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TDD10_010811 Summary BS Report

Legal notice

This building survey report (the "Report") has been prepared by JDS CONSULTING LTD exclusively for Kath Evans on behalf of Towyn Kinmel (the "Client") in accordance with the terms of engagement entered into between JDS CONSULTING and the Client dated 17.03.2026 and signed 23.03.2026 (the "Instruction").

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If you do not understand this information, we recommend you seek independent legal counsel.

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Date of Issue :18/05/2026

File Name:
KCC-JS-TIMF
YLG

Version: 1
Status: Rev. 1

Executive Summary

The property comprises a substantial and heavily adapted multi-occupancy community asset incorporating community centre accommodation, library accommodation, health clinic facilities and associated common parts. The building is of mixed-age and hybrid construction, having undergone extensive phased alteration and extension throughout its operational life. The overall construction form now comprises a combination of traditional masonry construction together with later steel-framed and timber-framed structural elements supporting a varied roofscape including pitched roof systems, flat roof coverings and lightweight glazed additions.

Overall, the property is considered capable of continued occupation and operational use; however, the building demonstrates clear evidence of deferred maintenance, ageing infrastructure and increasing lifecycle liability associated with its age, complexity and long-term operational history. Whilst no evidence of widespread structural instability or imminent structural failure was identified during the inspection, a number of material defects and condition-related issues requiring medium to longer-term investment were observed throughout the property.

The principal areas of concern relate to the condition of the flat roof systems and associated weatherproofing details, ongoing moisture ingress affecting sections of the internal accommodation, deterioration to rainwater disposal systems, ageing building services infrastructure and deficiencies associated with passive fire protection and wider statutory compliance matters. Evidence of localised historic movement and settlement was also identified, although the defects observed generally appear longstanding and non-progressive in nature.

The building should therefore be regarded as a viable operational asset, albeit one which carries a comparatively high ongoing maintenance and capital expenditure burden. Future ownership should anticipate the need for structured planned preventative maintenance, phased capital investment and continued compliance management in order to maintain the long-term operational performance and statutory compliance of the property.

Importantly, the proposed acquisition would result in the Client assuming significantly increased repairing, compliance and landlord obligations associated with the wider freehold ownership of the asset, including responsibility for retained structural elements, external fabric, common parts and overarching statutory duties associated with the multi-occupancy nature of the building.

Subject to appropriate commercial consideration being given toward the identified repair liabilities, future capital expenditure requirements and leasehold responsibilities, the property is considered suitable for continued operational use and ownership.

1.0 Instruction

This report has been prepared following a formal instruction received from Towyn Kinmel Bay Town Council (hereafter referred to as “the Client”) in respect of the proposed acquisition of Kinmel Community Centre (hereafter referred to as “the Property”).

The instruction was confirmed following the issue and acceptance of a detailed fee proposal prepared by JDS Consulting Ltd dated 17 March 2026, which set out the agreed scope of services, methodology of inspection, reporting outputs, and associated professional fees. The terms of engagement are further governed by JDS Consulting Ltd’s standard terms and conditions of appointment, which define the contractual relationship between the parties, including matters relating to liability, confidentiality, and the standard of care to be exercised in the provision of professional services.

The Client has instructed that the commission be undertaken in the context of a pre-acquisition due diligence exercise, the primary objective of which is to obtain a clear, informed, and technically robust understanding of the condition and performance of the Property prior to any legal commitment to purchase. In this regard, the scope of the instruction extends beyond that of a conventional building survey and incorporates a multi-disciplinary technical appraisal, integrating both general building surveying expertise and specialist consultant input.

The appointment has been undertaken by a Chartered Building Surveyor, acting in accordance with the professional standards and guidance published by the Royal Institution of Chartered Surveyors (RICS), and exercising the duty of reasonable skill, care, and diligence expected of a competent practitioner operating within this field. Specialist elements of the inspection, including mechanical and electrical services, fire safety review, and drainage investigation, have been undertaken by appropriately qualified and experienced consultants.

The scope of the instruction reflects a technical due diligence survey, rather than a valuation or structural engineering analysis, and accordingly the report should be read within that context. The purpose is to provide a practical and evidence-based assessment of condition, risk, and liability, rather than a definitive or intrusive investigation of all potential defects.

The inspection of the Property was undertaken on a visual and non-intrusive basis, limited to those areas that were safely accessible at the time of inspection. No opening-up works, destructive testing, or invasive investigations have been carried out unless otherwise specifically stated within this report. Consequently, the findings and conclusions contained herein are based upon observable conditions at the time of inspection, supplemented by professional judgement and experience, and should not be interpreted as confirmation that no further defects exist.

In commissioning this report, the Client has requested that particular emphasis be placed upon:

- The identification of material defects and deficiencies affecting the building fabric and structure

- The assessment of key building services installations and their suitability for continued use
- The evaluation of fire safety provisions and associated compliance risks
- The condition and functionality of below-ground drainage systems
- The identification of statutory compliance considerations relevant to ownership and occupation
- The provision of forward-looking advice in relation to maintenance, repair, and capital expenditure

This report has therefore been structured to provide a holistic and integrated assessment of the Property, drawing together the findings of all inspection elements into a single, cohesive document intended to support informed decision-making.

1.1 Limits on Inspection & Condition Definitions

The report is not a guarantee or warranty, but a professional opinion on the performance of the subject property. The report applies only to the parts of the property observed on the day of the visit. No responsibility or liability whatsoever is accepted for defects in areas which were unobservable on the day of the visit or for areas of the building not made available for observation. The extent of this report is limited to the observations of the building which may reasonably be made from the access provided by the Client or otherwise agreed to be provided by JDS Consulting Limited under the Client's instruction. No responsibility or liability whatsoever is accepted for defects in the building fabric which could not be reasonably observed due to the limitations of the access equipment provided or agreed to be supplied. Please note that this report is confidential, personal and non-assignable. The report has been produced by the writer on behalf of JDS Consulting Limited, specifically for the Client referenced on the title page of this document, for their sole use only. The contents must not be disclosed to any other party without the express permission of JDS Consulting Limited, which must be obtained in writing. In the event that such permission is sought and agreed and the report is copied; then it must be copied in its entirety. JDS Consulting Limited shall have no duty of care beyond that owing to the Client. Under no circumstances shall JDS Consulting Limited be liable for any reliance by any party, other than the Client, on the information contained within this report.

The survey was carried out externally on foot from the street level, and via drone externally in order to determine further observations. The contents of this report should not be relied upon legally, nor should be considered a legally binding document. The content and conclusions drawn within this report are at the surveyors professional judgement; contents of which are at the clients risk. The Client is said to understand the basis of this instruction and the contents of which are at the basic professional interpretation of the surveyor. We inspect the inside and outside of the main building

and all permanent outbuildings, but we do not force or open up the fabric. We also inspect the part of the electricity, gas/oil, water, heating and drainage services that can be seen, but we do not test them. Important note: We carry out only a visual inspection. This means that we do not take up carpets, floor coverings or floorboards, move furniture or remove the contents of cupboards. Also, we do not remove secured panels or undo electrical fittings.

We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars. We inspect the roof structure from inside the roof space if there is access (although we do not move or lift insulation material, stored goods or other contents) however in this instance, we did not access the roof void. We examine floor surfaces and under floor spaces so far as there is safe access to these (although we do not move or lift furniture, floor coverings or other contents). We are not able to assess the condition of the inside of any chimney, boiler or other flues. We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.

For general reference, where summary condition descriptors are used, these are based on the following definitions:-

DEFINITION	DESCRIPTION
Good Condition	No fundamental or significant defects affecting the property/element. May be subject to routine maintenance and repair activities arising through age and normal wear and tear.
Fair Condition	Defects or significant accruals of maintenance items to major elements which will require repair or substantial replacement in near future.
Poor Condition	Significant defects or unsatisfactory operational condition requiring major work or replacement in the immediate to near future.
Hazardous Condition	Significant life safety or hazard to health risk, immediate works required to comply with Health and Safety or other statutory obligations.

1.2 Inspection Date

Our inspection was undertaken on a mainly dry day with periods of changeable weather and mild humidity levels. Prior to the inspection there was a period of changeable weather with drier periods however wind and rainfall was persistent later that day. Temperatures were low. The inspection was undertaken on the 13th April 2026 along with undertaking desktop exercises and using evidence gathered.

2.0 Purpose of the Report

The primary purpose of this report is to provide the Client with a comprehensive technical due diligence assessment of the Property, enabling an informed and commercially aware decision to be made in relation to its potential acquisition.

In undertaking this commission, the report seeks to establish a clear understanding of the current physical condition of the Property, together with the performance and adequacy of its principal building systems. This includes not only the identification of existing defects but also the evaluation of their causation, extent, and potential implications for future ownership.

A key objective of the report is to identify material issues that may present a risk to the Client, whether in terms of:

- Health and safety
- Statutory compliance
- Operational functionality
- Ongoing maintenance burden
- Future capital expenditure

In this context, the report is intended to move beyond a purely descriptive assessment and instead provide analytical and forward-looking commentary, highlighting those issues which may have a direct bearing on the viability, cost, and risk profile of the proposed acquisition.

The report further aims to:

- Provide a structured assessment of the building fabric, identifying defects, deterioration, and areas of concern
- Assess the condition, age, and suitability of mechanical and electrical installations, including consideration of remaining service life and replacement requirements
- Evaluate the adequacy of fire safety provisions, including means of escape, fire detection systems, and passive fire protection measures
- Review the condition and functionality of the below-ground drainage infrastructure, identifying defects that may affect performance or require remediation
- Highlight statutory compliance considerations, including those relating to fire safety, asbestos, electrical safety, and water hygiene

In addition, the report is intended to provide the Client with an understanding of the likely future liabilities associated with ownership, including:

- Immediate repair requirements
- Short- to medium-term maintenance obligations
- Longer-term capital replacement considerations

This aligns with the stated objective within the original instruction to provide an assessment of likely maintenance and repair liabilities and the potential future capital expenditure associated with ownership.

The report also seeks to identify opportunities, where appropriate, for:

- Improvement or modernisation of building systems
- Enhancement of performance or compliance
- Rationalisation of maintenance strategies

It is important to note that this report does not constitute a valuation of the Property, nor does it provide legal advice. Instead, it is intended to act as a technical advisory document, supporting the Client and their professional advisors in the acquisition process.

3.0 About the Property

3.1 Age, Construction and Building Form

The property comprises a substantial multi-occupancy community asset understood to date originally from the mid to late 20th century, albeit having been subject to extensive phased alteration, extension and adaptation throughout its operational life. The building is currently arranged broadly into three principal occupational demises comprising the main community centre accommodation, the public library accommodation and the NHS clinic accommodation. We understand that the community centre is currently occupied by the Town Council on a leasehold basis, with the library and clinic similarly operating under separate occupational arrangements within the wider building envelope.

