single inspection is merely a snap shot in time and a meaningful assessment should ideally be made over many months by an appropriately qualified Building Surveyor or Chartered Structural Engineer.

Given the existing damage, it seems unlikely that a claim for damage could be made against the insurers, and further investigation of such previous works/discussions with insurers, should be made.

As stated in the overall conclusion however, the hall remains operable and provided no significant deterioration occurs in the short term to the structure, then an expectation that the property may have another five to ten years usage with careful maintenance and repair, would not seem unreasonable, although as mentioned above, longer term monitoring of the structure would provide clarity and is recommended.

The walls to the rear additions appear to be of cavity brickwork in the main, with these measuring around 300mm where accessible. In general these suffer less from structural damage and the cracking and repointed cracking that is very apparent to the front section of the hall is absent from these areas, confirming our assessment that the older parts of the building are those suffering from the structural failure, whilst the later rear additions appear generally serviceable.



Some service openings such as around the soil and vent pipe to the left hand rear addition flank wall and where pipework has become detached or damaged in a number of places, are likely to contribute to the general deterioration of the structure and repairs should be urgently carried out. Such openings may also allow ingress of vermin.



Vermin poison was noted in a tray beneath the stage, indicating there may have been past evidence of such incursions. A specialist pest control expert may be required to effect complete eradication, but ensuring that the exterior is weather and vermin proof will be a pre-requisite.

A mixture of bitumen and blue brick damp proof courses were visible although some areas were concealed. Internally the walls were tested with an electronic moisture meter. Please see the section 'Internal Walls'. Current standards position a damp proof course at least 150mm (6") above external ground levels to prevent dampness entering the structure.

Under-floor vents were noted to the external walls, which are in some cases becoming blocked by vegetation. Such vents are necessary to ventilate the suspended sub-floor timbers to prevent the risk of the onset of rot and beetle infestation. The fact that some have been blocked increases the risk and these areas should be cleared immediately. The risk of rot or other deterioration to these areas must be accepted, but unless other evidence is noted internally, and given the likely limited life of the building, it would not seem to be economic to disrupt the suspended floors at this stage. At the time of inspection no obvious sub-floor hatch existed, although there may be access through screwed down floors in the right hand side rear rooms.

Repointing of damaged brickwork and joints will be required to prevent moisture ingress. Shaling of brickwork is evident and should be stabilised in the short term with proprietary chemicals if required. It is unlikely that brick replacement will be economic on all but the worst affected bricks, but damage especially around the tie bar bosses, may have implications on the tie bars themselves so these areas should be repaired and a quotation

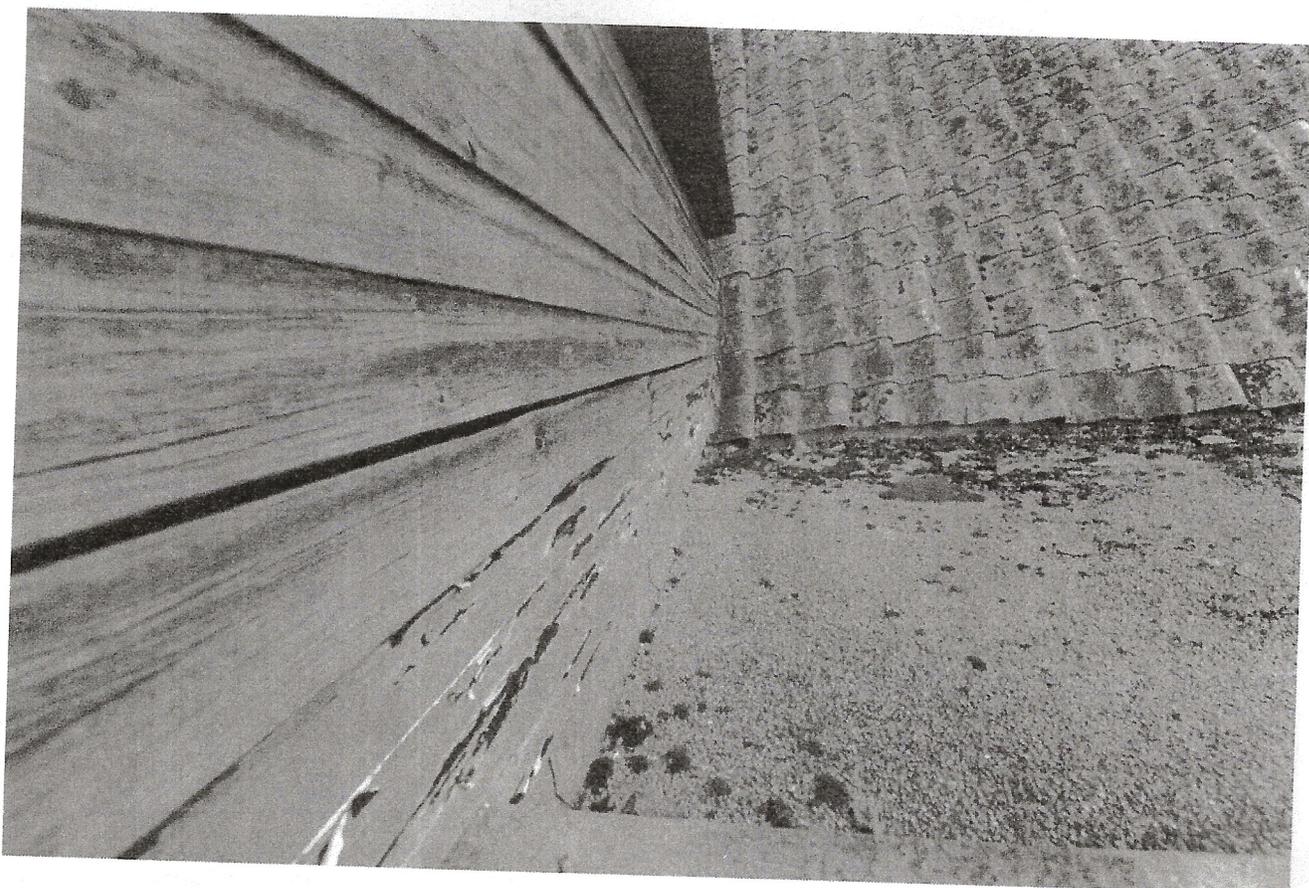
There are a number of parapet walls to the building and these are on the whole, in a very poor condition. Some mortar has eroded completely with bricks likely to be loose and requiring urgent re-securing to prevent injury to anyone passing below.



