STAT BUILDING CONSULTANCY

Building survey report

51 Ilkeston Road, Bramcote, Nottingham, NG9 3JP

Prepared for: Broxtowe Borough Council

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Reference: ST24.003

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Regulated by RICS

Recommendation

From our perspective as building surveyors, we would strongly advise you to give careful consideration to the issues raised in this report to ensure that you are fully appraised before making any decisions in relation to this building. In addition, we recommend that certain further investigations (see below) be commissioned and reviewed.

In summary:

During the course of our survey, we noted various issues to which we draw your attention in detail within this report. We set out the key issues as follows:

1) The main roof covering and the kitchen roof covering are generally in poor condition commensurate with the age of the property. The tiled roof surfaces are soiled and stained with detritus and moss growth, and numerous slate tiles are slipped, cracked, and part missing, allowing daylight into the internal roof space. The mortar bedding to the slate ridge tiles is also heavily degraded and cracked, and the mortar pointing and flaunching to the masonry constructed chimney stacks is generally part missing and degraded. In addition, moisture meter readings were taken at several locations to both the main roof and kitchen roof timbers, which all indicated a wet, saturated and 'at risk' roof structure. Considering the age and condition of the roof coverings, full replacement works are likely to become necessary in the immediate to short term.
2) To the rear elevation, significant structural cracking was noted to the brickwork spanning the full height of the elevation, indicative of potential subsidence to the rear of the property. In addition, further instances of stepped cracking were noted to the front and rear elevations, above and beneath the ground floor window openings. As such, and further to the necessary brickwork repair and repointing works, it is recommended that all noted defects are monitored moving forward, and if deemed necessary, further investigations be undertaken by a Structural Engineer.
3) To the left hand side gable end, stepped cracking and distorted brickwork was noted at high level, giving concern over the presence of roof spread. Roof spread is caused by the downward pressure of the roof covering, resulting in the downwards movement of the rafters and subsequent outwards movement of the brickwork. As such, it would be prudent to commission a structural engineers survey to ascertain the condition and stability of the roof structure, with any recommended remedial works being undertaken in the short term. This may include the installation of additional beams and struts within the roof structure to provide further support and stability.
4) Whilst on site, elevated damp meter readings were recorded to the timber floor boards, surrounding plastered walls and ceilings, and roof timbers. Given the property has remained unoccupied for a number of years, a lack of heating and ventilation has provided favourable conditions for damp and mould growth, which is generally evident throughout all internal areas of the property. As such, given the extent of disrepair apparent throughout the property, it is anticipated that a full scheme of repair and refurbishment works are required internally, subsequent to the external roof and elevation repair works. In addition, it is recommended that intrusive investigations are undertaken into the sub-floor void to understand the true extent of dampness and the overall condition of the structural floor joists, with any resulting repairs being carried out immediately thereafter.
5) At the time of our inspection, no electrical supply was provided to the property, therefore, we cannot confirm its operational condition. In addition, numerous socket face plates at ground and first floor level appeared dated, and, therefore, we have concerns with regards to the age of the wiring systems within the property. Whilst there currently appears to be adequate provisions in each room for sockets, your intentions for the property may warrant additional sockets and an increased electrical supply and given our concerns regarding the age of the wiring systems, re-wiring works may be required. To this end, it is recommended that the wiring and electrical systems are inspected, tested, and certified by a qualified electrician to understand their age and suitability for the property moving forward. In addition, the boiler and wet radiator system have

been stripped out from the property, therefore, replacement of these installations are required in the immediate term to provide an appropriate source of heating and hot water to the property.

6) The external areas and perimeter boundaries to the property are generally in poor condition, with a general lack of maintenance noted throughout. The garden areas are heavily overgrown with vegetation and unwanted weed growth, the timber decking is weathered and decayed, and the patio and concrete paved footpaths are soiled, uneven, and contain unwanted vegetation to the joints. In addition, the perimeter boundary wire mesh fencing is damaged and leaning in numerous locations and the boundary hedgerows and tree growth is generally overgrown and unkept. Accordingly, a package of external repair works are required, including the cutting back and tidying of the landscaped areas, to improve the overall appearance of the site.

Cost recoverability summary

The following risk-categorised table sets out a brief overview of the nature and severity of these issues, together with the suggested remedial work required and associated cost implications.

The risk levels – including examples of typical problems found under each classification and an indication of the potential impact on your investment - are categorised as follows:

High	Urgent attention required e.g. Health and safety issue. High cost that may impact on your investment.
Medium	Possibly serious cost implication if not remedied e.g. significant disrepair to external fabric. Further clarification required – tests, review of documentation, etc, costs implications requiring budget planning.
Low	Not of immediate concern, however, may impact on future use and costs of maintaining the building. Category may change if nothing is done to remedy the issue.

We estimate that the total cost of works that would and would not be recoverable within the timeframe of this report to be:

Risk summary	Recoverable costs (£)			
	Year 1	Years 2-5	Years 6-10	Risk totals
High risk	0	0	0	0
Medium risk	0	0	0	0
Low risk	0	0	0	0
Totals (£)				**0**

Risk summary	Non-recoverable costs (£)			
	Year 1	Years 2-5	Years 6-10	Risk totals
High risk	25,395	0	0	25,395
Medium risk	19,671	0	36,432	56,103
Low risk	53,896	28,918	0	82,814
Totals (£)				**164,000**

Overall total (£)	164,000

NB. The risk-categorised Cost Schedules & Qualifications (Appendix A) provide a breakdown of these repair items.

NB. Costs are budgets and include professional fees but exclude VAT.

NB. Cyclical redecoration (unless deemed urgent in nature) have not been included unless stated otherwise.

EPC rating

Checks have been made against the Domestic EPC database which have confirmed that no valid EPC exists.

Building/area	EPC rating	EPC expiry date	Predicted MEES compliance
51 Ilkeston Road	N/A	N/A	FAIL (High Risk)

Government regulations require all rental properties to have an EPC rating of E or higher before being let to tenants. As such, in the absence of a valid EPC, it would be prudent to commission a new draft EPC and accompanying improvement matrix to confirm compliance, and to determine the extent of future energy efficiency upgrades required in respect of future MEES changes.

Phase 1 environmental audit

We have not been instructed to appoint an Environmental Consultant to prepare a Phase 1 Audit of the site.

Further investigations

Investigations recommended prior to any repair and refurbishment works

1) Commission an asbestos management survey to ascertain the presence, condition, and required remedial/removal works and associated costs of any asbestos containing materials (ACMs) at the premises.
2) Undertake intrusive investigations to the ground floor suspended timber floor structure, including extent of rotten floor joists and floor boards.
3) Appoint a structural engineer to undertake an appraisal of the suspected roof spread to the main roof structure, including gaining an understanding of the extent and associated costs of any remedial works which are required.
4) In the absence of a valid EPC, it would be prudent to commission a new draft EPC and accompanying improvement matrix to confirm compliance, and to determine the extent of future energy efficiency upgrades required in respect of future MEES changes.
5) Testing of the mechanical and electrical installations to understand the extent of, and associated costs of any remedial works which are required.

Further investigations recommended

We recommend that the following further inspections and reports be commissioned, and the conclusions reviewed prior to restoration of the property:

1) Monitor the cracking noted to front, left hand side, and rear elevation brickwork following repointing and repair works.
2) Dependant on the outcome of the recommended monitoring works, commission further specialist investigations into the suspected historic subsidence to the rear left hand side corner of the property.

3) It may be considered advantageous to commission a CCTV drainage survey to confirm the layout, condition, and future maintenance requirements of the underground drainage infrastructure.

Contents

1. Introduction

1.1.1. Instructions were received from Fraser Neesham on 19 December 2023 to inspect and report on the condition of 51 Ilkeston Road, Bramcote, Nottingham, NG9 3JP and to provide commentary, as appropriate, on potential issues in the future such as obsolescence or likely future maintenance, requirements and costs.

Date of survey:	09 January 2024
Weather conditions:	Dry with clear skies
Survey undertaken by:	[redacted]

1.1.2. The scope of service was confirmed on 18 December 2023 as were STAT Building Consultancy Limited's terms and conditions of appointment and also our 'Standard limitations' and 'Survey limitations' (both of which are annexed to this report) that apply to this instruction.