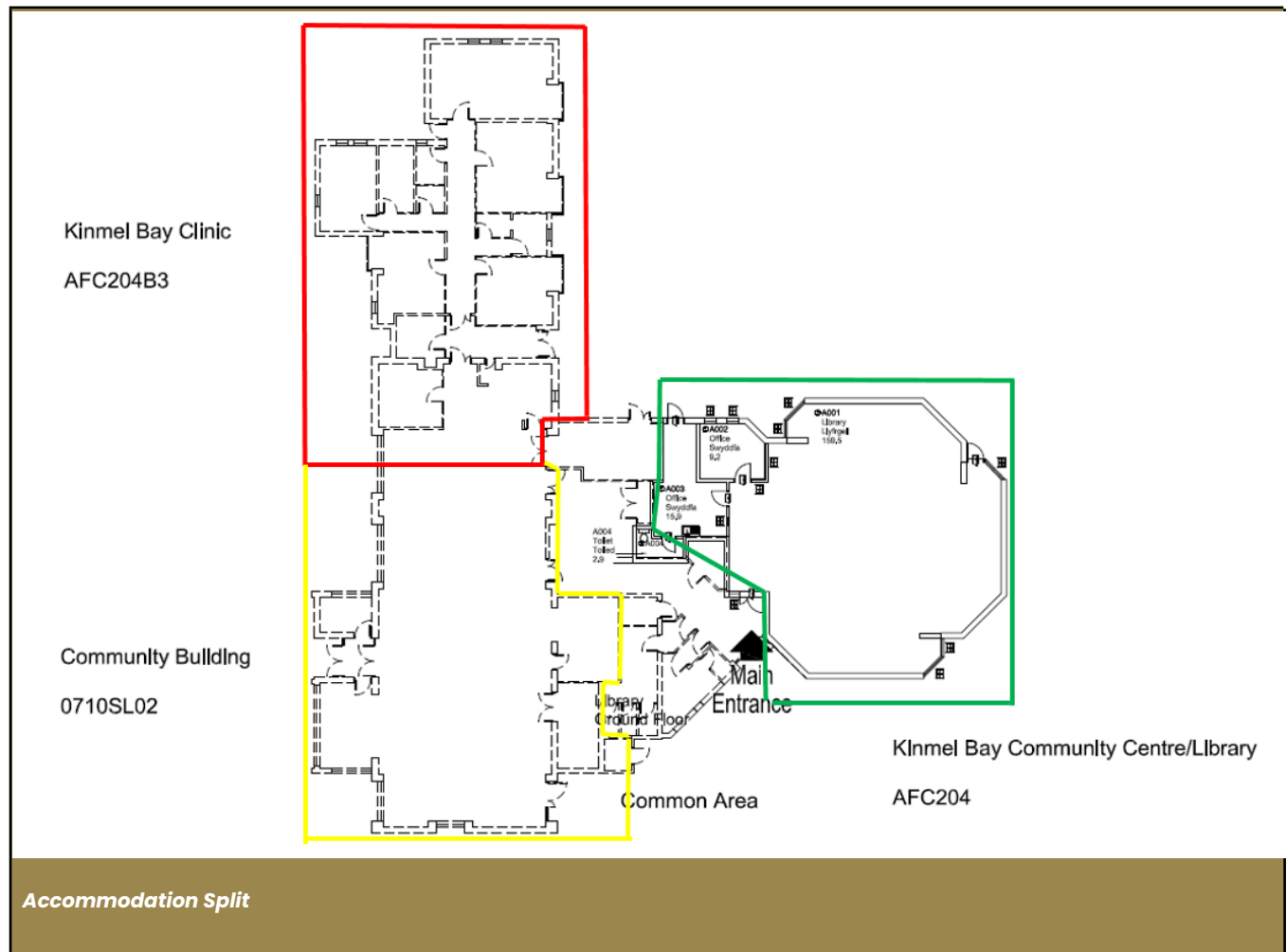
The original structure appears to comprise traditional cavity masonry construction founded upon assumed shallow strip foundations, supporting a mixture of timber and later steel-framed roof structures. Throughout the life of the property, substantial adaptations appear to have been commissioned, including the introduction of later steelwork, timber A-frame structural arrangements, lightweight infill sections, glazed entrance features and a prominent pitched roof superstructure spanning sections of the original building footprint. As a consequence, the building now presents a hybrid and non-standard construction form incorporating a combination of traditional masonry, steel framing, timber structural elements and lightweight glazed additions.

4.0 Accommodation Schedule

Based on information provided by the Client and through general liaison during the course of this instruction, it is understood that the subject property is currently held under a freehold ownership arrangement by Conwy Council, who act as the superior landlord of the building as a whole.

The building is understood to be arranged as a multi-occupancy asset, with distinct functional areas occupied under separate leasehold interests. These are understood, in broad terms, to comprise:

- The community centre element, currently occupied by Towyn Kinmel Bay Town Council (the Client) under a leasehold arrangement
- A public library facility, occupied under a separate leasehold agreement
- A health clinic facility, understood to be operated by or on behalf of the NHS, also under a leasehold arrangement



Note that the above accommodation split is based on an assumed demised area. We were not provided with a demised plan and therefore have assumed this mark up shown above for illustrative purposes only. Areas not captured in the lines are assumed to be common part areas thus being welfare, circulation and plant areas. We would strongly advise obtaining a schedule of demised areas as we noted that the existing plan we were provided on instruction does not reflect the layout of the building.

This arrangement is typical of public sector property portfolios, whereby a single freehold asset is subdivided into a number of occupational demises, each subject to individual tenancy agreements, while the overarching responsibility for the structure and common elements remains with the freeholder.

The original instruction for this commission was primarily focused on the community centre element of the building, reflecting the Client's current occupational interest. As such the most detailed inspection and analysis has been undertaken within this part of the building. Observations relating to other areas (library and health clinic) are more limited in scope, reflecting access constraints and the nature of the instruction. However, recognising the proposed acquisition of the entire freehold interest, we have, where reasonably possible:

- Considered the wider building envelope and structural elements
- Assessed issues that may have implications across multiple occupancies
- Highlighted potential building-wide risks and liabilities

This approach is intended to ensure that the Client is aware of broader obligations associated with freehold ownership, even where detailed inspection of all areas has not been possible.

4.1 Nature of Leasehold Arrangements

At the time of preparing this report, we have not been provided with copies of the relevant lease agreements, nor have we had sight of the detailed freehold title documentation. Accordingly, the following commentary is based upon reasonable professional assumptions, informed by typical arrangements for buildings of this nature and use.

It is considered likely that the occupational arrangements are structured on the basis of internal repairing and insuring leases (IRI leases), or similar variations thereof, whereby:

- Each tenant is responsible for the internal repair, maintenance, and condition of their respective demise
- The landlord (freeholder) retains responsibility for the structure, external envelope, and common parts of the building
- The landlord may also retain responsibility for insurance of the building as a whole, recovering costs from tenants where applicable
- Tenants may be responsible for compliance within their demise, including statutory obligations relating to their occupation and use

Under such arrangements, the landlord typically retains responsibility for:

- Structural elements (foundations, loadbearing walls, structural frame)
- Roof structures and coverings
- External walls, cladding, and façade elements
- Common areas and shared access routes (where applicable)
- Building-wide statutory compliance obligations (to varying extents, depending on lease terms)

Tenants, in turn, would generally be responsible for:

- Internal finishes and fittings
- Non-structural partitions
- Internal services installations (or those exclusively serving their demise)
- Day-to-day maintenance and repair within their leased area
- Compliance with operational and occupational statutory requirements

It should be noted that variations to this standard arrangement are common, particularly in public sector buildings, and therefore the precise allocation of responsibilities can only be confirmed through detailed review of the lease documentation.

4.2 Proposed Acquisition

We understand that the Client is proposing to acquire the freehold interest in the Property, thereby assuming the role of landlord in respect of the existing occupational arrangements.

Upon completion of such an acquisition, the Client would:

- Obtain full ownership of the building and site, including all structural and external elements
- Inherit the existing leasehold agreements relating to the library and health clinic occupiers
- Assume responsibility for landlord obligations under those leases, including repair, maintenance, and statutory compliance requirements as defined within the lease terms

This represents a significant transition from the Client's current position as a leasehold occupier, with relatively limited repairing liabilities, to that of a freeholder and landlord, with responsibility for the overall performance and compliance of the building.

5.0 Condition Assessment

The following section provides a detailed assessment of the condition of the Property based upon a visual, non-intrusive inspection of all areas that were safely and reasonably accessible at the time of survey.

The assessment has been structured on an element-by-element basis, reflecting the principal components of the building, including the external areas, structural envelope, roof coverings, internal fabric and visible building services installations. Each element has been considered in terms of its apparent construction, current condition, and any defects or deficiencies observed.

5.1 Disclaimer

During the inspection, conditions were dry and therefore we could not inspect the rainwater goods for any associated leaks. Note we have commented on the condition in our following sections. Where there is encased render, the underlying materials could not be suitably inspected. The overall condition of the main subfloor system could not be accessed and assessed in great detail due to floor coverings and finishes. The report is not a guarantee or warranty, but a professional opinion on the performance of the subject property.

The report applies only to the parts of the property observed on the day of the visit. No responsibility or liability whatsoever is accepted for defects in areas which were unobservable on the day of the visit or for areas of the building not made available for observation. The extent of this report is limited to the observations of the building which may reasonably be made from the access provided by the Client or otherwise agreed to be provided by JDS Consulting Limited under the Client's instruction. No responsibility or liability whatsoever is accepted for defects in the building fabric which could not be reasonably observed due to the limitations of the access equipment provided or agreed to be supplied. Please note that this report is confidential, personal and non-assignable. The report has been produced by the writer on behalf of JDS Consulting Limited, specifically for the Client referenced on the title page of this document, for their sole use only. The contents must not be disclosed to any other party without the express permission of JDS Consulting Limited, which must be obtained in writing. In the event that such permission is sought and agreed and the report is copied; then it must be copied in its entirety. JDS Consulting Limited shall have no duty of care beyond that owing to the Client. Under no circumstances shall JDS Consulting Limited be liable for any reliance by any party, other than the Client, on the information contained within this report. The survey was carried out externally on foot from the street level, and via drone externally in order to determine further observations. The content and conclusions drawn within this report are at the surveyors professional judgement; contents of which are at the clients risk. The Client is said to understand the basis of this instruction and the contents of which are at the basic professional interpretation of the surveyor. We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric. We also inspect the part of the electricity, gas/oil, water, heating and drainage services that can be seen, but we do not test them. Important note: We carry out only a visual inspection. This means that we do not take up carpets, floor coverings or floorboards, move furniture or remove the contents of cupboards. Also, we do not remove secured panels or undo electrical fittings. We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars. We inspect the roof structure from inside the roof space if there is access (although we do not move or lift insulation material, stored goods or other contents). We examine floor surfaces and under floor spaces so far as there is safe access to these (although we do not move or lift furniture, floor coverings or other contents). We are not able to assess the condition of the inside of any chimney, boiler or other flues. We note in our report if we are not able to check

any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.