A secondary defect highlighted by this is that the open jointed brickwork is allowing moisture penetration and damage to the areas beneath. In turn this increase the deterioration to the structure and it is strongly recommended that these areas are addressed immediately and a quotation for repairs should be obtained. Again contractors should be warned of the proximity of suspected asbestos materials and the risks of damaging these areas. Dampness may have allowed rot to occur to adjoining timberwork and the need for associated remedial works cannot be ruled out.



The timber clad vertical wall to the left hand side of the rear addition that faces the road, is in a poor condition. These timbers should be examined and properly prepared / repaired before redecoration. This is also a task that if not carried out in the near future, much more expensive repairs are likely to be required to adjacent elements, especially if damp penetration affects adjacent elements



The render finishes to the exterior walls of the hall, are cracked in places and will require repair to prevent moisture ingress. In view of the age of the building, worn surfaces and loss of render key must be anticipated which will require repair from time to time. Shrinkage and movement cracks should be made good in the short term.

In view of the age of the property it cannot be readily assumed that window and door openings were provided with lintels to support masonry above. Consequently, the need to provide these in the future cannot be ruled out, particularly if you envisage renewing door or window frames. Walls may incorporate concealed timber lintels, which in time can deflect or decay.

Whenever former wall openings have been closed up, the detailing necessary to prevent damp penetration is concealed and so the adequacy of the design cannot be confirmed. As noted above, making good is required where gaps exist adjacent to service penetrations in order to eliminate damp penetration, access for pests and any associated future deterioration. Climbing plants restricted the inspection, may damage the fabric of the building and should be managed to ensure their separation from the structure.

#### **External Joinery – Windows, Doors and Roofline.**

Windows are of replacement PVCu frames with sealed unit double glazing. They appear to be generally serviceable showing no signs of serious defects.

The front double doors and kitchen door are also of PVCu framing the latter with a double glazed panel. These also appear to be serviceable and operation was satisfactory.

Double glazing has a limited life and is prone to deterioration at edge seals. This can sometimes be recognised by moisture between panes but its presence is dependent upon atmospheric conditions, which are, of course, variable, and so failure cannot always be diagnosed during a single inspection. Any guarantees should remain at hand in case of failure.

Doors to the rear of the changing rooms are of timber, and whilst remaining serviceable are beginning to show signs of age and will require thorough preparation and redecoration. Some repairs may also be required. These doors operated satisfactorily.

PVCu frames can vary enormously in quality and an assessment of individual design is beyond the scope of this report. They are less suitable for piecemeal repairs whilst stay mechanisms and fixings can require occasional overhaul. Damage for instance to the sill was noted adjacent to the kitchen front door although repair is unlikely to be cost effective.

It is recommended that seals between the windows, doors and walls are maintained to ensure the areas remain weathertight.

Woodwork at eaves level appears satisfactory but closer inspection is likely to reveal areas of wet rot, for example behind guttering. Some replacement fascia boarding is apparent and this appeared serviceable but as such areas may also contain asbestos elements and any work on such areas must firstly make an assessment as to whether any asbestos elements are likely to be disturbed or damaged and suitable precautions adopted if this is suspected to be the case.

### **External Decoration.**

This is worn and in need of renewal. In places deterioration of timberwork is occurring and a thorough programme of preparation, renewal and repair should be initiated. A quotation from a competent decorating contractor should be obtained in conjunction with a quotation from a builder/joiner for any repairs required. The external paintwork should be maintained to a good standard to reduce the risk of damage and timber decay. Due to the exposed location, redecoration may be required more often than normal.

### **Internal Elements**

#### **Roof Space.**

The main roof space was inspected from the hatch located above the main hall lobby. The fragile nature of the polystyrene ceiling and the height above the floor meant that the assessment was restricted on health and safety grounds. Polystyrene can be a fire hazard unless suitably treated and this should be considered as part of any specialist fire risk assessment of the building in the future. Whilst the polystyrene was presumably applied as a means of insulating the building, no other insulation to this area was apparent.



The roof itself is underdrawn with close-boarded timber through which some tile fixing nails were noted to protrude. As the roof slopes are under boarded, battens and tile fixings are hidden from view. Such boarding is a traditional means of secondary defence against driving rain or snow, now superseded by underlay.

The bracing to the roof is of a non-conventional lightweight design and whilst it has presumably been in place since original construction, the structural movement issues are not assisted by such lightweight designs and may well be placing some pressure on the external walls. Ideally additional restraint should be provided, although the cost effectiveness of this at this stage in the buildings life is questionable.

The roof could not be replaced in heavier materials with such a frame, as the frame is not considered adequate to take heavier loadings and which no longer meets Regulatory requirements, although as noted elsewhere the Regulations are not retrospective. The limited cross bracing provided by the supports to the Polystyrene ceiling may assist stability, but overall the whole roof is considered to be below standard and inadequate. However, given the ultimate desire to replace the whole building at some stage in the future, it is considered appropriate to maintain the roof rather than to replace or improve it as it does appear to be fulfilling its weatherproofing duties satisfactorily at present.