1.1.3. In addition to the published limitations, we were restricted during our inspection in the following respects:

- Our inspection was undertaken from ground floor level only using safe vantage points. No high level access lifts were utilised, albeit the roof coverings and high level areas were inspected via the use of an unmanned aerial vehicle.
- Due to the type of construction of the roof structure the visual inspection of certain exposed timber roof members was achievable, albeit movement within the loft area was restricted, therefore, limiting our inspection.
- We did not lift any drain covers or undertake any form of visual inspection of the below ground drainage runs.
- No live power supply was available at the property, therefore, our inspection of the internal areas was limited and restricted to what could be seen via natural daylight through window openings and battery powered torches.
- Our inspection of the kitchen area was restricted due to the collapsed ceilings and vandalised kitchen units, limiting access to certain areas.

1.1.4. We have not been instructed to commission a specialist consultant report on the services installations. Therefore, the comments regarding M&E installations in this report are limited to the visual findings of a building surveyor with no specialist M&E expertise.

1.1.5. We have not been instructed to inspect and prepare an Environmental Report.

1.1.6. For identification and orientation purposes, the front elevation of the property is deemed to be Northwest facing and incorporates the main entrance which fronts Ilkeston Road.

1.1.7. We understand that the freehold property is currently under the ownership of Broxtowe Borough Council and the purpose of the survey is to assess the structural condition of the premises and provide budget costs for the repair and refurbishment works required to return the property back to a fully repaired, watertight, and lettable condition. We also understand that no change of use or significant layout alterations are proposed.

2. The property

View of the front elevation.

View of the rear elevation.

2.1. General description

2.1.1. 51 Ilkeston Road, Bramcote Nottingham, NG9 3JP 'the property' comprises a two storey detached, two bedroom residential cottage. At first floor level, two double bedrooms are provided along with one bathroom and a central landing area. Accommodation at ground floor level includes separated living and dining room areas, an entrance hallway with an understairs cupboard, a large kitchen area, and a separate storage/pantry, all of which form part of the original layout and configuration of the property.

2.1.2. The property benefits from surrounding garden areas, which are generally overgrown with shrubbery and vegetation growth. In addition, a concrete paved patio area is provided to the North of the site and a small area of timber decking is provided to the rear of the property. Concrete paved footpaths are also provided throughout the site, and the site is enclosed with a combination of perimeter hedgerows, trees, and wire mesh fencing. A small masonry constructed single storey storage structure is also provided to the rear of the property, which adjoins the main structure, and is provided with a flat roof weathered with a mineral felt roof covering.

2.1.3. The property is located on Ilkeston Road, within fair proximity to the M1 motorway. It has close and easy access to Beeston town centre's shopping facilities, including Beeston train station. Most of the surrounding area comprises of residential property, with Bramcote Hills Park within walking distance.

2.1.4. We estimate the properties original construction date as being circa 1860s.

2.1.5. The property is not a Listed Building and is not located in a Conservation Area.

2.1.6. We estimate form our own measurements that the gross internal area is 128 m2 (1,377 sq. ft).

2.2. Structure

Foundations and structure

2.2.1. It was not practical to open up the foundations for inspection and no information is readily available. We cannot, therefore, comment on their design, type or adequacy. However, whilst the foundations are concealed from view, our inspection revealed significant cracking to the superstructure to the rear elevation brickwork, spanning the full height of the elevation from ground to eaves level. The cracking is indicative of potential subsidence to the rear of the property, that would indicate failure of the foundations through the form of ground movement. To this end, it is recommended that all noted defects are monitored moving forward, and if deemed necessary, further investigations be undertaken by a Structural Engineer.

2.2.2. The ground floor construction to the building comprises suspended timber floor construction with assumed strip or trench fill concrete foundations (intrusive inspection would be required to confirm this). Moisture meter readings were taken at several locations to the suspended timber floor which all indicated a wet, saturated and 'at risk' floor structure. As such, it may be prudent to commission a timber survey to ascertain the condition and structural adequacy of the timber floor boards and provide information on whether any remedial works are required.

2.2.3. The first floor appears to be traditional timber floor joists, provided with a cementitious screed, which we expect are built directly into the masonry inner leaf. The allowable live load of the floor structures is unknown, however, our visual inspection revealed no evidence of gross overloading or significant defects in the form of deflections or cracking that would indicate any structural problem with the floors.

2.2.4. The superstructure comprises of solid brick wall construction. We expect the construction to be load bearing solid brickwork laid in traditional Flemish bond formation, with assumed no insulation. As mentioned above, significant structural cracking was noted to the rear elevation spanning the full height of the elevation, and additional areas of stepped cracking were noted to the front and rear elevations, above the ground floor window openings. As such, and further to the repair and repointing works, it is recommended that all noted defects are monitored moving forward, and if deemed necessary, further investigations be undertaken by a Structural Engineer.

2.2.5. In addition to the above, further stepped cracking and distorted brickwork was noted to the high level gable end to the left hand side elevation, indicative of roof spread. Roof spread is caused by the downward pressure of the roof covering, resulting in the downwards movement of the rafters and subsequent outwards movement of the brickwork. Therefore, it would be prudent to commission a structural engineers survey to ascertain the condition and stability of the roof structure, with any recommendations for remedial works being undertaken in the short term. This may include the installation of additional beams and struts within the roof structure, to provide stability and strength.

View of the cracking to the rear elevation external brickwork at low level.

View of the cracking to the rear elevation external brickwork at high level.

View of stepped cracking above the front elevation ground floor window.

View of the cracked and distorted brickwork to the high level gable end.

2.3. External elements

Roof structure and coverings

2.3.1. The main roof benefits from a traditional cut timber pitched roof, consisting of a ridge board, common rafters, and timber purlins. A breathable sarking felt membrane was noted to be absent at the time of inspection, which revealed multiple areas of daylight appearing through the natural slate roof covering. Whilst no water ingress was noted, moisture meter readings were taken at several locations which all indicated a wet, saturated and 'at risk' roof structure.

2.3.2. The main roof which serves all first floor areas of the property is weathered externally with natural slate tiles. Capped angled slate ridge tiles are also provided, and lead flashings are provided to both chimney stack junctions.

2.3.3. The roof to the rear kitchen is also formed of a traditional cut timber pitched roof design and is weathered externally with natural slate roof and ridge tiles which appeared in poor condition. The slate roof tiles are cracked, slipped, and missing in numerous locations, no lead flashings are present to the abutment where the roof meets the rear elevation of the main structure, and moisture readings were taken at several locations to the timber which all indicated a wet, saturated, and 'at risk,' roof structure. In addition, the cement mortar installed to the abutment of the rear elevation is heavily cracked, degraded, and part missing and the plasterboard ceiling soffit to the kitchen has collapsed, which we presume is a direct result of water ingress.

View of the slate roof covering to the main building.

View of cracked and part missing mortar to the flashing abutment.

View of degraded and part missing mortar pointing to the chimney stack.

View of numerous cracked, slipped, and part missing roof tiles to the kitchen roof.

2.3.4. Overall, and despite no evidence of recent internal rainwater ingress being noted, the main roof covering is in poor condition commensurate with its age. Generally, the tiled surfaces are soiled and stained with detritus and moss growth and numerous slate tiles are slipped, cracked, and part missing, allowing daylight into the internal roof space. The mortar bed to the slate ridge tiles is heavily degraded and cracked and isolated ridge tiles appear loose. In addition, the mortar pointing to the masonry constructed chimney stacks is generally part missing and degraded and the flaunching to the crown is cracked and subject to heavy moss growth.

2.3.5. In the immediate to short term, and in the interest of mitigating future more costly repairs and overcoming any health & safety concerns, we would recommend that a package of targeted roof repair works be completed to include localised replacement of slipped and part missing roof tiles and renewal of mortar bedding, flaunching, and pointing to chimney stacks. Considering the age and condition of the roof covering as a whole, including the ‘at risk’ structural roof members, full roof covering replacement works are likely to become necessary in the medium to long term, albeit it is likely to be more cost effective to complete such works as part of a single works package in the immediate term.

2.3.6. To the kitchen roof, given the extent of disrepair noted both externally and internally, full roof replacement works are recommended, which should include the replacement of any decayed and damaged structural roof members, the installation of new lead flashings, and the replacement of the slate roof covering in its entirety, in the immediate term.

View of cracked and heavily soiled mortar flaunching to the chimney stack.

Further view of slipped and part missing slate roof tiles to the main building.