BUILDING FABRIC ASSESSMENT

5.2 Overview

The property is considered to be in a generally stable and serviceable condition having regard to its age, use, construction form and history of phased adaptation. The building does not present evidence of widespread structural instability, imminent structural failure or significant active subsidence based on the accessible areas inspected. However, it is a complex, heavily altered public building with a number of age-related and maintenance-related fabric defects which will require structured investment, monitoring and phased remedial works.

The original building appears to be of traditional cavity masonry construction, subsequently adapted through the introduction of later steelwork, timber framing, lightweight infill sections, glazed structures and a prominent pitched roof superstructure. This has resulted in a non-standard structural arrangement where different construction phases and materials interact. As a consequence, localised cracking and movement were observed at junctions between original masonry and later additions. These defects appear predominantly historic and non-progressive, and are considered consistent with long-term settlement, thermal movement and differential behaviour between materials.

The principal structural item of note is the slight lean to the masonry boiler flue tower at the south-eastern corner of the site. This appears likely to be associated with historic localised settlement, potentially influenced by adjacent mature vegetation, ground moisture variation and local soil conditions. Associated minor cracking and localised settlement were also noted to adjacent masonry, tarmac and concrete edging. No evidence of acute instability was observed, but this area should be monitored and reviewed alongside a tree/arboricultural assessment and any required vegetation management.

The external walls and masonry are broadly serviceable but show clear signs of weathering, deferred maintenance and inconsistent historic repair. Localised render crazing, cracking, DPC bridging, mortar erosion, parapet deterioration and sealant-based patch repairs were noted. These defects increase the risk of moisture ingress and frost-related deterioration if not addressed. A programme of repointing, render correction, parapet weathering improvements and localised masonry repair should be anticipated.

Roofing and moisture management represent the most significant building fabric liability. The principal pitched roof structure appears broadly stable, but isolated defects were noted including slipped coverings, verge deterioration, defective flashing interfaces and vegetation in gutters. More significant issues were identified to the flat roof areas over the WC, common circulation and ancillary accommodation, where active water ingress, staining, defective upstand detailing and failed lapping around skylights were observed. The lean-to roof and tower detail near the incoming supply

are of particular concern due to moisture penetration close to electrical infrastructure. These areas should be treated as priority fabric repairs.

Rainwater goods comprise a mixture of original cast iron and later PVCu components, with varying condition and maintenance standards. Blocked gutters, vegetation growth, standing water, corroded downpipes and failed joints were observed, with evidence that rainwater defects are contributing to localised saturation and internal staining. Improved rainwater clearance, localised replacement of defective cast iron downpipes and correction of gutter/box gutter details should form an early maintenance priority.

Windows, external doors and glazing systems are mixed in age and condition. Older timber windows and doors are generally weathered, with localised decay, failed seals, softwood bead and sill saturation, and poor operability. WC windows were noted to be mesh-reinforced and mechanically fixed shut, preventing opening during inspection. Several PVCu and aluminium units also have missing trims or cover caps, creating water ingress risk. The majority of original external doors are degraded, and the poorly blocked-up door to the south-west corner of the community building presents a notable security weakness requiring proper replacement or robust infill.

Internally, the building remains functional, but finishes show evidence of moisture impact, age-related wear and historic movement. Localised plaster cracking was noted where timber A-frame elements intersect with masonry and ceiling finishes. Suspended ceilings beneath flat roof and rooflight areas show staining and saturation. Vinyl flooring and skirting/upstand details to WC/common areas are deteriorated and debonding, likely due to moisture and age. Kitchen units within the community building are also saturated, delaminating and mechanically loose, and replacement should be anticipated.

Localised corrosion and deterioration were identified to secondary steelwork and restraint fixings associated with the later A-frame and roof structures. Some lateral restraints appear missing or displaced, and corrosion was noted to flange/fixing details. One service cable has been routed across a flange connection, preventing a bolt from being fully tightened. These issues do not currently appear to undermine the primary structural stability, but localised repair, re-securing, treatment and corrosion protection should be undertaken.

A number of materials are suspected to contain asbestos, including possible soffit boards, vinyl floor finishes, textured ceiling coatings and historic service-related materials. Some textured finishes appear damaged or flaking in moisture-affected areas. A current asbestos management survey/register should therefore be obtained or commissioned before any intrusive remedial works proceed.

Overall, the property is considered a viable and serviceable building asset, but one with a clear backlog of fabric maintenance and lifecycle liability. The main priorities are roof renewal and weatherproofing, moisture ingress remediation, rainwater goods repair, localised structural monitoring, external joinery replacement, asbestos management, and targeted internal

refurbishment. These issues are considered manageable through a planned and prioritised programme of works and do not, in isolation, represent an insurmountable constraint to continued occupation or acquisition.

5.3 Structural Form & Primary Construction

The original building appears to comprise traditional cavity masonry wall construction supporting timber and steel roof structures, with various later adaptations and additions having been introduced throughout the life of the building. The principal later structural adaptation appears to comprise the installation of a large pitched roof superstructure extending across sections of the original building footprint and interacting structurally with the existing masonry construction.

This arrangement creates a non-standard structural form whereby loading is transferred through a combination of original masonry walls, later steel framing and timber support members. Whilst unusual in its overall arrangement, the structure did not demonstrate evidence of widespread structural instability or imminent failure during the course of inspection.

The building demonstrates clear evidence of phased development and adaptation. Junctions between original and later construction are evident throughout, particularly where lightweight infill structures, glazed entrance features and timber-framed additions interface with the original masonry envelope. Such arrangements inherently introduce differential thermal movement and varying settlement behaviour over time and this is reflected in several of the localised cracking patterns identified during inspection.

No intrusive structural investigations were undertaken as part of this commission and therefore concealed structural elements remain outside the scope of direct inspection. Nevertheless, based upon visual assessment of accessible areas, the principal structure is considered capable of continued serviceable performance subject to ongoing maintenance and targeted remedial intervention.

Form of Construction



5.4 Substructure & Structural Movement

The property generally appears to perform satisfactorily from a structural perspective, with no evidence identified during inspection of significant progressive subsidence or widespread structural failure. However, a number of areas of localised movement, historic settlement and differential cracking were observed throughout the building.

The majority of movement-related defects identified appear longstanding in nature and are considered typical of a heavily adapted building of this age and complexity. The cracking patterns observed generally demonstrated aged surfaces, accumulated debris within openings and evidence of historic filling and redecoration works, indicating that movement has largely stabilised over time.

Particular attention is drawn to the masonry boiler flue tower positioned toward the south-eastern corner of the site. The tower was observed to lean discernibly toward the south-east and this appears likely attributable to historic settlement beneath the structure, potentially influenced by local ground conditions, adjacent vegetation and historic moisture variation within the surrounding soils. Whilst visually notable, the structure did not display signs of acute instability, significant active cracking or immediate structural danger at the time of inspection. The movement appears historic and relatively uniform rather than progressive in nature.

Localised settlement cracking was also identified surrounding sections of the clinic elevations, parapet walls and interfaces between original masonry construction and later structural additions. These defects are considered consistent with differential movement between varying structural forms and materials over time. Several areas surrounding window openings and masonry junctions displayed localised shrinkage and settlement-related cracking, although no evidence of acute structural distress was identified.

The external hardstanding areas similarly displayed localised settlement and movement surrounding drainage chambers and service interfaces. These defects are likely associated with historic consolidation around below-ground drainage infrastructure and localised washout or softening beneath paved areas.

Overall, whilst historic movement and settlement are evident throughout the building, the structure is not presently considered to demonstrate evidence of significant active instability. The defects observed are generally consistent with the age, complexity and development history of the property and are capable of being managed through targeted repair, monitoring and ongoing maintenance.

Observations



5.5 External Walls & Masonry Construction

The external wall construction comprises a mixture of rendered masonry, exposed brickwork, lightweight infill systems and later glazed structural additions. The external envelope generally remains serviceable but demonstrates clear evidence of ageing, historic weather exposure and inconsistent repair standards.

Rendered elevations exhibited localised crazing, thermal cracking and weathering to exposed surfaces. Such defects are typical of rendered masonry construction of this age and are principally associated with long-term thermal movement, cyclical moisture variation and gradual material ageing. In several areas, render coatings appear to bridge damp proof course levels and low-level wall construction, increasing the risk of moisture retention and dampness internally.

Mortar joints to exposed masonry areas displayed localised erosion and weathering, particularly at high level and to exposed parapet sections. Historic repair works utilising excessive mastic and sealant application were evident in multiple locations. Whilst these appear to have been intended as weatherproofing repairs, they should not be regarded as durable long-term solutions and are already deteriorating in several areas.

Localised cracking surrounding openings and masonry interfaces was observed throughout sections of the building, particularly around the clinic elevations and areas where later structural additions interface with the original construction. These defects appear primarily associated with historic movement, differential settlement and thermal expansion rather than acute structural concern.

Several parapet sections demonstrated defective weathering details, localised bowing and poor-quality repair works. Whilst no immediate structural instability was identified, these areas should be regarded as vulnerable to ongoing moisture penetration and frost-related deterioration if left unresolved.

The building envelope overall demonstrates evidence of long-term exposure and varying historic maintenance standards. Whilst the masonry construction remains broadly serviceable, a programme of phased repointing, localised masonry repair and improved weatherproofing should be anticipated moving forward.

5.6 Roof Structures & Roof Coverings

The property incorporates multiple roof forms and construction types, including pitched tiled roofs, flat felt roofing systems, lightweight lean-to structures and glazed rooflight arrangements. The resulting roofscape is relatively complex and demonstrates varying levels of age, condition and performance.

The principal pitched roof structure generally appeared stable and functional during inspection. The roof appears to comprise a later steel and timber-framed superstructure positioned above portions of the original building. Whilst the arrangement is architecturally unusual, no evidence of widespread structural distortion or imminent failure was identified during inspection.

Nevertheless, the roof coverings and associated weatherproofing systems exhibit a number of maintenance-related defects. Localised slipped tiles, deteriorated verge details, failed flashing interfaces and vegetation accumulation within gutters were identified. Whilst these defects presently appear localised, they increase the risk of moisture penetration and localised saturation to underlying construction if left unresolved.

More significant concerns were identified surrounding the flat roofing systems serving circulation areas, WC accommodation and ancillary spaces. These roof coverings are considered to be approaching or exceeding the end of their anticipated serviceable lifespan. Evidence of active moisture ingress, internal staining, saturated finishes and defective detailing to upstands and perimeter interfaces was identified during inspection. The condition of these roof coverings should therefore be regarded as a significant medium-term maintenance liability.

The lightweight lean-to roof structure adjacent to the entrance and electrical intake area displayed evidence of significant deterioration and moisture penetration. Water ingress was identified in close proximity to the incoming electrical infrastructure and saturation to associated timber decking and support elements was evident. This defect should be regarded as a priority repair item due to the combined moisture and electrical safety risk presented.