Some staining was evident to the underside of the timber indicating past leakage although no significant leakage was apparent at the time of inspection. The risk of concealed rot must be accepted. Consequently, roof timbers may be subject to occasional damp penetration. On-going maintenance of the roof covering will be required to ensure the structure and its timbers remain protected from the elements and the risk of rot, beetle infestation or other deterioration.

The gable walls are partly visible within the roof void and bricked up gable windows are visible. Please refer to previous comments regards the distortions to the gable wall.

A hatch to the right hand side room allowed sight of the roof void to part of this area. The roof above this area has been renewed and within the roof void, a layer of insulation has been laid although the depth of insulation would not meet current recommendations.

It is essential for insulated roof voids with an underlay to be ventilated to reduce the risk of condensation and consequent rot to roof timbers. Improvements may need to be made.

Some evidence of prior moisture leakage was apparent and treatment of the apparently rot affected area, even if currently dormant, is recommended.

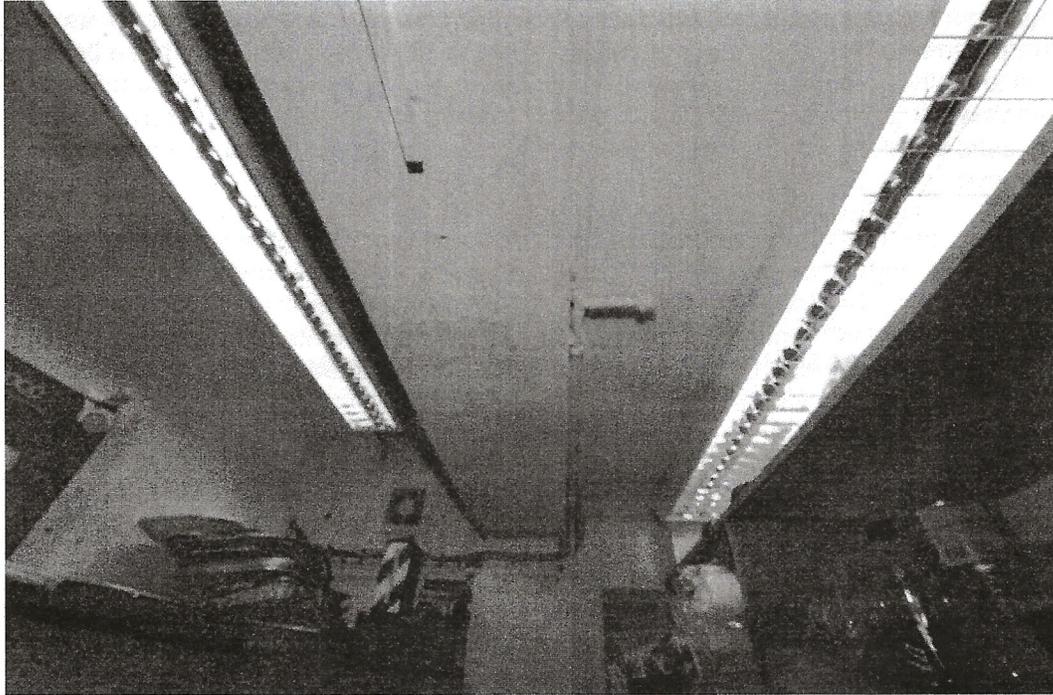
No access was available to the second right hand side roof void, nor was there any access to areas beneath flat roofs. The small areas where the close boarded roof has been exposed and painted within the corridors were examined but the risk of concealed defects above these areas must be accepted. You are referred to previous comments regards the Roofs.

### **Ceilings.**

As mentioned above, there are some areas where the under-boarded timber provides a ceiling, whilst timber also provides an inner ceiling to the front inner lobby. Polystyrene sheet has been provided to the auditorium/hall and the comments made above regards fire resistance should be carefully considered. Should a fire occur there is a serious risk that this material will melt and burn giving off poisonous fumes and possibly spreading the fire. Such sheets were likely installed to provide additional insulation and improve acoustic qualities.

Plasterboard ceilings are to be found predominantly in the rear rooms and these appear to be generally serviceable. Plasterboard is susceptible to surface cracking, particularly at joints between boards and at junctions with walls, and making good may occasionally be necessary when redecorating.

It is feasible that some older ceilings may be formed of asbestos based boards although without disruptive investigation and testing this could not be confirmed. Such areas should therefore not be disturbed in any way that might release any fibres if present.



Cracking was evident to some areas, which is likely to reflect upon the general movement and thermal changes to the building. Cracking evident to the beam located in the store room, should be monitored although where adjacent structures have deflected, then such associated cracking is not unexpected. Minor repair should be carried out when next decorated, although care should be taken to ensure the areas contain no asbestos components.

### **Walls.**

The internal faces of the outside walls are predominantly faced with plaster, painted brickwork or timber. Internal walls and partitions are a combination of solid and lightweight construction. Where there are linings or stored goods it is possible that dampness or other defects could be concealed. In a number of places, repairs have been carried out, presumably to repair previous cracking and given the general structural instability of the building, such works will be ongoing and should be budgeted for until such time as the building is replaced. The tie bars are visible both internally and externally and should not be damaged or disturbed.

The distortions notable to the gables are mentioned above and ideally should be monitored to determine whether the movement is progressive or stabilised. Any progressive movement may shorten timescales for possible replacement of the building, but without longer term monitoring this cannot be confirmed. Cracks should be repaired as required.