2.3.7. Within the main roof void, the insulation is installed between the first floor ceiling joists. Generally, and from our limited inspection, the roof void insulation was in poor condition and poorly installed. Numerous areas were part missing, torn, and unevenly distributed throughout the roof. You may, therefore, find it beneficial to renew the insulation as part of the recommended roof works package. The roof was well ventilated via externally mounted roof vents, positioned uniformly. Notwithstanding, widespread dampness and high moisture readings were visually evident throughout the roof structure which we suspect is entering through the deteriorated roof covering.

View of the roof void.

View of the roof vents.

View of damaged insulation.

View of moisture meter reading indicating a saturated ‘wet’ condition.

2.3.8. The flat roof to the outbuilding is weathered with a mineral felt roof covering, laid on a suspected timber deck and supported by timber joists. The felt covering is soiled with heavy moss and vegetation growth, and the felt is blistering and bubbling in isolated locations, indicating moisture/air pockets trapped between the felt and the roof deck. In addition, standing water is present to the gutter runs, which are generally soiled and blocked with debris and

vegetation. Unfortunately, no internal access was available into the outbuilding and, therefore, we cannot comment on the presence of any internal water ingress. Notwithstanding, we anticipate the roof covering to be nearing the end of its economic life and, therefore, consideration should be given to full replacement in the medium term.

View of mineral felt roof covering to the outbuilding.

View of blistering to the mineral felt roof covering.

Rainwater disposal

2.3.9. Rainwater goods are primarily formed of PVCu gutters and downpipes which have been overpainted black, however, the painted finish is peeling in numerus areas and evidence of previous painted coverings are apparent. Notwithstanding, the gutter to the rear elevation roof pitch of the main building is formed of cast iron. Downpipes fall to below ground drainage services, which we assume are fed to local authority drainage, although this should be confirmed by your solicitor.

2.3.10.

View of the cast iron gutter runs to the rear elevation.

View of the PVCu rainwater goods to the front elevation.

2.3.11. Generally, the rainwater goods are in fair condition, however, we noted a build-up of detritus, vegetation, and leaves to the gutters runs. In addition, the cast iron gutter to the rear elevation roof pitch is corroded in numerous areas, isolated metal fixing brackets are part missing and detached from the elevation brickwork, and the painted finish to all rainwater goods is delaminated, part missing, and faded. To the kitchen roof, the right hand side downpipe is detached from the gutter run and the guttering is bowed centrally.

2.3.12. To the outbuilding, the flat roof is laid to fall towards the drainage runs which are incorporated into the perimeter of the flat roof, connected to elevation mounted PVCu downpipes. The drainage runs are generally soiled and blocked with debris and vegetation and standing water is present throughout.

View of the disconnected downpipe to the kitchen roof.

View of corroded and part missing cast iron gutter.

2.3.13. With a view to achieving economies of scale and taking advantage of high level access equipment, it is recommended that the rainwater goods are overhauled, redecorated, and cleared during the roof covering replacement works noted above. Consideration may be given to replacement of the cast iron gutters, which are heavily corroded and damaged. External drainage gulleys should also be cleared in the immediate term and on a cyclical basis thereafter.

Walls/elevations

2.3.14. The external elevations are formed of traditionally constructed load bearing solid wall construction. Although no intrusive inspection has been undertaken, it is assumed that the solid brick walls to the structure are absent from any internal insulation and therefore, any insulation at all. We also assume that the outbuilding to the rear of the property is constructed of solid brick construction, which is provided with areas of pebble dash rendering to the rear and right hand side elevations. The presence of a chemical damp proof course is installed at low level throughout the perimeter elevations of the property which is visible to the low level brickwork.

2.3.15.

View of elevation brickwork.

View of chemical damp proof course to the low level masonry brickwork.

2.3.16. The loadbearing masonry walls to the house and outbuilding are generally in a poor to fair condition commensurate with their age. Surfaces were noted to be soiled and stained throughout with moss, vegetation, and ivy growth present in numerous locations. In addition, the brickwork is cracked, spalled, and otherwise damaged and the mortar pointing is part missing and degraded in several locations. Areas of stepped cracking is also present to the front elevation, and additional cracking is present to the rear elevation, spanning the full height of the brickwork, as mentioned within section 2.2 above. Furthermore, the rendered coatings to the outbuilding elevations are cracked, impact damaged, and part missing.

View of the cracked and part missing pebbledash rendered coating.

View of spalled and cracked brickwork and degraded mortar pointing.

View of stepped cracking to front elevation between the dining room and bedroom window.

View of the stepped cracking below the living room window.

2.3.17. In addition to the above, we also noted the presence of widespread damp staining to the right hand side elevation which corresponds with the internal location of the chimney breasts to the dining room area. We suspect the damp staining is likely to be caused by water ingress via the roof level open chimney pots. Given the property has stood vacant for a prolonged period of time, with the open fires not being in use, this is also likely to have contributed to the dampness and, therefore, it is recommended that the damp staining be monitored moving forward, and if necessary, internal air vents be installed at first floor level to promote ventilation of the chimney breasts.

View of damp staining to the right hand side elevation brickwork.

Futher view of damp staining to the right hand side elevation brickwork at high level.

2.3.18. In the short term, we would recommend that a package of targeted brickwork repairs be completed to include localised replacement of spalled and damaged bricks, renewal of degraded mortar pointing, and restorative cleaning works to remove all surface soiling, staining, and vegetation.

Windows and doors

2.3.19. The fenestration throughout the property comprises double glazed timber framed casement windows, however, the timber windows to the ground floor are currently boarded up with metal security sheeting, given the unoccupied nature of the property. Notwithstanding, where visible, the windows are in a fair to good condition commensurate with their age, albeit the timber frames and glazing are generally soiled, marked, and stained. As such, surfaces should be cleaned in the short term to restore their appearance, and the windows would benefit from general overhauling works in the medium term, including easing and adjusting the moving parts, isolated timber repairs, renewal of mastic sealant, and redecoration works.

View of the front elevation windows.

View of typical timber window installation.

2.3.20. The main entrance door comprises a painted single leaf timber doorset, which is heavily weathered, decayed, and impact damaged, and has subsequently been boarded over with metal sheeting. To the rear kitchen, an additional timber door is provided, however, again this is heavily damaged, weathered, and part missing, and a metal security door has been installed to the external brickwork. It is, therefore, recommended that as part of the short term refurbishment works both doorsets are replaced.

View of the metal security door installed to the brickwork in front of the kitchen door.

View of the damaged and part missing front entrance door.

2.3.21. To the outbuilding, 2 no. timber doors are provided to the left hand side elevation. These are generally in fair condition, albeit surfaces are soiled and marked, and isolated decay and

damage was noted at low level. Therefore, it is anticipated that isolated repair and redecoration works will be required in the medium term, alongside overhauling of the ironmongery.

View of typical metal sheeting installed to the face of the ground floor windows.

View of the timber door to the outbuilding.

2.4. Internal elements

Internal finishes

2.4.1. The property is arranged over two storeys (ground and first). The first floor consists of two double bedrooms, a landing area, and a bathroom. At ground floor level, separate living room, dining room, kitchen, and pantry areas are provided, including an entrance hallway with an understairs cupboard.

Living room at ground floor level.

Dining room at ground floor level.

Bathroom accommodation.

Kitchen accommodation.

2.4.2. Overall, the internal areas throughout the property remain in a poor condition, with numerous areas of disrepair noted throughout the property. In addition, given the property has remained unoccupied for a number of years, a lack of heating and ventilation has provided favourable conditions for damp and mould growth, which is generally evident throughout all internal areas of the property.

2.4.3. Ceilings throughout the property comprise a combination of painted plaster, woodchip, and Artex ceiling finishes, albeit a decorative covering is provided to the ceilings within the living room and pantry areas. In addition, decorated faux timber beams are installed to the ceilings within the ground floor living and dining room areas. Generally, the ceilings remain in a poor condition, particularly to the kitchen area where the ceiling has collapsed from presumed heavy water ingress. Ceilings to the first floor area are generally uneven, bowed, and cracked, and large amounts of mould growth and damp staining is evident throughout. In addition, where evident, the decorative coverings are part missing and damaged, and the ceilings are impact damaged and part missing in isolated areas. Given the condition of the ceilings, and the potential for asbestos containing materials to be present within the Artex, it is recommend that an Asbestos survey is undertaken in the immediate term, subsequent to which, all ceilings should be replaced throughout the property.

View of the mould growth and bowed ceiling to the first floor bedroom..