Rooflight and glazed lantern structures similarly displayed evidence of historic leakage, failed perimeter seals and localised moisture staining. Whilst some defects appear longstanding, these elements should be regarded as increasingly vulnerable to future weather penetration as the glazing systems continue to age.

Overall, whilst the primary roof structures remain broadly stable, the wider roof coverings and weatherproofing systems demonstrate clear evidence of ageing and deferred maintenance. A programme of phased roof renewal, localised repair and improved weatherproofing should therefore be anticipated.

Particularly within the common areas and WC accommodation beneath the flat roof sections, substantial evidence of water ingress and moisture-related deterioration was identified during the inspection. The defects appear principally associated with failure of the ageing bitumen felt roof

coverings, shrinkage to the waterproof membranes and inadequate lapping details surrounding rooflight and skylight interfaces.

The most pronounced moisture ingress was identified surrounding the common circulation lobbies, WC accommodation and ancillary spaces adjacent to the principal community hall. Saturation to suspended ceiling systems, staining to finishes and deterioration to adjoining decorative elements was evident throughout these regions.

The junction detail where the flat roof interfaces with the channel gutter arrangement adjacent to the commencement of the pitched slate roof serving the principal community hall appears particularly vulnerable. Evidence of moisture penetration was observed at the interface where the timber A-frame structure intersects through the ceiling construction, particularly surrounding the common lobbies, kitchen accommodation and ancillary support areas. This appears attributable to defective lapping details, failed flashing interfaces and inadequate dressing beneath the slate coverings.

It is recommended that these junction details are locally renewed and redressed beneath the pitched roof covering in order to improve long-term weather resistance and prevent ongoing water penetration into the building fabric.

Further significant deterioration was identified surrounding the flat roof areas adjacent to the skylight openings within the common circulation spaces. The waterproof coverings within these areas appear to have overtly failed and are no longer providing effective weather resistance. Given the complexity of the detailing and the extent of localised deterioration identified, consideration should be given toward replacing these roof sections using a modern liquid-applied waterproofing system with improved detailing to upstands, rooflight interfaces and drainage arrangements.

Within the service void directly above the incoming electrical supply to the principal community building on the north elevation, a substantial open void arrangement was identified within the stack tower construction. This area contains a lifting beam together with significant accumulations of historic debris, disused services and redundant equipment.

Particular concern was identified surrounding the corner detail to the front tower structure, where defective flashing and inadequate upstand detailing appears to have resulted in ongoing water ingress into the void area. Moisture penetration within this location has caused saturation to chipboard and plywood deck materials above and has subsequently permitted moisture migration down the adjoining wall construction.

Of particular significance is the fact that this moisture movement has locally impacted and saturated areas adjacent to the incoming electrical supply infrastructure serving the building. This should be regarded as a priority defect requiring urgent remedial intervention in order to prevent progressive deterioration and reduce the risk of moisture-related electrical safety concerns.

Immediate consideration should therefore be given toward repairing the defective flashing arrangements, improving drainage detailing to the tower intersection and removing saturated and deteriorated deck materials within the affected void.

Observations



5.7 Rainwater Goods & Moisture Management

The rainwater disposal systems serving the property comprise a mixture of original cast iron rainwater goods together with later replacement PVCu gutters and downpipes introduced during various phases of historic repair and adaptation works. The overall arrangement is therefore inconsistent in both specification and condition, with evidence throughout the building of piecemeal maintenance intervention and varying standards of historic repair.

During the inspection, multiple sections of rainwater guttering were observed to contain vegetation growth, organic debris accumulation and localised standing water, particularly to the rear and side elevations adjacent to the later pitched roof structures and flat roof interfaces. Overflow staining was evident to sections of rendered masonry beneath gutter lines, particularly surrounding the south-western elevation and portions of the clinic-side perimeter walls, indicating that sections of the rainwater disposal systems are no longer operating effectively during periods of prolonged or intense rainfall.

The condition of the rainwater goods appears to have directly contributed toward several areas of localised moisture ingress and saturation identified throughout the property. In particular, moisture penetration was evident internally within the front entrance lobby, sections of the principal circulation corridors, areas adjacent to the kitchen accommodation, and around several rooflight and perimeter glazing interfaces. The causes of moisture ingress appear multifactorial in nature and include defective roof coverings, blocked rainwater goods, failed flashing arrangements, defective perimeter sealants and inadequate weatherproofing detailing at junction interfaces between differing construction forms.

To the principal front entrance lobby, localised dampness and saturation to lower wall finishes was observed at low level adjacent to the perimeter wall construction. The visible bitumen damp proof course appears partially bridged by external render finishes and adjacent ground levels, reducing the effectiveness of the original moisture barrier and permitting localised moisture migration into the wall structure. Internally, this has manifested in the form of moisture staining, deterioration to decorative finishes and localised softening of plaster surfaces. Whilst the extent of dampness currently appears relatively localised, continued moisture retention in this area is likely to result in progressive deterioration to internal finishes if left unresolved.

Further evidence of water penetration was identified adjacent to the lean-to roof structures and glazed interfaces serving the clinic accommodation toward the south-eastern side of the building. Staining and saturation were evident to adjoining ceiling finishes and timber framing interfaces, suggesting ongoing failure to sections of the roof weathering details and perimeter glazing seals. Given the interaction between lightweight glazing systems, timber framing and ageing sealant interfaces, these locations should be regarded as particularly vulnerable to ongoing weather-related deterioration.

Within sections of the circulation areas and WC accommodation, moisture staining and deterioration to suspended ceiling tiles was evident beneath flat roof structures and around service

penetrations. Whilst some staining appears historic, moisture meter readings and visual inspection suggest that localised active water ingress remains ongoing in several areas. The flat roof coverings above these areas are considered to be approaching the end of their serviceable lifespan and the defects observed are likely attributable to deterioration of waterproof membranes, failed upstand detailing and inadequate rainwater dispersal arrangements.

Localised leakage associated with internal waste and rainwater pipework was also identified within sections of the WC accommodation, where minor staining and saturation to adjoining finishes was evident surrounding boxed service penetrations and concealed pipework routes. Whilst relatively contained at the time of inspection, such defects require remedial repair in order to prevent continued deterioration to concealed construction, ceiling systems and associated finishes.

Externally, several rainwater downpipes demonstrated signs of localised corrosion, failed joint interfaces and inadequate fixing arrangements. Certain older cast iron sections displayed evidence of long-term weathering and oxidisation, particularly to high-level connections adjacent to parapet walls and flat roof outlets. Whilst widespread failure of the rainwater disposal systems was not identified, the overall condition of the rainwater goods should be regarded as indicative of a building where maintenance has historically been reactive rather than preventative.

The cumulative effect of the identified moisture-related defects has resulted in localised saturation, decorative deterioration and staining throughout sections of the internal fabric. Importantly, whilst widespread severe penetrating dampness was not identified during the inspection, ongoing moisture ingress and ineffective rainwater management should be regarded as one of the principal long-term deterioration risks affecting the building fabric moving forward.

Accordingly, a coordinated programme of rainwater goods clearance, localised replacement, roof repair and improved moisture management should be regarded as a priority element of future maintenance planning. Particular attention should be directed toward the flat roof interfaces, lean-to structures, parapet weathering details and the entrance lobby dampness issues in order to prevent progressive deterioration to the wider building fabric.

Evidence of moisture movement and damp-related deterioration was identified surrounding the principal front entrance area to the building located on the southern elevation. The pattern of moisture staining and saturation identified within this region appears consistent with a combination of thermal bridging, rising moisture migration and localised damp proof course bridging associated with the external render finish.

The render coating surrounding the entrance area appears to extend down to, or in places below, external ground level, reducing the effectiveness of the original damp proof detailing and limiting the ability of the wall construction to adequately evaporate retained moisture. In conjunction with this, the relatively low finished floor levels internally appear to exacerbate the risk of moisture retention and localised damp transfer into the internal wall structure.

Internally, this has manifested in localised staining, saturation and deterioration to decorative finishes adjacent to the WC and common circulation areas surrounding the entrance zone. Whilst the defects presently appear relatively localised, prolonged moisture retention within these areas is likely to contribute toward progressive deterioration of finishes and associated wall construction if left unresolved.

Accordingly, consideration should be given toward implementing localised tanking and moisture management measures within these areas, together with reducing external bridging and improving the effectiveness of perimeter weatherproofing details.

Observations



5.8 Windows, External Doors & Glazing Systems

The property incorporates a varied range of glazing systems and external joinery arrangements reflective of its phased adaptation and development history. These include original timber-framed windows, later aluminium-framed glazing systems, PVCu replacement units and glazed structural additions associated with entrance lobbies, lean-to structures and sections of the clinic accommodation. The varying age, specification and construction quality of these elements has resulted in inconsistent levels of thermal performance, weather resistance and overall condition throughout the building.

Many of the original timber-framed windows are now approaching, or in several cases exceeding, the latter stages of their anticipated serviceable lifespan. The most pronounced deterioration was observed to sections of the older perimeter elevations and within portions of the clinic accommodation, where timber frames displayed weathering, deterioration to paint finishes, localised softening and evidence of long-term moisture exposure. Failed perimeter seals and localised distortion to opening sections were evident in isolated areas, reducing the effectiveness of the units against air infiltration and moisture penetration.

Shrinkage and failure to perimeter mastic joints surrounding multiple openings was also identified during the inspection, particularly at interfaces between glazing systems and lightweight infill structures. Localised separation and cracking to sealant joints was evident to several perimeter window frames, increasing the risk of water ingress and thermal inefficiency. These defects are particularly important where glazing systems interface with timber framing or lightweight structural elements, as ongoing moisture penetration may contribute toward concealed deterioration within adjoining construction.

The glazed lean-to structures and bay window arrangements surrounding sections of the clinic-side elevations demonstrated evidence of historic and ongoing moisture ingress. Localised staining was evident to adjoining timber interfaces and internal finishes, particularly beneath perimeter glazing junctions and rooflight-style glazing sections. The weather seals serving these structures appear aged and increasingly vulnerable to failure, particularly given the degree of movement and thermal interaction occurring between differing construction materials within these areas.

Several glazed sections also displayed evidence of localised condensation and reduced thermal performance. Whilst not uncommon for glazing systems of this age and specification, the overall thermal efficiency of the existing windows and glazed structures should be regarded as limited when compared with modern standards. The building should therefore be considered inherently susceptible to localised heat loss and intermittent condensation risk during periods of cold weather and elevated internal humidity.

Externally, a number of timber doors and associated joinery elements demonstrated evidence of operational wear, weathering and localised deterioration. The principal entrance doors and ancillary access doors generally remained operational at the time of inspection; however, weathering to

exposed timber surfaces, deterioration to coatings and localised distortion to certain elements was evident. Several doors displayed worn thresholds, aged ironmongery and failed perimeter weather seals which may permit localised draughting and moisture ingress over time.