It was noted that some damage to internal walls and external walls has occurred as a result of damp penetration. In some areas we understand that remedial works have been carried out and whilst there is salting and efflorescence to the plasterwork, no significant meter readings were obtained. Such areas should have the damaged plaster replaced as hygroscopic salts will continue to show unless the areas are replaced with a suitable salt retardant additive.

However, where high meter readings were obtained including in the Ladies and Gents W.C.s and in the changing room between, remedial works will be required to remediate the rising dampness and damaged plaster. This will require the services of a competent Property Care Association registered contractor to fully investigate the cause of the dampness and associated defects and provide a report and quotation for remediation of the same.

Seals adjacent to showers will also require renewal to ensure that there is no leakage, which has in places affected adjacent woodwork and plaster. Again a competent timber and damp remediation contractor should be engaged to provide a quotation for repairs to these areas.

Pillars in the auditorium/hall appear to be of timber clad in hardboard sheet material. They are an important part of the structure of the building, although due to the cladding, a full inspection of the condition of the timbers could not be made and the risk of concealed defects such as beetle infestation, rot or deleterious materials, must be accepted.

Condensation and mould damage was noted to a number of areas including for example the Gents W.C. This can be alleviated by proprietary mould treatments and improved heating and ventilation of the area.

#### **Flues.**

There is a balanced flue to the oil fired central heating boiler discharging through the adjacent right hand side flank wall.

#### **Floors.**

The ground floors are a mixture of suspended timber, predominantly to the older sections of the building such as the auditorium/hall. Where walked upon suspended timber floor surfaces were found to be generally firm and even to the tread with no signs of excessive spring or distortion. The floor will require ongoing maintenance and repair consistent with such a timber dance floor and frequent sanding and recoating of the surface is likely to be required.

To the rear, there are predominantly solid floors. Some floor coverings may disguise defects that would otherwise be apparent and the risk of hidden defects must be accepted. Timbers adjacent to any areas of dampness are at risk of rot or other deterioration.

Where areas contain thermoplastic tiles and floor coverings, these materials may have an asbestos fibre content. These should not be damaged or disturbed in any way that might release any fibres present. Only laboratory analysis of the areas could determine if asbestos is actually present. Other areas have vinyl floor coverings, which conceal the floor surface beneath.

New timber flooring has been provided where presumably the former subfloor boiler room existed. No floor voids have been inspected due to lack of adequate access. (Please also see comments made regards sub floor ventilation).

As mentioned elsewhere in this report sub-floor ventilation to the timber ground floor is inadequate and additional air bricks should be inserted. At the same time a precautionary check of floor timbers (including under floor areas) should be made as inadequate ventilation may have allowed rot to occur.

The floor slab in the solid floored areas to the rear of the building, such as the changing rooms, halls and W.C.s, in places, have settled below the level of the adjacent skirting boards. Solid floors can consolidate after construction leading to hollows beneath the surface or, in extreme cases, substantial deflection. Damage can also be caused by expansion or impurities contained within the sub-floor filling.

It may also be due to subsequent floor and wall movements of the building although this would seem less likely despite other movements to the building, No signs of progressive movement in this respect, in these areas, were noted.

However the signs of dampness to some of the adjacent areas may be indicative of a failed damp proof course, poor site practice when these areas were extended, contaminated or inadequate sub floor fill. Some solid floors without an inbuilt damp-proof membrane rely upon the surface finish to provide a degree of damp proofing. This is less effective and more susceptible to failure especially if disturbed and can cause unexpected localised areas of damp in adjacent walls and potential decay in timbers in contact, for example skirting boards.

No action is however recommended beyond the alleviation of the dampness, given the short likely future life of the remainder of the building, which would likely render improvements uneconomic.

#### Internal Joinery.

Accessible doors and windows were checked to establish the ease with which they may be opened and shut. Those that were checked are serviceable but occasional maintenance will no doubt be required. Some older timber doors contain glazed panels that have been painted over. The glazing is unlikely to be of current standards and care in use should be observed to prevent damage which might affect users.

As previously noted, pillars are covered in boarding concealing the condition of the timbers beneath. No evidence on the surfaced of significant deterioration was apparent although loose boarding should be re-secured.

There appear to be folding panels/doors to either side of the stage although these do not appear to have been used in recent years and their operation was not tested.

The small staircases to either side of the stage are steep, are considered a health and safety hazard and would not meet modern standards. Care in use must be taken and improvements should be considered, although the space available for improvement is limited.

Fitments in the kitchen appear to be a comparatively modern range of units and whilst not inspected in detail, do appear to be serviceable. Other cupboards were randomly opened and checked and no significant defects were apparent.

#### **Internal Decorations.**

Marks and stains were noted but are consistent with normal wear and tear. Some additional localised repair to blemished or damaged finishes may be necessary and may be concealed by stored items. The paint finishes may contain lead and specialist advice should be sought prior to working these areas.

#### **Cellar/Basement.**

We were informed that the former basement/boiler room has been filled. Some external holes in the walls adjacent should be filled and internal pipework is presumed to be isolated but this could not be confirmed.

#### **Thermal Insulation.**

As noted previously, there is some very limited roof void insulation to the accessible right hand side pitched roof addition, but the presence of any insulation to the flat roofed areas could not be determined. Expanded polystyrene has been provided to the main auditorium presumably as a means of retaining heat. Referral to previous comments should be made.

Short-term improvements should be contemplated but given the often lengthy payback periods in terms of saving, these may not be cost effective, if the future life of the building is limited.

Plumbing and pipework should however be adequately insulated as freezing could occur in colder months and with the building not having twenty four hour occupation, the risk of such problems occurring is more likely.