View of cracking to the first floor bedroom ceiling.

View of the collapsed kitchen ceiling.

View of delaminated decorative ceiling covering to the landing area.

2.4.4. The internal walls throughout the property comprise of load bearing brickwork, all of which are finished with painted plastered walls, which in many instances, has been covered with decorative wall coverings. The decorative coverings and plasterwork are in poor condition. High levels of moisture and mould growth are evident in numerous locations, the plasterwork is cracked, uneven, and crumbling in several areas, and the decorative wall coverings are peeling, bubbled, and part missing throughout. It is anticipated that following the removal of the decorative wall coverings, all of the plasterwork will require renewal to provide a consistent and uniform finish, in preparation for redecoration works.

View of moisture meter reading indicating a saturated ‘wet’ condition.

View of peeling and bubbled decorative wallpaper covering.

View of cracked, crumbling, and damaged plasterwork to the first floor bedroom.

View of the damaged plasterwork to the kitchen area.

2.4.5. Floor coverings at first floor level comprise carpet floor coverings to the bedrooms, landing and staircase areas, and a laminate floor to the family bathroom. At ground floor level, carpet floor coverings are provided to the living room, wood effect laminate flooring is provided to the dining room, entrance hallway, and pantry, and ceramic floor tiles are provided to the kitchen. Generally, the floor coverings provided throughout the property are in poor condition. The carpet floor coverings are heavily soiled, stained, trafficked, and worn, and the laminate flooring is heavily scratched, marked, and soiled. In addition, the ceramic tiled floor covering to the kitchen are generally soiled, marked, and scratched, albeit a large majority of the flooring was concealed from view due to the debris from the collapsed ceiling. In addition, the concrete screed installed to the first floor area is also cracked and spalled in isolated locations. Where the carpet is part missing, the exposed timber floor boards are present and when tested with a damp meter, the suspended timber floor boards were showing elevated 'at risk' meter readings in isolated locations. Given the high moisture content within the property and the elevated readings, once the floor coverings are removed, additional timber repair/replacement works may be required to the floor boards, subject to the condition and evidence of decay.

View of cracked floor screed to the first floor bedroom.

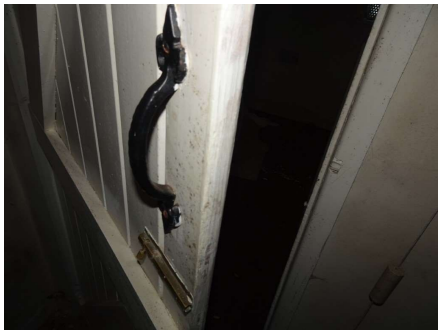
View of carpet floor coverings to the first floor bedroom.

View of the laminate floor covering to the dining room.

View of moisture meter reading to the ground floor, floor boards indicating a saturated 'wet' condition.

2.4.6. The internal doors throughout the property comprise of solid hardwood with a combination of painted and varnished finishes, with glazing vision panels provided to the living room and dining area. All doors are in a fair and serviceable condition, however, mould growth was present to the door surfaces and the door finishes are generally soiled, scratched, and marked. Furthermore, the ironmongery is scratched and corroded in isolated locations, and, therefore, we anticipate the doors and associated ironmongery requiring overhauling in the medium to long term.

View of the first floor bedroom door.



View of the first floor bathroom door.

View ground floor dining room door.

View if the ground floor living room door.

2.4.7. At this stage, and specifically with regards to fire safety, we have not costed to undertake any improvements such as installing fire doors, as we understand there is no change of use proposed. Notwithstanding, and should the occupancy of the property change, then fire doors may then become necessary, and we would recommend a fire risk assessment is undertaken in this instance.

Kitchen

2.4.8. The kitchen, which is accessed off the dining room area, is in a poor state of disrepair. As mentioned above, the plasterboard ceiling is collapsed, numerous kitchen units are damaged, and a large majority of appliances (cooker, sink, fridge etc.) are missing. As such, full kitchen refurbishment works are required in the immediate term.

View of the kitchen.

Further view of the kitchen.

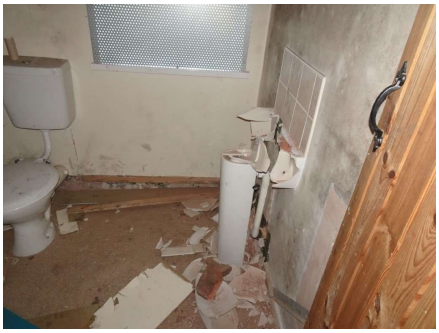
Outbuilding

2.4.9. No access was provided to the internal areas of the outbuildings and, therefore, we cannot comment on the internal condition of these areas.

WCs and other welfare facilities

2.4.10. At first floor level, a bathroom is accessible from the landing and incorporates a bath with fitted side panels, a ceramic WC, and a ceramic wash hand basin. The perimeter walls are a combination of ceramic wall tiles and plastered walls. The bathroom is in poor condition. The wash hand basin has been vandalised and is heavily damaged, the WC pan is soiled, scratched, and marked, and the side panel to bath is cracked and part missing. In addition, surfaces are generally soiled and stained throughout and mould growth is present to surfaces. As such, full bathroom refurbishment works, inclusive of new fixtures, fittings, and sanitaryware, are required in the immediate term.

View of the family bathroom.

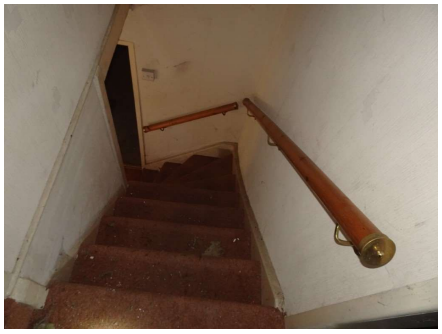


View of damaged wash hand basin.

Stairs

2.4.11. The staircase provides access from ground to first floor level and is of traditional timber construction. The stairs are covered with a carpet finish throughout and have a varnished timber handrail mounted to the right-hand side wall.

2.4.12. We did not identify any adverse defects or undulations to the timber structure.



View of the timber staircase and handrail.

Further view of the timber staircase.

Garage

2.4.13. The property does not benefit from a garage.

2.5. Engineering services

Heating

2.5.1. No heating provisions are currently provided to the property, and the wet radiator system and associated boiler installation, have been stripped out and removed from the property. As such, we cannot comment on the heating system condition or operation. As part of the refurbishment package, works should be commissioned to reinstate the wet radiator system and boiler, to provide a sufficient source of heat to the property.

2.5.2. The dining room area incorporates a large open fireplace built within the original chimney breast. To the living room, an electric fire is installed in place of the original fireplace, however, we cannot confirm its operational condition. At first floor level, there are an additional two separate fireplaces to each bedroom, however, these have been boarded over.

View of the electric fire to the living room.

View of the redundant fireplace to the dining room.

Cooling/air-conditioning

2.5.3. There are no mechanical cooling or air conditioning installations within the property.

Ventilation

2.5.4. Ventilation is installed within the WC. The mechanical extract was generally soiled and marked and non-operational at the time of inspection.

Controls

2.5.5. No controls are currently installed at the property.

Domestic hot and cold water

2.5.6. The property is served by a mains cold water feed. The stop tap is located to the rear of the kitchen area, beneath the kitchen worktop.

View of extraction fan to the first floor bathroom.

Views of mains water stop tap.

2.5.7. No hot water is currently provided to the property.

Drainage

2.5.8. We assume the foul and surface drainage is connected to the local authority drainage systems, which should be confirmed with your solicitor. We did not see any visual defects or leaks during our inspection.

Gas supply and infrastructure

2.5.9. The incoming gas meter is located externally within the gas meter cupboard to the right hand side external brickwork wall of the main structure.

2.5.10. No gas appliances or installations are currently provided to the property and no Gas Safe certificate has been provided to confirm the condition of the gas supply. As such, relevant testing works should be undertaken in the immediate term.

Electrical supply and infrastructure

2.5.11. The mains incoming electrical meter is located to the right hand side brickwork wall of the main structure.

2.5.12. The distribution board is located within the kitchen and appears to have been last tested in 2015. No annual test certification was provided for electrical installations, and you should undertake testing prior to letting the property.

View of the incoming electricity supply and meter.

View of the incoming gas supply.