Whilst many of the glazing and joinery elements remain capable of continued short-term service, the overall condition of the external windows and doors should be regarded as indicative of an ageing building approaching a period where substantial overhaul, refurbishment and selective replacement will become necessary. A phased replacement strategy should therefore be anticipated moving forward, particularly surrounding the older timber-framed systems and lightweight glazed additions where the greatest deterioration and moisture-related defects were identified.

The majority of the external doors serving the building, with the exception of the recently replaced library entrance doors and the principal automatic entrance doors, are original timber constructions which demonstrate varying levels of deterioration, weathering and operational wear.

Particular concern relates to a blocked-up door opening positioned toward the south-western corner of the community building. The existing infill arrangement appears poorly constructed and inadequate from a security perspective. During inspection, sections of the infill were capable of being manually displaced, allowing visibility and partial access into the building interior. Given the location of this elevation adjacent to public realm areas and the potential security implications associated with unauthorised access, this defect should be regarded as a significant security concern. It is therefore recommended that a suitable industrial-grade security door or equivalent robust infill construction is installed within this location in order to properly secure the building envelope.

Observations





5.9 Internal Fabric & Finishes

Internally, the property demonstrates a broad mixture of historic and modern finishes reflecting the building's phased adaptation and long-term operational use as a public facility. Overall, the internal finishes remain broadly functional and serviceable; however, the inspection identified widespread evidence of ageing, localised moisture impact, historic movement and general wear consistent with a building of this age and nature.

Localised plaster cracking was identified throughout several areas of the building, most notably at junction interfaces between timber framing, masonry walls and suspended ceiling structures. These defects were particularly evident surrounding the clinic-side accommodation, circulation corridors and areas adjacent to later structural additions. The cracking observed generally appears cosmetic and movement-related in nature, arising from long-term thermal movement, shrinkage and differential settlement between differing construction forms rather than evidence of significant structural distress.

Within several circulation areas and sections of ancillary accommodation, suspended ceiling systems displayed localised staining, sagging and saturation associated with historic and ongoing roof leakage. The most pronounced deterioration was observed beneath sections of flat roof construction and adjacent to rooflight interfaces where prolonged moisture exposure has resulted in deterioration to ceiling tiles and decorative finishes. Whilst some staining appears historic, active moisture ingress remains evident in isolated areas and continued saturation may result in progressive deterioration to concealed ceiling void construction if not addressed.

The internal wall finishes throughout the building demonstrate varying levels of condition and repair quality. Sections of redecoration and patch repair were evident throughout, reflecting ongoing historic maintenance intervention. In isolated areas, particularly adjacent to perimeter walls and roof interfaces, decorative blistering, staining and localised plaster softening were observed in association with moisture penetration defects.

Internal floor construction is assumed predominantly solid slab beneath a mixture of vinyl, carpet and tiled floor finishes. No evidence of widespread structural instability or major failure to the floor structure was identified during inspection. However, isolated unevenness and localised differential settlement were observed within portions of the circulation areas and adjoining accommodation. These defects presently appear relatively minor and are not considered structurally significant.

Several floor coverings and internal finishes are suspected to contain asbestos-containing materials, particularly older vinyl floor tiles, textured ceiling finishes and sections of soffit boarding associated with historic construction phases. In the absence of an up-to-date asbestos register or management survey, all suspect materials should be presumed asbestos-containing unless laboratory analysis confirms otherwise. Accordingly, intrusive refurbishment works should not be undertaken until suitable asbestos investigations have been completed.

Internally, the building generally remains capable of continued operational use; however, the cumulative effect of ageing finishes, localised moisture ingress and historic movement-related defects has resulted in a clear backlog of internal refurbishment and maintenance requirements. Whilst these defects are not considered unusual for a building of this age and complexity, they collectively reinforce the need for a structured programme of repair, redecoration and moisture management works moving forward.

Within the WC accommodation and common circulation areas, significant deterioration was observed to the original vinyl flooring systems and associated upstand details. Several areas of skirting and floor edging had debonded and lifted, largely attributable to prolonged moisture exposure and failure of the original adhesive systems over time.

The flooring within these areas should therefore be regarded as approaching the end of its serviceable lifespan and localised replacement should be anticipated moving forward.

Within the female WC accommodation, minor leakage and weeping was identified to sections of the waste and trap arrangements serving the sanitary fittings. This has resulted in localised staining and saturation to surrounding floor finishes.

Within the principal kitchen accommodation serving the community building, several kitchen units demonstrated evidence of saturation, delamination and deterioration to carcass materials. Additionally, localised failure to mechanical brackets and fixing arrangements was observed, resulting in instability to portions of the fitted joinery. Whilst still functional in part, the overall condition of the kitchen fit-out should be regarded as poor and wholesale replacement should be anticipated in the longer term.

Within the principal community hall, the general condition of the main finishes appeared broadly serviceable overall. However, localised settlement cracking was identified where the timber A-frame structure intersects through masonry and plaster finishes. Such movement is considered relatively typical where timber structural elements interact with masonry construction and is largely attributable to natural thermal expansion and contraction over time.

Minor historic staining was also observed to sections of the exposed timber framing at high level, particularly to the southern roof pitch side. The staining does not presently appear progressive and is likely associated with historic roof leakage events.

Unfortunately, safe access into the principal roof void above the community hall was not possible during the inspection. The void contains significant depths of loose insulation materials together with multiple service runs positioned above the suspended ceiling structure. Additionally, the overall ceiling height exceeds recommended safe surveying access thresholds without specialist access equipment. Accordingly, the concealed roof void structure and associated hidden construction could not be directly inspected and therefore remains outside the scope of this assessment.

5.10 Structural Steelwork & Secondary Framing

The inspection identified several areas of exposed and partially concealed structural steelwork associated with the later roof additions and structural adaptation works undertaken throughout the life of the building. The principal steel framing generally appeared stable and functional at the time of inspection; however, localised deterioration to secondary steelwork elements and connection details was identified in several locations.

Particular concern relates to isolated restraint brackets, flange connections and secondary steel fixings associated with the later pitched roof structures and lightweight additions. Localised corrosion, oxidisation and deterioration to protective coatings was evident to several exposed steel components, particularly within roof void interfaces and areas vulnerable to moisture ingress. Certain connection points also demonstrated evidence of localised deformation and historic movement, although no evidence was identified to suggest immediate structural instability to the principal framing systems.

The defects observed are likely attributable to long-term moisture exposure, condensation formation within poorly ventilated voids and general age-related deterioration of protective coatings. In several areas, moisture ingress from defective roof coverings and rainwater disposal systems appears to have accelerated the deterioration of adjoining steelwork interfaces and fixings.

Whilst the principal structural framing remains generally serviceable, failure to address localised corrosion and deterioration may result in progressive weakening of secondary restraint elements and associated connections over time. Consequently, localised repair, cleaning and re-protection of affected steelwork should be undertaken as part of future maintenance works.

Timber framing interfaces associated with the later roof structures and lightweight additions generally appeared serviceable overall. However, localised shrinkage cracking, staining and minor movement-related separation was evident at several timber-to-masonry junctions and around roof support interfaces. These defects are considered consistent with long-term timber movement, thermal cycling and localised moisture exposure rather than evidence of significant timber failure.

Importantly, no evidence of widespread timber decay, fungal attack or significant structural deterioration to the principal timber framing was identified during inspection. Nevertheless, continued moisture ingress and inadequate ventilation to concealed voids may increase the risk of future deterioration if ongoing weatherproofing defects are not addressed. Accordingly, the long-term condition of both the steel and timber framing systems remains closely linked to the effectiveness of future roof repair and moisture management strategies throughout the building.

The principal community building incorporates a prominent timber A-frame arrangement supported and restrained by steel flange and bracket connections. Whilst the principal structure generally appeared stable and serviceable overall, several localised defects associated with the secondary restraint and fixing details were identified during the inspection.

In particular, sections of the lateral restraint arrangements and anchor details associated with the timber A-frame structures were observed to be displaced or missing locally. Additionally, localised corrosion was identified surrounding several flange plates, screw fixings and bolted connection details, particularly where moisture ingress and condensation appear to have occurred historically.

At several timber end locations, minor cuboidal cracking and localised splitting was observed where moisture appears to have accumulated within clamp and restraint interfaces. The extent of deterioration currently appears relatively minor and does not presently appear to compromise the structural adequacy of the principal framing system; however, these areas should be locally treated and protected in order to prevent progressive deterioration.

Consideration should therefore be given toward localised preparation, neutralisation and preservative treatment of exposed timber ends and adjoining steel restraint details. Given the exposed coastal and saline environment associated with the locality of the property, specialist advice may also be warranted regarding potential protective coating systems or colouring treatments to exposed timber interfaces in order to improve long-term durability.

One additional defect of note was identified immediately above the original entrance side to the community building, where a cable and service run has been installed traversing directly across the flange fixing arrangement between the steel support and timber A-frame structure. As a consequence of the cable routing, one of the principal bolt and nut assemblies to the flange connection has not been fully tightened or mechanically secured into its proper position.

Whilst this does not presently appear to have resulted in instability or movement to the principal structure, it is strongly recommended that the cable routing is locally amended and the flange fixing fully tightened and secured in order to ensure complete rigidity and structural integrity to the connection detail.

Observations



5.11 Deleterious Material (Asbestos-Containing)

From a building fabric perspective, several materials observed during the inspection are suspected to contain asbestos-containing materials. Whilst this survey did not comprise a formal asbestos inspection, the age and nature of the construction strongly suggests that asbestos-containing materials may remain present throughout sections of the building.

Potential asbestos-containing materials identified or suspected during inspection include:

- Vinyl floor tiles and vinyl sheet flooring
- Textured ceiling coatings (including potential Artex finishes)
- Soffit boards surrounding entrance canopy areas and A-frame gable sections
- Historic service insulation materials, rope seals and gaskets associated with pipework and electrical installations
- Possible asbestos-containing panels or infill materials within older service areas

Of particular concern are several textured ceiling finishes which were observed to be flaking or locally damaged, particularly within moisture-affected areas. Such deterioration increases the importance of implementing an appropriate asbestos management strategy moving forward.

Accordingly, it is strongly recommended that a full asbestos management survey is commissioned in accordance with the duty holder obligations associated with the Control of Asbestos Regulations. This is considered particularly important given the Client's likely future responsibilities as freeholder and duty holder in relation to common areas and retained structural elements of the building.

Future refurbishment and remedial works should not proceed until suitable asbestos investigations and management arrangements have been implemented.

5.12 Boundary & Grounds

During the inspection, it was noted that sections of the eastern boundary arrangement appear marginally offset relative to the assumed neighbouring property line. In particular, the anti-vandal and anti-climb fencing arrangement adjacent to the eastern elevation appears positioned approximately half a foot to one foot away from the assumed residential boundary line.

Whilst no evidence of active neighbour disputes or significant encroachment issues was identified during the inspection, it would be prudent for the Client to obtain confirmation of the legal boundary arrangements as part of the acquisition process. A formal boundary plan and confirmation of ownership extents should therefore be obtained in order to ensure there are no discrepancies associated with the freehold acquisition or adjoining occupiers.