Generally due to the nature of the lightweight construction, the thermal insulation properties of the building will be very poor compared to a modern equivalent building, and this can be addressed when the hall is eventually rebuilt which will have to be to modern day Building Regulation standards.

Heat loss through walls of reduced thickness will be considerable unless altered or insulation provided.

Where condensation has occurred, with black mould growth evident, improvements are recommended.

## Structural Defects

There is evidence of significant structural movement to the main building. This affects more than one element of the main fabric and has been addressed in part previously without fully remediating the problem. Potentially costly repairs are required and you should obtain competitive estimates for remedial work, although it is likely that in the short to medium term it would be much more cost effective to consider rebuilding the hall.

## Timber Defects.

A representative sample of exposed timber was examined and whilst all reasonable care was taken the possibility of concealed defects cannot be entirely ruled out. Indeed, the extent of timber surfaces available for inspection was limited. Properties of this age are always at increased risk of timber decay and wood boring beetle infestation. The walls of buildings this age often incorporate concealed timbers, which are at risk of decay and wood beetle. Timbers in buildings of this age are unlikely to have originally been treated with preservative, increasing the risk of rot. Some signs of deterioration were evident where there has been moisture penetration, especially where rising and penetrating dampness is evident for instance adjacent to the shower to the left hand side room.

As mentioned elsewhere in this report, sub-floor ventilation to the timber ground floor is inadequate and air bricks should be maintained free from obstruction. At the same time a precautionary check of floor timbers (including under floor areas) should be made as inadequate ventilation may have allowed serious rot to occur.

Whenever the presence of dampness has been mentioned in this report, adjacent timbers may be affected by rot, and a precautionary specialist inspection should be made. Where there has been leakage from pipework such as in the main auditorium/hall and possibly elsewhere there is equally a risk of rot and decay in adjacent timbers and remedial works may be required. It is important that the type of decay is properly identified so that appropriate methods of eradication and treatment can be put in hand. This is especially so with dry rot which, in the right conditions, can spread rapidly through a property affecting many building components and materials. If this occurs, remedial works are inevitably very expensive and extremely disruptive.

No obvious signs of widespread active wood beetle infestation were found during the inspection. However, few structural timbers could be inspected. Nevertheless, timbers in buildings of this age are unlikely to have originally been treated with preservative, increasing the risk of wood beetle infestation. Special attention should be paid to under floor areas.

## Dampness.

As described elsewhere, storage and fittings in places restricted our inspection. Random checks were made with an electronic moisture meter for signs of dampness and further investigation is required.

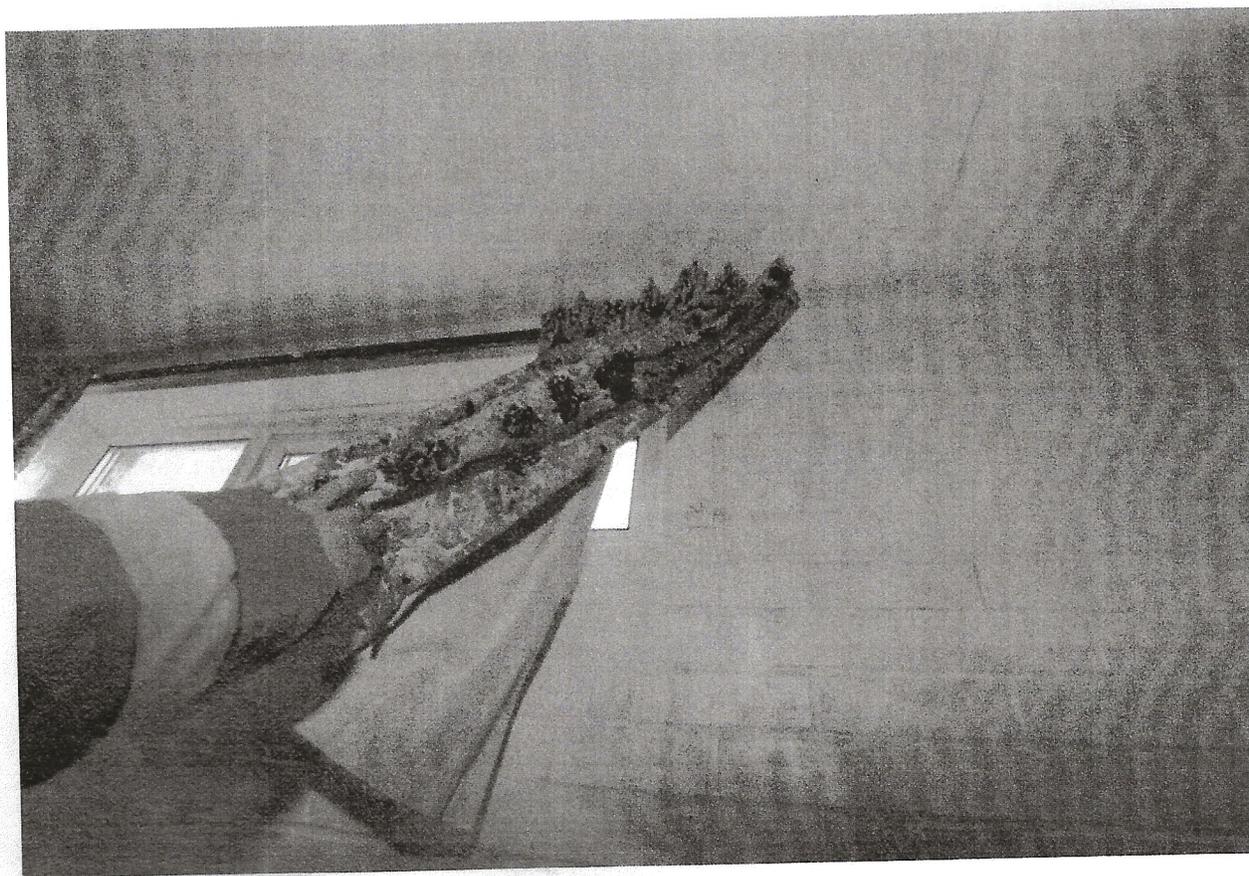
Some areas of the walls displayed signs of efflorescence and whilst some of these no longer produced readings, other areas did produce such damp readings when tested with an electronic moisture meter.