Small power and power to plant

2.5.13. Electrical sockets are provided throughout the property in the form of recessed and surface mounted double and single sockets. All small power installations appear in fair visual condition, however, no electrical supply is currently provided to the property, therefore, we cannot confirm the operational condition of the electrical systems.

2.5.14. Whilst there currently appears to be adequate provision in each room for sockets, your intentions for the property may warrant additional sockets and an increased electrical supply, meaning potential re-wiring works may be required. To this end, it is recommended that the wiring systems are inspection by a qualified electrician to understand their age and suitability for meeting your plans for the property.

View of dated socket face plate to the first floor areas.

View of dated socket face plate to the ground floor areas.

Lighting and emergency lighting

2.5.15. The internal light fittings generally consist of hanging pendants (first floor bedrooms, landing area and living room),ceiling mounted bulkheads (WC), and ceiling mounted fluorescent lighting tubes (dining room area), all of which were operated by standard switches. No light fittings are currently provided to the kitchen, due to the collapsed ceilings. We cannot confirm the operational condition of the lighting, due to there being no electrical supply present at the property.

2.5.16. There is no emergency lighting within the property.

View of hanging pendant light to the living room.

View of hanging pendant light to the bedroom.

View of ceiling mounted bulkhead in the bathroom.

View of fluorescent lighting to the dining room.

Security and access control

2.5.17. No security alarm is provided to the property. Wall mounted external security floodlights are fitted to the right hand side and rear elevations to the outbuilding, albeit there is no power supply to the building and therefore cannot comment on its operational condition.

Lifts

2.5.18. There are no lifts or stair lifts within the property.

2.6. Fire protection

2.6.1. See Annex 2 for commentary on the legislative background to fire precautions.

2.6.2. During our inspection we also reviewed the physical condition of the various fire precautions and comment as follows:

Compartmentation and protection of structure

2.6.3. No fire compartmentation is provided to the property.

Engineering fire protection

2.6.4. A surface mounted battery powered smoke alarm is provided to the first floor landing, however, this was none operational at the time of inspection. There was no smoke alarm to the ground floor. The alarm was not tested at the time of inspection, and it is recommended that appropriate testing works, including the installation of an additional fitting at ground floor level, be commissioned in the immediate term to ensure fire safety. Notwithstanding, consideration should be given to their replacement with mains powered equivalents in order to improve their reliability.

2.6.5. There is no smoke/heat detection within the kitchen. We would recommend this is installed as best practice. All systems should be checked by a competent engineer or electrician.

2.7. Accessibility

2.7.1. Whilst we have not been instructed to carry out a full Access Audit of this property, during the course of our Building Survey inspection general accessibility issues are considered, albeit to a limited extent. The following comments present a broad view of the building's overall accessibility and must not be viewed as exhaustive.

- There is no level access into the property;
- There is no lift within the property;
- There are no accessible WCs within the property;
- There are no colour contrasting nosings to the stairs; and,
- The entrance pathway approaching the property may encroach into the minimum width requirements for wheelchair users (1200mm).

3. Sustainability

3.1.1. Unless specifically instructed we have not carried out detailed sustainability studies/audits. Therefore, the comments in this section are neither detailed nor exhaustive and set out only a broad overview of the principal sustainability issues relating to the built environment.

3.2. Environmental assessments

3.2.1. We have not been provided with any environmental assessment for the property.

3.3. Energy performance

3.3.1. Checks have been made against the Domestic EPC database which have confirmed that no valid EPC exists.

Building/area	EPC rating	EPC expiry date	Predicted MEES compliance
51 Ilkeston Road	N/A	N/A	FAIL (High Risk)

3.3.2. Government regulations require all rental properties to have an EPC rating of E or higher before being let to tenants. As such, in the absence of a valid EPC, it would be prudent to commission a new draft EPC and accompanying improvement matrix to confirm compliance, and to determine the extent of future energy efficiency upgrades required in respect of future MEES changes.

3.4. Water use

3.4.1. We did not note any water harvesting systems or leak detection systems whilst on site.

3.5. Property adaptability

3.5.1. The property is generally restricted to any layout alterations. Should you intend to carry out any structural alterations, we strongly recommend you seek advice from a structural engineer and building regulations approval may also be required.

3.6. Transport

3.6.1. The property is located within fair proximity to the M1 motorway. It has close and easy access to Beeston town centre's shopping facilities, including Beeston train station which is in close proximity to Nottingham City centre.

3.7. Biodiversity

3.7.1. There is grassed landscaping present to surrounding areas of the property, as well as shrubbery and trees to the perimeter boundaries.

4. Local environment issues

4.1. Site issues

External areas and boundaries

4.1.1. The property benefits from surrounding garden areas, which are generally overgrown with shrubbery and vegetation. In addition, a concrete paved patio area is provided to the North of the site and timber decking is provided to the rear of the property. Concrete paved footpaths are also provided to the front, left, and rear of the property, and the site is enclosed with perimeter hedgerows, trees, and wire mesh fencing.

View of the concrete paving slab to the North of the site.

View of the concrete paved footpath.

4.1.2. The concrete paved patio and perimeter footpaths are generally in poor condition. Surfaces are uneven, isolated paving slabs are cracked and damaged, and unwanted debris and vegetation is present to the joints. As such, it is recommended that all concrete paved patio and footpath areas are lifted and relayed in the short term. In addition, to the rear of the property, a small area of built up timber decking is provided, which is subject to heavy moss growth and is generally weathered and decayed. Subject to your plans for the property, the timber decking should either be removed or renewed in the short to medium term.

4.1.3. The site is enclosed with a combination of wire mesh fencing and perimeter hedge growth. The wire mesh fencing is in poor condition, with numerous sections missing and damage and corrosion noted throughout.

View of the rear timber decking.

View of general overgrown garden areas.

4.1.4. A timber entrance gate is provided to the entrance pathway accessed from Ilkeston Road which is in fair I condition. Notwithstanding, it was noted that the timber gate was decayed and part missing and the fixing brackets are loose and corroded. It is likely to be more cost effective to replace the timber gate than undertake ongoing repairs.

View of the wire mesh fencing.

View of the hedgerows to the site boundary.

Site levels

4.1.5. The levels of the site are generally flat, albeit, where the landscaping is overgrown, gradients are present.

Vermin

4.1.6. We did not note any vermin during our inspection.

Invasive weeds

4.1.7. We did not note the presence of Japanese Knotweed or Giant Hogweed at the property during our inspection.

Vandalism/security

4.1.8. We noted that external doors and windows were boarded with metal flat plates to the frames and locks. Additionally, a steel security door was fitted to the rear kitchen entrance door.

4.1.9. The kitchen and WC fittings were noted to be in severe state of disrepair, including damage to kitchen worktops and fittings, and to the wash hand basin in the WC. Although, it is unclear if the damage is from historic vandalism.

Overhead/underground power cables

4.1.10. No overhead power cables were noted during the course of our inspection; however, we are unable to verify the presence or otherwise of any underground cables.

Radon

4.1.11. According to the UK Radon website, there is a low risk of radon on site. The map shows that the site is situated within a reduced band of radon potential (maximum less than 1%). If you consider this to be a concern, we recommend instructing an independent specialist.

Mining, etc.

4.1.12. We have taken a cursory review of The Coal Authority website and the property is located within a coalfield, albeit this covers a large area of Nottingham.

Flood risk and ground water level

4.1.13. Whilst we have not undertaken an environmental assessment of the site, we have reviewed the Environmental Agency website, which indicated that the site is not located within a flood plain.

Protected species

4.1.14. We have not carried out a specific investigation to determine the presence or otherwise of protected species.

Trees

4.1.15. There are numerous large trees within the rear garden of the property, however, we do not anticipate that these will have any adverse effect to the property providing they are left in-situ and maintained on a cyclical basis.

View of tree growth to the rear boundary.

View of overgrown perimeter boundary hedgerows.

4.2. Surrounding land

Surrounding land use

4.2.1. The neighbouring properties comprise of residential dwellings.

Rivers

4.2.2. There are no rivers or lakes in close proximity, however there is a pond within walking distance.

Noise and vibration

4.2.3. We did not note any excess noise or vibration.

Smells

4.2.4. We did not note any bad odours during our inspection.

5. Prejudicial materials

5.1.1. Unless stated otherwise we have not undertaken any opening up works to investigate the presence of potentially prejudicial materials and therefore our findings are based on a visual inspection only.