At present, the offset observed does not appear materially significant; however, clarification should nevertheless be sought as part of the wider legal due diligence process.

To the rear and south-eastern side of the property, a mature tree – potentially a sycamore species – was identified within relatively close proximity to the building structure. Whilst species identification falls outside the scope of this inspection, the tree appears mature and substantial in scale.

Based upon the local soil characteristics and the nature of the movement defects identified adjacent to the clinic-side elevations, it is considered likely that the tree is contributing toward localised moisture fluctuation and shrinkage within the surrounding ground conditions. Rotational cracking and settlement-related movement observed to the south and south-eastern elevations appears consistent with cyclical ground movement associated with mature vegetation influence upon shallow-founded structures.

It is therefore recommended that the tree is subject to specialist arboricultural assessment with consideration given toward careful management, reduction or selective removal subject to assessment of ground heave risk and any applicable statutory protections. Appropriate vegetation management would also assist in controlling overhang to adjacent properties and reducing ongoing moisture influence upon the structure.

Conditional Summary – Building Fabric

Element / Area	General Condition	Key Observations	Risk Rating	Recommended Action
Primary structure and overall stability	Fair	Non-standard hybrid construction with original masonry, later steelwork, timber framing and pitched roof additions. No evidence of widespread instability or imminent structural failure.	Medium	Continue occupation subject to targeted repairs, periodic monitoring and maintenance of structural interfaces.
Substructure and movement	Fair	Historic/localised settlement cracking noted, particularly around clinic elevations, masonry junctions and hardstanding. No evidence of progressive subsidence identified.	Medium	Monitor cracking and settlement-prone areas. Repair local cracking following confirmation of stability.
Boiler flue tower / south-eastern corner	Fair to Poor	Slight lean to masonry boiler flue tower, likely historic and influenced by local ground movement/vegetation.	Medium to High	Monitor movement, review adjacent drainage/ground conditions and obtain arboricultural advice.
External walls and masonry	Fair	Render crazing, DPC bridging, mortar erosion, localised parapet defects and previous sealant-based repairs.	Medium	Undertake phased repointing, render correction, parapet repair and improved weathering details.
Pitched roof coverings	Fair	Main pitched roof generally stable, but isolated slipped coverings, verge deterioration and localised flashing defects noted.	Medium	Localised roof repairs, verge/flashing renewal and planned maintenance.
Flat roofs / rooflights / common areas	Poor	Active water ingress, failed felt coverings, defective lapping around skylights and saturated internal finishes.	High	Prioritise roof renewal, likely liquid-applied waterproofing system, improved upstands and redressed junctions.
Lean-to / tower roof near incoming supply	Poor	Water ingress and saturated decking adjacent to incoming electrical supply.	High	Urgent repair to flashing/upstand details and removal/replacement of saturated deck materials.

Rainwater goods	Fair to Poor	Mixed cast iron/PVCu systems, blocked gutters, vegetation growth, corrosion and failed joints.	Medium to High	Clear gutters, repair/replace defective downpipes and introduce routine maintenance regime.
Windows and glazing	Fair to Poor	Ageing timber windows, failed seals, softwood bead/sill saturation, fixed WC windows, missing trims/caps to some PVCu/aluminium units.	Medium	Phased overhaul/replacement of defective windows and glazing seals. Review WC ventilation.
External doors/security	Poor in areas	Original timber doors degraded; blocked-up south-west door/infill presents security weakness.	High	Install robust replacement industrial/security door or permanent secure infill.
Internal finishes	Fair	General finishes serviceable but local cracking, moisture staining, ceiling saturation and debonded vinyl/upstands noted.	Medium	Repair after roof/moisture defects resolved. Replace affected flooring and undertake redecoration.
Community Centre Kitchen fit-out	Poor	Saturated, delaminating and mechanically loose units.	Medium	Plan wholesale replacement as part of refurbishment works.
Structural steelwork and A-frame connections	Fair	Localised corrosion to flange/bolt details, displaced/missing restraints and one cable obstructing full bolt fixing.	Medium	Treat corrosion, reinstate fixings/restraints, reroute cable and tighten affected connection.
Timber A-frame elements	Fair	Minor staining and cuboidal cracking to timber ends; no widespread timber decay observed.	Medium	Treat timber ends, improve moisture protection and monitor.
Potential asbestos-containing materials	Unknown / Risk item	Suspected ACMs to vinyl flooring, textured ceilings, soffits, old service materials and possible boards.	High	Obtain asbestos management survey/register before intrusive works.
Boundaries and grounds	Fair / Unconfirmed	Eastern anti-climb fence appears offset from assumed boundary line. Mature tree may influence local ground movement.	Medium	Obtain legal boundary plan and commission tree/arboricultural review.

Strategic Recommendations

Short-Term Priority Actions – 0-12 Months

Recommendation	Purpose
Repair the failed lean-to/tower roof detail adjacent to the incoming supply.	Address active water ingress close to critical incoming infrastructure and prevent further saturation to deck materials and wall finishes.
Undertake targeted repairs to the flat roof areas over the WCs, common circulation areas and skylight openings.	Reduce ongoing water ingress, ceiling saturation and deterioration to internal finishes.
Clear all gutters, channels, outlets and rainwater pipes.	Restore effective rainwater discharge and reduce overflow, dampness and saturation to external walls.
Replace defective/corroded cast iron downpipes and failed rainwater joints.	Prevent continued leakage and localised moisture damage to elevations and internal finishes.
Secure the south-western blocked-up door/opening.	Remove the current security weakness and prevent unauthorised access.
Commission an asbestos management survey/register before intrusive works.	Confirm the presence, extent and condition of suspected ACMs before roof, ceiling, floor, soffit or service works.
Inspect and locally repair A-frame steel flange fixings and restraints.	Address missing/displaced fixings, corrosion and the cable obstruction affecting one bolted connection.
Investigate and monitor the boiler flue tower lean and south-eastern settlement cracking.	Establish whether movement is historic only and create a baseline for future monitoring.
Commission an arboricultural/tree assessment for mature vegetation near the south-eastern corner.	Assess influence on ground moisture, settlement risk and appropriate pruning/reduction/removal strategy.
Repair local leaks to WC waste/trap pipework and replace damaged floor finishes where saturated.	Prevent further moisture damage and improve safety/cleanliness of WC areas.

Medium-Term Priority Actions – 1-5 Years

Recommendation	Purpose
Replace failed flat roof coverings with a modern liquid-applied or equivalent waterproofing system.	Provide long-term weatherproofing and improve detailing around rooflights, upstands and channel gutters.
Redress the junction between flat roof/channel gutter and pitched roof coverings.	Resolve leakage at the interface where the A-frame penetrates through common areas, kitchen and ancillary spaces.
Undertake phased repointing, render repairs and DPC bridging correction.	Reduce moisture retention, improve wall durability and prevent further frost/weathering deterioration.
Overhaul or replace ageing timber windows and defective glazing seals.	Improve weather resistance, ventilation, thermal performance and reduce ongoing decay.
Review WC window operability and ventilation provision.	Address mechanically fixed shut windows and reduce condensation/moisture risk.
Replace degraded external timber doors and rationalise weaker access points.	Improve weather tightness, security and long-term durability.
Undertake treatment and protective coating works to exposed timber A-frame ends and corroded steelwork.	Reduce deterioration from moisture exposure and the coastal/saline environment.
Replace deteriorated vinyl flooring, skirtings and upstands in WCs/common areas.	Address debonded finishes and improve hygiene, safety and maintainability.
Plan replacement of the community kitchen fit-out.	Address saturated, delaminating and mechanically loose units.
Obtain boundary confirmation and title plans for the eastern boundary offset.	Confirm acquisition extent and avoid future neighbour/boundary disputes.

Long-Term Strategic Actions – 5 – 15 Years

Recommendation	Purpose
Establish a planned building fabric maintenance programme.	Move from reactive repairs to structured lifecycle management of roofs, gutters, walls, joinery and finishes.
Develop a roof lifecycle strategy for pitched, flat and lean-to roof areas.	Prioritise long-term replacement and avoid recurrent water ingress.
Implement periodic structural monitoring of the boiler flue tower and south-eastern corner.	Track any future movement associated with vegetation, ground moisture or drainage issues.
Develop a phased external envelope renewal strategy.	Manage future replacement of windows, doors, fascia details, parapets and weathering elements.
Incorporate asbestos management into all future refurbishment planning.	Ensure future intrusive works are properly controlled and budgeted.
Review fabric upgrades alongside energy strategy.	Use future roof/window works as opportunities to improve insulation, air tightness and thermal performance.
Maintain a fabric risk register for landlord/freeholder responsibilities.	Track defects, costs, ownership obligations and lease-related liabilities across the community centre, library and clinic.

Overall, the property is considered to be in a generally stable and serviceable condition having regard to its age, construction type, historic adaptation and continued operational use as a multi-occupancy public building. The building demonstrates evidence of long-term phased development, combining traditional masonry construction with later steel, timber and lightweight structural additions, resulting in a non-standard but broadly functional arrangement. Whilst a number of historic settlement-related defects, localised cracking and weathering issues were identified during the inspection, these defects generally appear longstanding and non-progressive in nature, with no evidence observed of widespread structural instability or imminent structural failure within the accessible areas inspected.

Notwithstanding the above, the building exhibits a clear backlog of maintenance, lifecycle replacement and moisture management liabilities, particularly surrounding the flat roofing systems, rainwater goods, external joinery and areas affected by ongoing water ingress. The condition profile

observed is consistent with a building of this age and complexity which has experienced varying historic maintenance standards and prolonged operational use. A number of elements, including portions of the roof coverings, external doors, timber windows and internal finishes, are approaching or have reached the latter stages of their anticipated serviceable lifespan and will therefore require planned capital investment moving forward.

Importantly, whilst the property will require a structured and prioritised programme of remedial works, maintenance intervention and statutory management, the defects identified are generally considered capable of repair and ongoing management through appropriate asset planning. Subject to the recommendations contained within this report, together with appropriate legal, statutory and leasehold due diligence, the building is considered capable of continued occupation and long-term operational use.

6.0 MECHANICAL & ELECTRICAL ASSESSMENT

6.1 Disclaimer

Services and appliances were not tested, and you should read carefully the guidance and explanation notes on the services page of this report and within the Description of Service. Normal services have areas of hidden pipework and electrical wiring throughout the property which cannot be inspected and our comments relate purely to those areas where they are accessible for visual assessment of condition. The stop cock and other controlling devices have not been inspected or tested for operational effectiveness. Materials containing asbestos may be present in many buildings, which is often enclosed and unexposed. Asbestos was widely used for its insulation and heat-proofing and strengthening qualities. These could include pipe lagging, cold water tanks, toilet cisterns, flues and ducting, asbestos insulating board around electrical fittings, boilers and cylinders. It is not possible to confirm asbestos content without laboratory testing. Specialist advice should be obtained before carrying out any work to asbestos components. The cost of removal may be high. If you are concerned about asbestos in the home, I would recommend that you obtain a full assessment by a licensed firm.