In particular both the Gents and Ladies W.C.s had signs of dampness to the walls and further investigation is required to determine the causes. The most likely cause is rising damp and specialist repairs and treatments may be necessary. The horizontal damp proof course would appear to be ineffective in places.

You are therefore recommended to instruct a specialist Property Care Association (PCA) registered contractor to investigate the cause and full extent of these faults and to carry out appropriate remedial work and allied repairs. Such repairs are likely to include re-plastering and possible timber replacement. Special attention should be paid to the renewal of salt contaminated plaster but this will involve disruption to any adjacent fittings and damage existing decorations.

Corrosion evident to the radiator pipework in the auditorium indicates previous leakage. This may have affected concealed timbers and again further investigation is recommended.

### **Condensation.**



Evidence of black mould from excess condensation was noted, for instance, but not necessarily restricted to the Gents W.C. walls.

The control of condensation involves maintaining surface temperatures above the dew point (the humidity related temperature at which water vapour turns into moisture) and the provision of adequate thermal insulation and proper ventilation. The extent of condensation in a dwelling will depend not only upon its orientation and construction, but also on variable factors such as weather conditions, lifestyle and how the property is heated and ventilated. Unchecked condensation can cause potentially toxic mould, which is harmful to health. This often begins as black spot mould which invariably signifies a condensation issue as opposed to rising or penetrating damp. The control of condensation can often be significantly improved by installing extractor ventilators in bathroom, kitchen and utility areas with ducts arranged to disperse any moisture-laden air to the exterior. This will help remove water vapour at source. The extractors should be operated, preferably automatically, whenever such rooms are in use and ideally set with a suitable over-run facility.

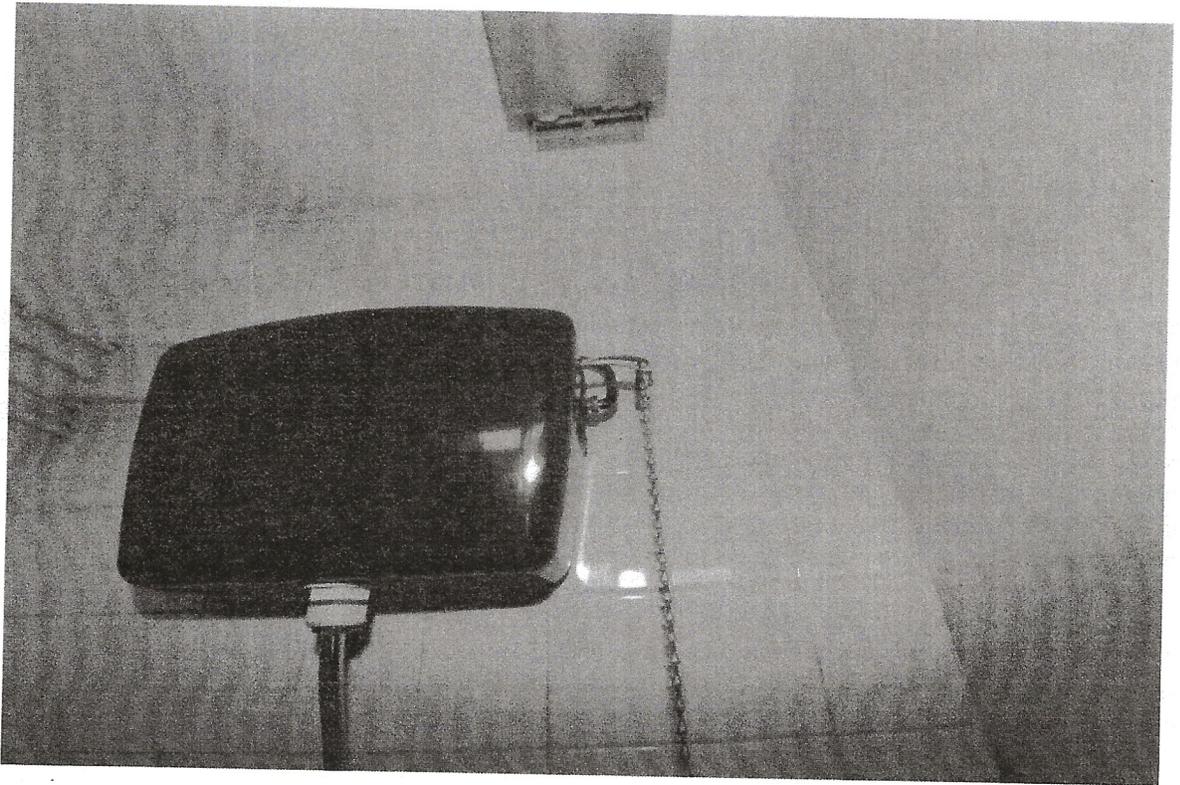
## **Services.**

### **Electricity Supply.**

Mains electricity is connected. Current guidelines, however, advise that electrical installations should be tested periodically by an ECA/NICEIC registered electrician and you are recommended to consider this advice. We have not had sight of any documentation of past tests. Meters are located in a cupboard to the right hand side of the kitchen. Some damage was noted to electrical light fittings that will require repair.