Asbestos

5.1.2. We identified the presence of Artex ceiling coverings to the first floor areas and within the ground floor dining room. These have the potential to be Asbestos Containing Materials (ACMs), therefore, prior to any repair and refurbishment works, it is recommended that an asbestos survey is commissioned.

6. Statutory issues

6.1.1. In Annex 2 we provide a summary of the statutory issues we have considered. We make comment below only if we consider that an issue should be brought to your attention.

6.1.2. On the basis of no change of use being planned for the premises, we make no further comment in this regard.

7. Recoverability of costs

7.1. Basis of determining recoverability of costs

7.1.1. The property is currently under the ownership of Broxtowe Borough Council and, therefore, we have assumed all costs will be non-recoverable.

Appendix A

Building survey cost schedules and costing notes

Summary of costs
51 Ilkeston Road, Bramcote, Nottingham, NG9 3JP

Repairs schedule summary		Overall costs (£)	Recoverable costs (£)				Non-recoverable costs (£)			
Item	Description		Year 1	Years 2-5	Years 6-10	Totals	Year 1	Years 2-5	Years 6-10	Totals
1	51 Ilkeston Road	164,311	0	0	0	0	98,962	28,918	36,432	164,311
Totals (£)		164,311	0	0	0	0	98,962	28,918	36,432	164,311

Risk summary	Overall costs (£)	Recoverable costs (£)				Non-recoverable costs (£)			
		Year 1	Years 2-5	Years 6-10	Risk totals	Year 1	Years 2-5	Years 6-10	Risk totals
High risk	25,395	0	0	0	0	25,395	0	0	25,395
Medium risk	56,103	0	0	0	0	19,671	0	36,432	56,103
Low risk	82,814	0	0	0	0	53,896	28,918	0	82,814
Totals (£)	164,311				0				164,311

Note: All costs include professional fees but exclude VAT

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Repairs schedule		Lease summary	
51 Ilkeston Road		Lease commencement:	N/A
51 Ilkeston Road, Bramcote, Nottingham, NG9 3JP		Lease termination:	N/A
		Break date:	N/A
Area		Repairing liability:	N/A
ft.²:	811	Schedule of condition:	N/A
m²:	134.00	License for alterations:	N/A

Item	Description	Impact on investment	Recoverable costs (£)			Non-recoverable costs (£)		
			Year 1	Years 2-5	Years 6-10	Year 1	Years 2-5	Years 6-10
High risk								
	Structure							
1	Commission a structural survey on the potential roof spread of the main roof to ascertain the remedial works required.	Potential structural Issue.				2,750.00		
	Roof and rainwater goods							
2	Allowance to renew the existing pitched slate roof to the rear kitchen (including replacement of decayed timberwork, new permeable membrane, insulation, lead flashings, and slate tiles).	Urgent repairs to prevent deterioration.				11,000.00		
3	Repoint heavily degraded and part missing mortar pointing to the brickwork chimney stacks, replace any spalled and damaged bricks, and renew flaunching.	Health and safety issue.				3,300.00		
	Engineering services							
4	in the absence of any records, test and certify the electrical installations. (allowance for repairs and potential re-wiring included).	Statutory compliance.				3,850.00		
	Statutory compliance							
5	Service, overhaul and certify the gas appliances and supply throughout.	Statutory compliance.				330.00		
6	Commission/obtain an up-to-date Asbestos Management Survey.	Statutory compliance.				632.50		
7	Allow to remove existing and install fire alarm and smoke detectors.	Statutory compliance.				220.00		
Professional fees @ 15%			0.00	0.00	0.00	3,312.38	0.00	0.00
High risk sub totals			0.00	0.00	0.00	25,394.88	0.00	0.00
High risk totals			**0.00**			**25,394.88**		
Medium risk								
	Structure							
8	Undertake isolated repointing and repair works to the brickwork where stepped cracking is evident to the elevations, and monitor for future movement.	Potential structural Issue.				1,155.00		
	Roof and rainwater goods							
9	Replace any cracked, loose and missing slate roof tiles and re-bed loose ridge tiles.	Maintenance/programmable repairs.				3,850.00		
10	In lieu of ongoing repair works, renew the existing pitched slate roof to the main structure (including replacement of decayed timberwork, new permeable membrane, lead flashings, and slate tiles).	Maintenance/programmable repairs.						31,680.00
11	Clear out and remove all debris and moss from the gutters, re-secure brackets and downpipes where loose and detached, and replace damaged sections of guttering. Redecorate cast iron downpipes on completion.	Maintenance/programmable repairs.				880.00		
	Elevations (including windows and doors)							
12	Supply and install new timber doors to the front elevation entrance and rear kitchen.	Maintenance/programmable repairs.				3,190.00		
	Internal areas							

Item	Description	Impact on investment	Recoverable costs (£)			Non-recoverable costs (£)		
			Year 1	Years 2-5	Years 6-10	Year 1	Years 2-5	Years 6-10
13	Renew the heavily damp affected and sagging ceiling soffits throughout.	Capital cost improvement works.				4,950.00		
	Engineering services							
14	Supply and install new wet radiator system throughout, including all associated plumbing and pipework.	Capital cost improvement works.				3,080.00		
Professional fees @ 15%			0.00	0.00	0.00	2,565.75	0.00	4,752.00
Medium risk sub totals			0.00	0.00	0.00	19,670.75	0.00	36,432.00
Medium risk totals			**0.00**			**56,102.75**		
Low risk								
	Roof and rainwater goods							
15	Clean down all roof coverings to remove all moss, lichen, and debris (including the outbuilding flat roof).	Maintenance/programmable repairs.				297.00		
16	Replace and renew the cracked and part missing verge mortar pointing to the gable ends.	Maintenance/programmable repairs.				554.40		
17	Renew the felt roof covering to the outbuilding flat roof.	Maintenance/programmable repairs.					3,850.00	
	Elevations (including windows and doors)							
18	Undertake restorative cleaning works across the elevations to the brickwork and windows throughout, to remove all soiling, staining, and vegetation/ivy growth.	Maintenance/programmable repairs.					1,188.00	
19	Chop out and replace heavily cracked and spalled bricks.	Maintenance/programmable repairs.					7,018.00	
20	Rake out and repoint areas of cracked, degraded, and part missing mortar pointing throughout the elevation brickwork.	Maintenance/programmable repairs.					4,950.00	
21	Treat and redecorate the timber window sills and hatch doors.	Maintenance/programmable repairs.					1,936.00	
22	Overhaul and redecorate the timber window installations, including the removal of the metal security plates, undertaking isolated timber repairs, and renewal of mastic sealant.	Maintenance/programmable repairs.					3,168.00	
23	Replace cracked and degraded pebble dashed render to the outbuilding.	Maintenance/programmable repairs.					1,386.00	
	Internal areas							
24	Allowance to strip back the existing wall coverings/lining papered walls and repair and re-plaster the internal walls throughout the property.	Capital cost improvement works.				9,680.00		
25	Undertake isolated repairs to the concrete floor where cracked and damaged to the first floor area.	Maintenance/programmable repairs.				396.00		
26	Supply and install new carpet and laminate floor coverings throughout.	Maintenance/programmable repairs.				2,257.20		
27	Remove existing and supply and install new bathroom suite, including bath, wash hand basin, WC, and tiled wall and floor coverings.	Significant capital cost.				7,700.00		
28	Remove existing and supply and install new kitchen, including floor and wall mounted cupboard units, worktops, sink, appliances, floor coverings etc.	Significant capital cost.				22,000.00		
29	Allowance to service and overhaul the existing electric fireplace.	Maintenance/programmable repairs.				110.00		

Item	Description	Impact on investment	Recoverable costs (£)			Non-recoverable costs (£)		
			Year 1	Years 2-5	Years 6-10	Year 1	Years 2-5	Years 6-10
30	Overhaul and repair internal timber entrance doors and ironmongery, including adjusting and re-hanging where necessary.	Capital cost improvement works.				423.50		
31	Allowance to replace isolated missing and damaged timber skirtings.	Maintenance/programmable repairs.				343.20		
	External areas							
32	Cut back the overgrown shrubbery and vegetation growth throughout the garden and to the perimeter landscaping, and remove all debris and rubbish.	Maintenance/programmable repairs.				495.00		
33	Clean down the concrete paved footpaths and patio areas.	Maintenance/programmable repairs.				321.75		
34	Relay sunken and uneven concrete paved patio areas and footpaths, remove unwanted vegetation and debris to the joints, and renew.	Maintenance/programmable repairs.					1,650.00	
35	Replace the timber decking to the rear of the property.	Maintenance/programmable repairs.				770.00		
36	Undertake isolated repairs and replacement works to the wire mesh fencing to the rear perimeter boundary.	Maintenance/programmable repairs.				660.00		
37	Replace the heavily weathered and decayed timber entrance gate and posts.	Maintenance/programmable repairs.				297.00		
	Engineering services							
38	Replace isolated light fittings to the internal areas.	Maintenance/programmable repairs.				154.00		
39	Replace the wall mounted external floodlight.	M&E lifecycle replacement.				407.00		
Professional fees @ 15%			0.00	0.00	0.00	7,029.91	3,771.90	0.00
Low risk sub totals			**0.00**	**0.00**	**0.00**	**53,895.96**	**28,917.90**	**0.00**
Low risk totals			**0.00**			**82,813.86**		