6.2 Overview

As part of the wider technical due diligence exercise, a detailed visual and non-intrusive assessment of the principal mechanical and electrical services installations serving the property has been undertaken. The assessment has considered the general arrangement, apparent condition, age profile, operational suitability and likely future lifecycle position of the primary building services infrastructure associated with the wider building complex, comprising the community centre, library accommodation and healthcare premises. The full specialist mechanical and electrical report is included within the Appendix section of this report for reference.

The purpose of this section is to provide a consolidated overview of the key observations, defects, risks and future liabilities associated with the building services installations, particularly in the context of the proposed acquisition of the freehold interest and the associated landlord obligations that will accompany ownership of the wider asset.

The inspection identified that the majority of the building services infrastructure is of an age and specification broadly consistent with the original construction period of the building and subsequent refurbishment phases understood to have occurred during circa 2008–2010. While the systems generally remain operational and serviceable from a visual perspective, substantial elements of the installations are now approaching the latter stages of their anticipated service life and should therefore be considered within future lifecycle replacement, compliance and capital expenditure planning.

The property benefits from mains electricity, natural gas and water infrastructure, distributed throughout the building via a combination of centralised plant and sub-distribution arrangements serving the individual occupational demises. The services installations appear to have evolved incrementally throughout the life of the building, with evidence of phased upgrades, localised modifications and partial replacement works undertaken historically. Consequently, the overall building services strategy should be considered somewhat fragmented, with systems of varying age, condition and specification present throughout different parts of the building.

Whilst no immediate catastrophic failures were identified during the inspection, the building should be considered as requiring a structured programme of planned upgrading, statutory compliance review and future modernisation in order to ensure continued safe, efficient and sustainable operation moving forward.

6.3 Incoming Utilities & Distribution Infrastructure

The property is served by incoming mains electricity, natural gas and cold-water infrastructure. The electrical installation is understood to comprise a single three-phase low-voltage supply arrangement feeding the wider site, with localised sub-metering arrangements associated with the various occupied demises, including the community centre, library and healthcare accommodation.

The incoming electrical infrastructure enters the building within a low-level service intake arrangement and subsequently feeds a central main distribution board and associated sub-distribution boards serving the various sections of the building. Distribution board schedules located during the inspection appear to date from approximately 2010, which is likely reflective of the last significant phase of electrical upgrade works undertaken to the property. However, it was apparent during inspection that elements of the wider electrical wiring infrastructure and associated containment systems are likely considerably older and may date back to the original mid-1980s construction period.

Although the installation appeared operational at the time of inspection, the age profile and mixed nature of the infrastructure indicates that the electrical installation should now be regarded as entering a period where increasing levels of maintenance intervention and future replacement works are likely to be required. The building would therefore benefit from a full fixed wiring inspection and Electrical Installation Condition Report (EICR) in order to confirm the current compliance status, operational safety and residual service life of the installation.

Of particular importance is the apparent limitation of the existing low-voltage supply capacity serving the site. The current arrangement is understood to comprise a relatively modest incoming three-phase supply which may prove restrictive in the context of future decarbonisation proposals, increased electrical demand or transition toward electrically based heating systems. This is particularly relevant given current indications that the library accommodation may seek to decouple from the existing centralised heating arrangement and transition toward a standalone electrically operated heating solution. Such proposals may necessitate wider electrical infrastructure upgrades, reinforcement of incoming supply capacity and rationalisation of the site-wide distribution strategy.

The property also benefits from incoming mains gas infrastructure serving the central boiler plant and domestic hot water systems. The gas installation generally appeared operational and serviceable from a visual perspective; however, it was noted that the gas installation does not appear to be interlocked with the fire alarm system and no emergency gas shut-off arrangement or gas solenoid isolation system was identified during the inspection. While this does not necessarily indicate immediate non-compliance, it should be reviewed as part of a wider statutory compliance and fire engineering assessment, particularly given the public and healthcare-related nature of the building occupancy.

Incoming mains water infrastructure was visually identified within the building; however, the exact external metering arrangements and below-ground service routes could not be fully confirmed

during inspection. In view of the proposed acquisition and retained freehold liabilities, further utility investigations, buried services mapping and below-ground infrastructure reviews should be commissioned to properly establish the full extent and condition of the underground utility network serving the site.

Gas Meter & Housing



LV Service Head & Meters - Front of Community Centre



Incoming Water Supply - Located within Health Clinic



6.4 Heating, Hot Water & Mechanical Systems

The building is heated via a centralised gas-fired low temperature hot water heating system serving the wider building complex from a dedicated plantroom located toward the rear of the property. The primary heating installation comprises two floor-mounted Hamworthy “UR” series boilers connected into a wider distribution network serving the various occupational areas throughout the building. Based upon visual appraisal and installation type, the boilers are understood to be relatively dated installations and likely originate either from the original construction phase or an early refurbishment period.

The wider heating distribution infrastructure comprises multiple heating circuits serving the community centre, shared circulation areas, healthcare accommodation and library areas, together with associated pumps, heat meters, control valves and mechanical controls infrastructure. Evidence was noted of historic modifications and phased alterations to the heating infrastructure, including relocated heat meters, modifications to controls arrangements and replacement circulation pumps. This is indicative of a building that has undergone incremental adaptation throughout its operational life, rather than benefiting from a fully coordinated and modernised mechanical services strategy.

The boiler plant, associated pumps, control systems and wider mechanical infrastructure are now considered to be approaching the latter stages of their anticipated operational lifespan. Whilst the systems appeared operational at the time of inspection, their age, specification and general condition indicate that significant future lifecycle expenditure should be anticipated over the short-to medium-term.

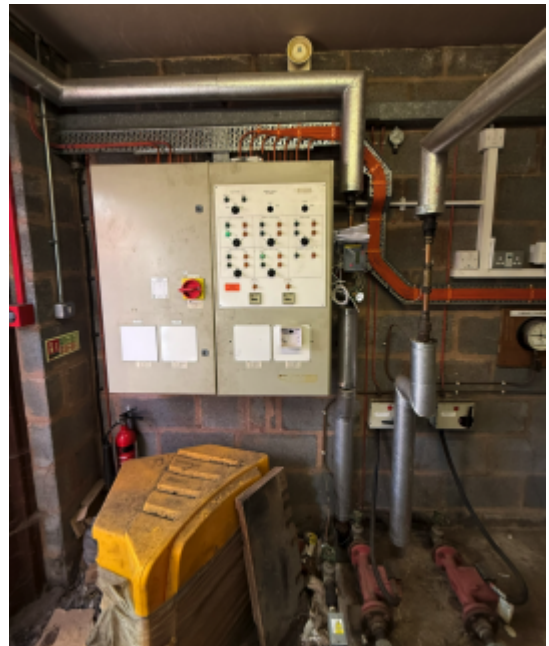
Particular note is made of the age and condition of the controls infrastructure, which appears dated and piecemeal in nature. Modernisation of the controls strategy would likely provide significant benefits in relation to energy efficiency, zoning capability, operational reliability and lifecycle management.

The property’s domestic hot water systems are understood to have been partially upgraded historically through the installation of gas-fired instantaneous water heaters replacing the original domestic hot water cylinder arrangement. Whilst these systems appear newer than the primary boiler plant, they are nonetheless approaching a stage where planned replacement should be anticipated moving forward.

The wider mechanical services strategy should also be considered in the context of future decarbonisation obligations, energy efficiency requirements and sustainability considerations. Given the age and configuration of the existing gas-fired infrastructure, together with the apparent limitations of the incoming electrical capacity, any future transition toward low-carbon heating technologies would likely require a substantial holistic review of the site-wide energy and utility infrastructure.

The inspection also identified that the masonry chimney structure associated with the boiler flue installation exhibits signs of slight lean/distortion. Whilst no immediate evidence of structural instability or imminent failure was noted, the condition of the chimney should be monitored and reviewed as part of future structural and external fabric maintenance strategies, particularly given its role in safely discharging combustion gases from the boiler plant.

Mechanical Control Panel & Hamworthy UR Series Boilers - Open Flues



6.5 Water Services & Water Hygiene Considerations

The building appears to be served primarily via a mains-fed cold-water arrangement distributed throughout the wider site. Due to limitations in access and available information, the presence of any concealed cold-water storage infrastructure within roof void areas could not be fully confirmed. Although no storage tanks were identified within the areas accessed during inspection, it remains possible that additional concealed infrastructure exists elsewhere within the building.

In view of the presence of healthcare accommodation within the property, significant emphasis should be placed upon the ongoing management of water hygiene and legionella compliance obligations moving forward. No water hygiene logbooks, temperature monitoring records, risk assessments or legionella management documentation were made available during the course of inspection and therefore no assessment could be undertaken regarding the adequacy of the current compliance arrangements.

Accordingly, it is strongly recommended that the future building owner ensures that a comprehensive legionella risk assessment, water hygiene review and ongoing monitoring regime is implemented across the property, particularly in relation to low-use outlets, healthcare areas and any concealed or legacy pipework systems that may remain within the building.

6.6 Lighting & Emergency Lighting Installations

The internal and external lighting installations are predominantly formed using older fluorescent modular and surface-mounted fittings typical of the refurbishment period understood to have occurred circa 2008-2010. While operational at the time of inspection, the majority of fittings should now be considered technologically outdated and inefficient relative to modern LED-based lighting systems.

The library accommodation appears to have benefited from more recent lighting investment and generally presents in superior condition relative to other areas of the building. However, across the wider site, particularly within back-of-house and ancillary accommodation, the lighting infrastructure should be considered aged and approaching a point where wholesale replacement and modernisation would be prudent.

Externally, the site benefits from lighting columns serving the parking and access areas. Due to the inspection taking place during daylight hours, operational performance and lux levels could not be verified. However, certain columns appeared weathered and in relatively poor condition, particularly adjacent access routes. In view of the public nature of the building and the potential demographic of users, it would be prudent to undertake a full external lighting assessment, including lux level testing, to ensure adequate and compliant illumination is achieved for safe access and egress.

The emergency lighting installations also appear to have undergone ad hoc modifications and localised replacement works throughout the building's life. While the systems may remain broadly functional, concerns remain regarding consistency of coverage, escape route illumination and overall compliance provision throughout the wider property. Accordingly, a full emergency lighting compliance assessment should be commissioned, together with phased upgrading works where deficiencies are identified.

Variance in lighting types - Community Hall Example



6.7 Fire Alarm Systems

The property is equipped with an analogue addressable fire alarm system serving the wider building complex, incorporating multiple fire zones across the community centre, library, healthcare accommodation and associated shared areas. The system appears to comprise an integrated site-wide arrangement with additional localised control panels serving individual operational areas.

Based upon the observed equipment and installation type, the system is considered likely to date from approximately 2010 and generally appeared serviceable at the time of inspection. However, the operational performance, testing history, servicing records and statutory compliance status of the installation were not verified during the course of inspection.