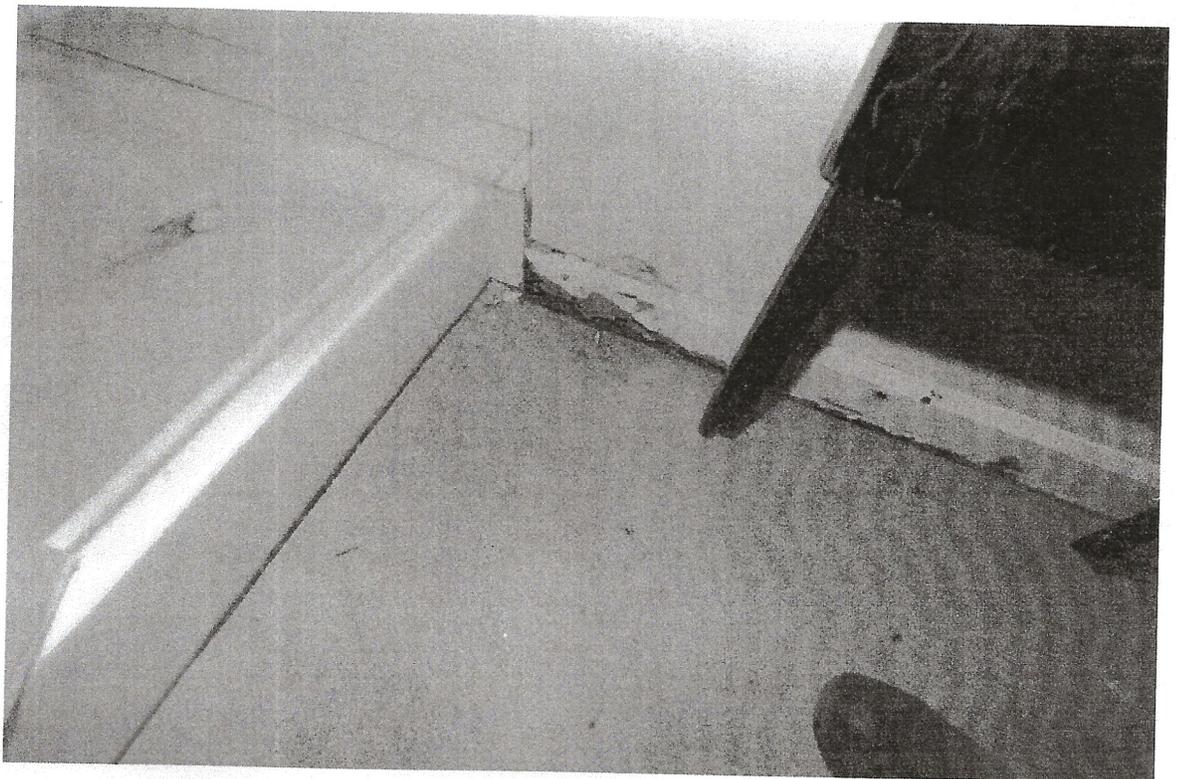
### **Sanitary Fittings**

The fittings are a mix of dated and more modern styles, which are serviceable although subject to normal wear and tear. They have not been inspected in detail.



Some sanitary fittings may incorporate asbestos fibres and specialist advice should be obtained prior to any work being carried out to such items. In particular seats, covers and cisterns in some cases may have an asbestos content, but only laboratory analysis can confirm.

Flexible sealants must be maintained at the junction between some sanitary appliances (particularly around the showers) and surrounding wall/ledge surfaces to minimise the risk of water penetrating to areas beneath. The seals should be regularly checked as occasional renewal will be required.



Some leakage was apparent to the left hand side shower room and damage has occurred to adjacent timbers which will require further investigation (see preceding comments).

Where external overflows are short or damaged, this can lead to water penetration of the adjacent walls and renewal of such items to ensure overflow water is thrown clear is strongly recommended.

### **Drainage.**

The drainage appears to be of separate systems for foul and surface water, although some inspection covers were screwed down and could not be raised. The risk of unseen defects to these areas and between chambers must be accepted. Some debris build up has occurred to parts of the surface water system and flushing through and general clearance will be required, especially to gulleys.

Given the nature of the sub-soils and the general movement to the property, it is possible that underground defects may have occurred and a prudent precaution would be for the underground pipework to be thoroughly tested by a competent drainage contractor.

The soil and vent pipes are of PVC but the brickwork should be properly sealed around these to prevent ingress of moisture or vermin. (see previous comments).

Waste pipes were noted to be in a particularly poor state of repair with damaged and broken pipework that requires replacement and disconnected pipework that is likely to be resulting in water leakage into the fabric of the wall. A thorough overhaul of all such drainage facilities is urgently required to prevent secondary deterioration to other elements.

The life expectancy of soakaways is unpredictable and the need for occasional renewal must be expected.

The serviceability of the underground drainage system for a building of this age cannot be predicted and the need for future repairs or even renewal must therefore be accepted, although again this should be balanced against any future renewal of the building as a whole.

### **The Site.**

Whilst we have not carried out a detailed appraisal of the site, it was noted that cracking has occurred to the front step which will require repair and similarly some minor repair to surrounding hard surfaced areas should be budgeted for.

The front boundary wall will also require repair.

Trees within the site require periodic maintenance to restrict their underground root growth, which could damage underground structures in extreme circumstances.

The building is situated in an area of historic mining activity although damage from such sources should now have ceased. If there is any doubt then a mining search report should be obtained from the relevant authorities. We are not aware of any other extraction activities planned for the locality that might adversely affect the building.