Sub totals for all items			**0.00**	**0.00**	**0.00**	**98,961.58**	**28,917.90**	**36,432.00**
Totals for all items			**0.00**			**164,311.48**		

Costing qualifications

- Our apportionment of costs as either “recoverable” or “non-recoverable” relates to the current condition of the element in question and our understanding of tenants’ obligations. Importantly, we have not made any judgement as to the possible non-recoverability of costs due to the proximity of expenditure to the end of tenants’ lease terms.
- The figures include allowances for preliminaries, main contractor’s overhead costs and profit.
- These items are over and above cyclical decoration and maintenance and the tables do not represent a Planned Maintenance Programme. We have not included decoration costs unless the work is obviously overdue and causing detriment to the property.
- The figures have been calculated using current industry-average data. The work has not been tendered.
- The figures have been derived from a purely visual inspection and not detailed measurement and must, therefore, be viewed as estimates.
- The figures are exclusive of VAT, financing charges and statutory fees.
- The figures assume that all works within the defined time periods are undertaken individually rather than in a single contract, except for works in a single period which all require scaffolding, in which cases the scaffolding cost is only included once.
- The figures do not make any allowance for consequential works relating to improvements under Part L2B of the Building Regulations.
- The costed repair schedules do not allow for the removal of any tenant’s/former tenant’s alterations, unless stated otherwise.

Risk-categorisation

These risk-categorised tables set out a brief overview of the nature and severity of the issues, together with the suggested remedial work required and associated cost implications.

The risk levels – including examples of typical problems found under each classification and an indication of the potential impact on your investment - are categorised as follows:

High	Urgent attention required – e.g. Health and safety issue. High cost that may impact on your investment.
Medium	Possibly serious cost implication if not remedied – e.g. significant disrepair to external fabric. Further clarification required – tests, review of documentation, etc., costs implications requiring budget planning.
Low	Not of immediate concern, however, may impact on future use and costs of maintaining the building. Category may change if nothing is done to remedy the issue.

Terminology

Where the following expressions are used, they generally mean:

- Short term - next 12 months
- Medium term - between 2-5 years
- Long term - between 6-10 years

Annex 1

Background to prejudicial materials

Alkali silica reaction

This concrete defect, sometimes referred to colloquially as concrete cancer, affects a small proportion of concrete as a consequence of a chemical reaction between water and certain aggregates.

Asbestos

Guidance on asbestos can be found at www.hse.gov.uk/asbestos

Brick slips

Brick slips are thin faces of brickwork used to conceal structural members in order to give a visually uniform appearance. They are typically bonded to the structural substrate and can suffer from loss of adhesion or from lateral forces caused by thermal movement.

Calcium silicate brickwork

Whilst calcium silicate bricks (sometimes known as sand lime bricks) are inherently a stable material, they should be constructed with a suitable allowance for their future thermal movement. However, occasionally they are constructed in a similar way to clay brickwork, which can lead to cracking of larger brickwork bays.

Calcium chloride additives to concrete

Used to accelerate initial setting of the concrete.

Composite panels

Composite panels are typically either used externally as roof or elevation cladding or internally, typically by the food industry, to create highly insulated working or storage environments. Composite panels are formed from an internal core, bonded to outer faces. That bond creates the structural integrity.

A number of fire events in which composite panes were considered a contributing factor had led the UK insurance industry to review their position in relation to composite panels. The specification, design of installation and other contributing factors are relevant in assessing the associated risk.

A variety of core materials have been used to create composite panels, which can have a varying impact on fire risk. In broad terms, expanded polystyrene and expanded polyurethane (PUR) are considered to represent a risk. However, some (but not all) polyisocyanurate (PIR) cored panels are certified by the Loss Prevention Council (LPC) as being suitably fire resistant for either internal or external applications.

The only way to be certain of the specification of a composite panel is to review the specification or by testing of the core material.

It is also possible that early composite panels incorporate CFC or HCFC gasses, used as blowing agents to introduce the insulant.

High alumina cement (HAC)

HAC based concrete is almost exclusively found in pre-cast concrete elements. There is potential for a reduction in strength over time as a consequence of a process known as conversion. This can be more significant where the concrete element is exposed to moisture.

Hollow clay pot and concrete beam composite floors

This form of construction allowed for lighter weight structures and is inherently stable if well-constructed. However, it is possible that the concrete beams (which were cast on site between the hollow clay pots which created a formwork) can suffer from poor compaction and voiding.

These problems, whilst unlikely to have structural significance, can expose steel reinforcement bars to low concrete cover levels which itself can reduce the fire integrity of the structure.

Often it is difficult to identify such lack of concrete cover, particularly if the clay pots were spaced using clay tiles, which remain in-situ and conceal the underside of the poured concrete.

Lead

Typically used for pipework and paintwork. It should be noted, however, that the use of lead roofing and waterproofing details is not considered prejudicial.

Loose mineral fibres

Loose mineral fibres can represent a health risk when the fibres measure below a certain threshold width, because of the effect on the lungs.

Mosaic tiles

Mosaic tiles are used as a decorative finish but can be affected by a loss of adhesion or thermal movement within the building.

Mundic blocks

Mundic blocks were used principally in the south west of England and can lead to deterioration of concrete over time, if used as aggregates in concrete.

Nickel sulphide inclusions

Nickel sulphide inclusions are impurities in toughened glass that can, over time and when exposed to increased environmental temperatures, cause spontaneous cracking of the glazing panels.

In order to reduce the risk of such cracking, toughened glass is usually heat-soaked, to recreate that environmental risk.

Polychlorinated biphenyl (PCBs)

PCBs were historically used (amongst other applications) as coolants in electrical equipment. It is highly toxic and classified as a persistent organic pollutant.

R22

A HCFC refrigerant gas, currently being phased out of use. From 1 January 2015 it will no longer be legal to "use" R22 in the maintenance and repair of air conditioning equipment. This means that certain repairs will not be possible and effectively mean the equipment has to be converted to use another gas or replaced. A landlord or tenant with a repairing obligation may be liable for system replacement if such a failure occurs.

Sea dredged aggregate

Such aggregates were occasionally used and increased the risk of salts affecting steel elements within concrete.

Thin stone panels

There are circumstances where stone panels (and particularly marble) are thin enough to allow thermal movement significant enough to cause curling of the stone.

Woodwool slabs used as permanent formwork

When used as permanent formwork for concrete structures, woodwool slabs do represent a potential risk. It is possible for: excessive and concealed voiding to be present in the concrete and for reinforcement to be exposed as a consequence; cement fines to leach into the woodwool before the concrete sets (reducing strength), compromising the inherent fire integrity of the structure.

Annex 2

Background to statutory issues

England and Wales

Approved Document L2B
In contrast to the remainder of the Building Regulations, Approved Document L2B adopts a different approach in order to encourage thermal and energy efficiency of existing building stock as well as of new construction.

Non-domestic buildings with a useable area of over 1,000m2 which are materially altered, extended, provided with new “fixed building services” or where there is an increase to the installed capacity of any fixed building services will fall within the new requirements.

Part L2B may require consequential works to be completed, which are expected to relate to retrospective improvements in the thermal or energy performance of existing elements or systems. For example, replacement of single glazed windows with more efficient double glazed units or improvements to heating controls could be required in order to obtain Building Regulations Approval.

Building Act 1984
Because the building is not new, it is unlikely that it will comply with current Building Regulations. Whilst the Building Regulations are generally not retrospective (but see below) any material alterations carried out to the building will need to comply with the Regulations current at the time of the alterations.