We have not had sight of an Environmental Audit. This report is provided on the basis that there is no contamination or other adverse factors.

The building is not believed to be adversely affected by highway or development proposals but enquiries to confirm would be prudent.

#### **Other.**

We have identified that some elements of construction are likely to contain asbestos products. Asbestos is considered a health hazard in certain circumstances and although commonly used in building in the past, its use is now restricted. Asbestos cement products are not considered hazardous if the products are left undisturbed. Workers, including decorators, who carry out repairs and renovations should be advised of its presence so that they can take the appropriate safety precautions. Similarly, safety precautions should also be taken when carrying out any DIY work. Further advice on working with asbestos based materials can be obtained from your local council environment health office.

Adequate safety precautions are used to control the creation of dust, spread and inhalation of dust by persons in the property and disposal of material to an appropriately licensed tip. Asbestos cement products used for roof coverings are fragile and should not be walked upon without appropriate safety precautions and the provision of adequately crawler boards, properly supported

However changes in future legislation may have an impact.

#### **Oil Supply.**

The metal oil storage tank is located in a brick building with a ventilated corrugated steel roof adjacent and attached to the main hall changing rooms/W.C.

The tank itself is of some age and will be prone to internal condensation and corrosion.

Timberwork supporting the roof may be at risk if there were any fire and the facility is unlikely to meet current regulations. Upgrading will be required.

A full report on compliance and condition from a specialist OFTEC engineer is strongly recommended.

#### **Water Supply.**

The building is connected to mains water supply. No evidence of leakage from pipework was evident.

#### **Space and Water Heating including Ancillary Heating**

The main heating system utilises the 'Eurostar' oil fired central heating boiler located in the boiler room to supply water to the radiators around the building. Some of the radiators are of a considerable age, are likely to have internal corrosion and staining to pipework was evident. The system should be overhauled/serviced and ideally flushed to remove the corrosion/sludge likely to be within the system that can lead to failure of pumps, reduced efficiency and ultimately reducing the overall life of the system. The system will require regular inspection and maintenance in accordance with the manufacturer's terms, conditions and warranty requirements. The life expectancy of the system will depend on

Ancillary heating was noted in the form of a 'Dimplex' wall heater, which should be tested by an appropriate technician.

### **Overall Opinion.**

The hall was originally built to a lightweight design, with single skin rendered walls with brick pillars beneath a timber framed and supported, asbestos tile covered roof. The hall has been subject to some obvious structural movement and tie bars and bosses have been added at some time in the past. The front gable wall is distorted probably as a result of a lack of adequate support from the roof structure, the weight of the purlin timbers and roof, the height of the wall and the effect upon the gable by the addition of the tie bars. The addition of a suspended polystyrene ceiling to the auditorium/hall that is fixed to timber joists is likely assist stability by providing some degree of timber cross bracing which would otherwise be absent although obviously the lightweight expanded polystyrene has no structural properties, indeed whilst it provides some degree of insulation, unless appropriately treated it may increase the fire hazard.

Extensions to the building at the rear and right hand side are of approx. 300mm brickwork assumed to incorporate a cavity within the wall. Roofs to these areas are a mixture of flat felt, corrugated metal and clay tiles.

Windows and the main front doors have been replaced in PVCu materials with double glazed panels in recent years.

The hall has been generally well maintained despite its shortcomings largely brought about as a result of its somewhat lightweight design compared to modern standards.

In general, maintenance has been addressed over the years and upgrading and extension have maintained the facility to an acceptable standard.

We understand that a former, below ground, boiler facility has been replaced and filled in and this appears to be the case externally where the former access has been concreted over.

Alterations have also been made to provide for disabled access to the premises and the management of the building appears to be generally well thought out and executed.

The incorporation of suspected asbestos containing materials to the roof tiles (and possibly to other elements) will result in the demolition and disposal costs being relatively high, as asbestos legislation has developed in the years since the hall was built.

By todays standards, the hall falls well short of current recommendations in many respects, but having expended monies upon new roofs, windows, doors and other internal facilities that would not be recouped by immediate demolition, it is considered that the hall still has a remaining useful life serving the village and its surrounding community although as other elements, such as the roof and central heating move towards the end of their useful life, provision in the medium term for possible replacement should be considered. In the short term on-going maintenance expenditure will be required which should be budgeted for.

Any adverse discovery may have serious effect on the building and its users. It may therefore be important for you to refer any such matter back to us.

In accordance with our Conditions of Engagement, I have not at this stage arranged for any specialist tests or reports on the services installations but comments on the need for specialist tests are included.

You are reminded that access was limited during the inspection and it is not possible to confirm that unseen areas are free from defect. As the possibility of defects to these areas cannot be entirely ruled out, a full inspection of such areas is advised.

Calculations of the load bearing capacity of floors or structural timberwork have not been carried out and I can give no opinion to their strength or suitability for your purpose.

Any refurbishment of a building will inevitably expose parts of the structure currently hidden from view and so unseen defects requiring expenditure may come to light. It would therefore be prudent to include within your budget an additional sum of money for unexpected items.

You are also recommended to seek professional advice in respect of both planning and supervising any intended structural alterations.

Care must be exercised when choosing specialists or contractors to ensure they are sufficiently competent, and membership of relevant trade associations should offer some general reassurance.

With reference to time scales in respect of future expenditure the following is offered as a general guide:-

Short term - within 5 years

Medium term - 5 to 10 years

Long term - more than 10 years.

I trust that I have correctly interpreted your instructions and have accurately reported on this property, but should any of the points in the report be unclear or should you wish to discuss the report in greater detail, please do not hesitate to contact me.

END OF REPORT