Construction (Design and Management) Regulations 2015 (CDM)
Under the terms of the CDM Regulations certain construction operations attract the requirement for the preparation of a Health and Safety File. Amongst other things this document records details of the works completed in order to assist safe and appropriate repair in the future. The Client (as defined by the CDM Regulations) is required to retain the Health and Safety File and to allow appropriate access to it.

Control of Asbestos Regulations 2012
Under the terms of these Regulations a Dutyholder is required to manage asbestos in non-domestic premises. Typically, this encompasses a positive obligation to assess the likelihood of asbestos containing materials (ACMs) being present at the premises. This can be achieved either by reference to bone fide statements confirming that ACMs were not incorporated into the construction of the building, or by commissioning an asbestos survey. The results of that survey would then be interpreted, acted upon and recorded in an Asbestos Management Plan.

Energy Efficiency (Private Rented Sector) (England and Wales) Regulations 2015
These regulations – also known as the Minimum Energy Efficiency Standards (MEES) – set out (subject to a number of exceptions) that:

From 1 April 2018 it will be unlawful to grant a new lease for a privately rented building with an EPC rating of less than an ‘E’.
From 1 April 2023 this will be extended to all privately rented property, including properties rented under existing leases.

Landlords failing to comply with this legislation are open to prosecution by the local authority, who will enforce the provisions under Trading Standards.

Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 (as amended)
Vendors are required to prepare and make available an Energy Performance Certificate (EPC) for the property prior to the sale.

EU Regulations concerning the use of Ozone-depleting substances
Under EU Regulation (EC) No. 1005/2009 the maintenance and servicing of air-conditioning systems containing an HCFC gas that involves breaking into the refrigerant circuits is now prohibited. R22 is the most commonly used HCFC gas. Refurbishment (involving replacing the R22 with another refrigerant) could be considered although one of the most common R22 refrigerant replacements - R422D – is (amongst a number of other gases) itself now subject to the EU F-Gas Regulations 2014. These regulations introduce controls on the use of refrigerants with a 'Global Warming Potential' (GWP) of over 2500 the equivalent amount of CO2. These controls will culminate in 2030 in a ban on the use of reclaimed refrigerant in existing systems which will mean that systems containing such gases will no longer be capable of being fully and properly maintained. This is of particular concern as there are now increased leak detection requirements for refrigerants with a high GWP.

Composite cladding panels installed prior to 2004 may incorporate CFC or HCFC gasses. Consequently, these panels might be subject to regulatory control if removed or during any demolition phase.

Equality Act 2010
Under the terms of the Equality Act 2010, employers or service providers are required to take reasonable steps to avoid discrimination. Typically, this encompasses the preparation of an Access Audit specific to the requirements and nature of the service provider and/or employer, and the implementation of the recommendations.

Health and Safety Legislation
A variety of statutory instruments and supporting legislation govern the health and safety of people in the context of the built environment.

Planning (Listed Buildings and Conservation Areas) Act 1990
Legislation covering the recognition, protection and management of Listed Buildings and buildings in Conservation Areas.

Regulatory Reform (Fire Safety) Order 2005
Under the terms of the Regulatory Reform (Fire Safety) Order 2005 a Responsible Person is required to assess the fire risk and to take reasonable precautions. Typically this encompasses the preparation of a Fire Risk Assessment and the implementation of the recommendations contained therein.

Rights of Light Act 1959
This Act sets out the procedure for registering a 'Light Obstruction Notice' (LON). LONs serve to prevent a building acquiring a right to light where the necessary time period for acquisition by prescription (i.e. 20 years) has not yet accrued.

Annex 3

Standard and survey limitations

Standard Limitations

Any appointment of Stat Building Consultancy Limited is subject to Standard Limitations as detailed below. Where our Appointment relates to Building Surveys, Dilapidations, Reinstatement Cost Assessments, and Party Walls additional service specific limitations will apply.

Inspection Limitations

Weather Conditions

Our inspection may be impeded by the prevailing weather conditions.

Concealed and Hidden Elements and Areas

In all buildings there are inaccessible, concealed or unexposed elements. In occupied properties, access to some areas that would normally be inspected may be restricted or denied.

Where safe and practicable to do so, an inspection of voids above suspended ceilings, beneath raised floors and other similar areas will be carried out from a small number of sample points. However, very often, inspections are severely limited by factors including lack of light, obstructions, void depths and the occupancy of the building.

We will not lift all manhole covers, only, where possible, a representative sample, and, where necessary, we will recommend a CCTV examination.

We will not lift fitted floor coverings, floorboards or move appliances or heavy furniture. Where inspections are restricted as described above our findings can only be based on the evidence available to us, therefore, we will not be able to comment conclusively upon the true condition, construction and detailing of hidden, unexposed or inaccessible elements.

Where a specialist inspection of the engineering services has specifically been instructed, access panels may be removed or opened but only where it is safe to do so and where no disruption to the operation of the building will be caused.

Vertical Access Restrictions

We will use a surveyor's ladder where practical and safe to do so although our comments will be predominantly based upon findings from a pavement or floor-level inspection or other available safe vantage points. We will arrange for the hire of mechanical access equipment where we are advised prior to our inspection that it is required to inspect high level elements.

Destructive Tests and Opening up Works

We will not carry out any destructive tests, expose any part of a property, or carry out any opening up works which will require specialist tools or which may damage existing fixtures and finishes.

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Specialist Consultants & Contractors Limitations

Where specialist consultants or contractors are engaged on your behalf we will not be responsible for their performance. We may make reference to their findings in our report, but this should not be thought of as a substitute for reading their report in its entirety, nor can we take responsibility for their conclusions.

Budget Cost Limitations

Costs will be:

▪ Given at current prices, no adjustments will be made for inflation;

▪ Quoted as budget estimates only and are not to be thought of as a substitute for obtaining competitive quotations from reputable contractors;

▪ Exclusive of VAT, professional fees, acquisition costs and statutory fees; and,

▪ Based only on the design information available at the time for the purpose of preparing the cost estimate.

We will not:

▪ Investigate whether the costs for carrying out all the works immediately will be greater than carrying them out individually, as and when required;

▪ Include the cost of investigative works to establish the cause effects, unless specifically highlighted;

▪ Allow for any loss and/or damage to works as a direct result of a bomb blast or other act of terrorism, malicious damage, fire, flood, Force Majeure event or other Act of God;

▪ Include the costs incurred in out of hours working of security staff;

▪ Include costs relating to epidemics, pandemics and the like including measures required to operate safely in accordance with industry guidelines; and,

▪ Allow for increased prices or programme delays as a result of the withdrawal of the UK from the European Union (Brexit).

Survey Limitations

Listed below are the limitations specifically applying to surveys; they must be read in conjunction with our Standard Limitations.

Building Services

Where a specialist building services survey has not been instructed, the information that we will provide will be of a general and basic level only; we do not undertake to assess the efficiency of any installation nor its compliance with regulations. We will, however, advise you where we consider a need for specialist advice exists.

Where a specialist building services survey has been instructed this will be undertaken using a specialist sub-consultant. The inspection will be visual in nature with no testing or dismantling of plant and equipment. The appraisal will not include any design checks or any assessment of energy performance or efficiency.

Contamination

We will comment on any obvious contamination issues, but we will not undertake any tests or investigation of current or previous uses of the site or adjoining land. We will advise you where we consider a need for specialist advice exists.

Rights of Way/Support/Light

Where necessary we will comment upon any apparent rights of way, support or light which might be visible or suspected. Our comments on such rights and easements will be very much in outline only and are not subject to any detailed investigations.

Disabled Access

We will provide basic comment upon the general accessibility of the building within our report but such comments will be of a cursory nature only, limited to pronounced problems with key access provisions. Our comments should in no way be considered a substitute for a full Access Audit.

Deleterious Materials

We will not test for the presence of deleterious materials but will advise you where we consider such tests to be necessary. Where we make comment on the presence (or suspected presence) and effect of deleterious materials, our advice will be confined to the following:

Admixtures and aggregates in concrete; Asbestos; Brick Slips; Calcium Silicate Brickwork; High Alumina Cement; Lead; Urea Formaldehyde Foam; Woodwool cement slabs (as permanent shuttering).

Note: Many factors including location, use, design and quantity determine whether a material is deleterious or not and, therefore, the inclusion of a material in the above list does not, of itself, imply that it is deleterious.

Further, our report does not constitute an asbestos register or management plan under any duty to manage asbestos within the scope of our survey.