Of particular concern is the extent of fire detection coverage within concealed roof void areas and spaces associated with the later addition of pitched roof structures to parts of the original building. It remains unclear whether sufficient void detection and coverage has been incorporated throughout these concealed spaces.

In view of the proposed acquisition and future retained landlord obligations, it is recommended that a full fire alarm compliance assessment and wider fire strategy review is commissioned in order to establish:

- Adequacy of fire detection coverage
- Compliance with current standards and guidance
- Condition and operational reliability of the system
- Requirements for phased upgrading or replacement

This is particularly important given the mixed-use occupancy of the building and the presence of healthcare accommodation within the wider property.

Fire Alarm Systems



6.8 Conclusions & Recommendations

The mechanical and electrical installations serving the property are considered to be broadly typical of a public-sector/community building of this age and nature, with the majority of systems understood to originate either from the original construction period or from subsequent refurbishment works undertaken circa 2008–2010.

Whilst the systems generally appeared operational at the time of inspection and no immediate catastrophic defects were identified from a visual perspective, the building services infrastructure should now be regarded as entering a period of increasing lifecycle liability. A number of core systems are approaching the latter stages of their anticipated operational life expectancy and will require planned upgrading, compliance review and phased replacement moving forward.

The overall building services arrangement also reflects a pattern of incremental adaptation and localised modification over time, resulting in a somewhat fragmented infrastructure strategy across the wider building. This is particularly evident within the heating controls, electrical distribution arrangements, lighting installations and ancillary plant infrastructure.

In the context of the proposed acquisition of the freehold interest, the Client should anticipate inheriting responsibility for a range of future landlord obligations associated with:

- Lifecycle replacement of primary plant infrastructure
- Statutory testing and compliance obligations
- Energy efficiency and decarbonisation pressures
- Increasing maintenance liabilities associated with ageing systems
- Potential upgrading of shared utility infrastructure serving multiple occupancies

The library accommodation appears to have benefitted from more recent investment works and generally presents in improved condition relative to other parts of the building. However, the wider site, particularly plant areas, back-of-house accommodation and common systems infrastructure, would benefit from a coordinated long-term services modernisation strategy.

Conditional Summary – Mechanical & Electrical Infrastructure

Element	General Condition	Key Observations	Risk Profile	Likely Future Requirement
Incoming Electrical Infrastructure	Fair	Existing three-phase supply and distribution arrangement operational, however infrastructure is of mixed age with elements likely dating back to original construction.	Medium	Full EICR testing, phased upgrade works and review of future electrical capacity requirements.
Low Voltage Capacity	Fair / Limited	Existing incoming supply may be restrictive for future decarbonisation or electric heating proposals.	Medium to High	Strategic review of incoming supply capacity and potential reinforcement requirements.
Boiler Plant	Poor to Fair	Existing Hamworthy gas-fired boilers are aged and approaching end of service life.	High	Planned replacement of boiler plant and wider heating strategy review.
Mechanical Controls	Poor to Fair	Controls infrastructure appears fragmented and dated with evidence of phased modifications.	Medium	Rationalisation and replacement of controls infrastructure.
Pipework and Distribution	Fair	Pipework visually serviceable overall, however no internal testing undertaken.	Medium	Water quality testing and long-term phased renewal planning.
Domestic Hot Water Systems	Fair	Instantaneous gas-fired water heaters appear operational but ageing.	Medium	Planned replacement allowance within lifecycle strategy.
Water Hygiene Management	Unknown	No legionella documentation or monitoring records reviewed.	Medium to High	Legionella risk assessment and compliance review required.
Lighting Installations	Fair to Poor	Predominantly fluorescent fittings throughout majority of building.	Medium	Wholesale LED upgrade strategy recommended.
External Lighting	Fair	Some lighting columns appear weathered and operational performance unverified.	Medium	Lux level testing and phased replacement of defective columns.
Emergency Lighting	Fair / Uncertain	Evidence of ad hoc replacement works with uncertain coverage consistency.	Medium to High	Full compliance testing and likely upgrading required.

Fire Alarm System	Fair	Existing addressable system appears operational but ageing.	Medium	Full fire alarm compliance review and future replacement planning.
Gas Safety Interlocks	Poor / Uncertain	No emergency gas isolation interlock observed linked to fire alarm system.	Medium to High	Further specialist review and compliance assessment required.
Utility Infrastructure Records	Limited	Limited buried services and utility information available.	Medium	GPR survey and buried services investigation recommended.

Strategic Recommendations

Short-Term Priority Actions (0–12 Months)

Compliance Validation and Immediate Risk Management

Following acquisition, priority should initially be placed upon confirming the operational safety and statutory compliance position of the principal building services installations. Whilst systems appeared generally operational during inspection, limited certification and compliance documentation was available for review and therefore the current statutory position cannot be fully verified.

Accordingly, it is strongly recommended that the Client commissions a full Electrical Installation Condition Report (EICR) in order to assess the condition, safety and compliance status of the fixed electrical installation. Given the age profile and phased nature of the infrastructure, this should be considered an early priority item. Similarly, a comprehensive fire alarm inspection and compliance review should be undertaken to confirm the adequacy of the existing detection arrangements, particularly within concealed roof void areas and sections of the building that appear to have undergone historic structural alteration. The current system appears broadly serviceable; however, further verification is required regarding compliance, detector coverage and future lifecycle requirements.

A detailed emergency lighting inspection and testing programme should also be undertaken. The inspection identified evidence of ad hoc alterations and inconsistent replacement works throughout the building, raising concern regarding the uniformity of emergency escape illumination and compliance across circulation routes and final exits.

Given the presence of healthcare accommodation within the wider building, a full legionella risk assessment and water hygiene review should be commissioned at an early stage following acquisition. No water hygiene records or monitoring documentation were available during the inspection process and therefore the adequacy of the existing management regime cannot presently be confirmed. Further review should additionally be undertaken in relation to the gas safety infrastructure, particularly concerning the apparent absence of emergency gas interlock arrangements linked to the fire alarm system. Whilst this may not necessarily constitute immediate non-compliance, the arrangement should be reviewed by a suitably qualified gas and fire safety specialist to determine whether upgrading or additional safety controls are required.

Finally, the Client should commission wider utility infrastructure and buried services investigations, including buried services mapping and CCTV drainage investigations, in order to establish a clear understanding of the wider below-ground infrastructure inherited as part of the freehold acquisition.

Medium-Term Priority Actions (1-5 Years)

Planned Refurbishment and Services Rationalisation

Over the medium term, the building services installations should be progressively modernised through a coordinated programme of refurbishment and asset rationalisation works.

Particular priority should be given to the replacement and upgrading of the existing lighting installations. The majority of fittings throughout the building comprise older fluorescent systems which are now technologically outdated and comparatively inefficient. A phased transition toward modern LED lighting systems would significantly improve energy efficiency, reduce ongoing maintenance liabilities and enhance overall operational performance throughout the building.

The existing heating controls infrastructure should also be reviewed and modernised. The current arrangement reflects multiple historic modifications and phased alterations, resulting in a fragmented and dated controls strategy. Rationalisation of the controls systems would improve zoning capability, operational reliability and energy management performance. Allowance should additionally be made for the progressive replacement of ageing domestic hot water infrastructure and ancillary mechanical plant items, including pumps, controls and associated distribution components. Whilst these systems remain generally serviceable at present, they are approaching the latter stages of their operational lifecycle and should therefore be incorporated into planned capital expenditure forecasting.

Externally, a full review of the site lighting arrangement should be undertaken, including lux-level testing and assessment of the condition of existing lighting columns. Certain columns appeared weathered and in relatively poor condition during inspection and future upgrading works may be necessary to ensure safe and compliant illumination of pedestrian and vehicular access areas.

The Client should also seek to establish a coordinated and building-wide compliance management strategy across the property. Given the multi-occupancy arrangement and likely retained landlord obligations, it will be important to ensure that servicing, testing, certification and statutory monitoring responsibilities are clearly managed moving forward.

Long-Term Strategic Actions (5–15 Years)

Lifecycle Replacement and Decarbonisation Strategy

Over the longer term, the property will require substantial strategic investment in relation to its core mechanical and electrical infrastructure.

The existing gas-fired boiler plant and wider heating systems should be regarded as approaching the end of their practical lifecycle and therefore future replacement should be anticipated within long-term capital planning. While the systems remain operational at present, the age and configuration of the installations mean that increasing maintenance intervention and reliability concerns are likely moving forward.

Importantly, any future replacement strategy should be considered within the context of wider decarbonisation requirements and evolving energy legislation. The building presently remains heavily reliant upon gas-fired infrastructure and therefore a long-term energy strategy should be commissioned to assess future options for low-carbon heating and wider energy efficiency improvements.

However, the apparent limitations associated with the existing low-voltage electrical supply capacity may represent a significant constraint in relation to future electrification proposals. Consequently, the Client should anticipate that reinforcement or upgrading of the incoming electrical infrastructure may ultimately be required in order to facilitate future decarbonisation measures or increased electrical demand across the site.

Consideration should also be given to the rationalisation of shared services infrastructure between the various occupancies within the building. Given the current arrangement of centralised plant serving multiple demises, future ownership may benefit from review of metering strategies, plant separation opportunities and utility apportionment arrangements in order to simplify long-term management obligations and improve operational efficiency.

Finally, the Client should establish a formal long-term planned preventative maintenance (PPM) and lifecycle capital expenditure strategy for the building. This should include phased replacement forecasting for major plant, infrastructure renewal planning and coordinated compliance management across the wider property portfolio.

7.0 FIRE SAFETY REVIEW

7.1 Overview

As part of the wider technical due diligence exercise, a specialist fire safety and compartmentation review was undertaken in order to assess the general adequacy of the fire safety arrangements serving the property, together with the condition and effectiveness of the existing compartmentation, fire stopping and means of escape provisions throughout the building. The review included inspection of the community centre, library accommodation and associated circulation areas forming part of the wider building complex. The full fire safety review and supporting fire stopping report are included within the Appendix section of this report for reference.

The inspection identified that, whilst a number of core fire safety systems appear operational and generally functional, there are widespread deficiencies relating to compartmentation integrity, fire stopping, fire door compliance and passive fire protection measures throughout the building. The observations indicate that the building has undergone numerous historic alterations, modifications and service installations over time without corresponding upgrading or reinstatement of compartmentation measures.

In broad terms, the building presently appears to rely upon a combination of original fire protection measures and ad hoc historic alterations, resulting in inconsistent levels of compartmentation and varying standards of compliance throughout the property. A significant proportion of the defects identified relate not to the absence of fire safety systems entirely, but rather to the degradation, modification or incomplete reinstatement of existing passive fire protection arrangements.

Importantly, the findings should be considered within the wider context of the proposed freehold acquisition. Upon acquisition, the Client is likely to inherit responsibility for maintaining and managing the integrity of the building's fire compartmentation strategy, together with wider landlord obligations associated with common escape routes, fire separation and building-wide fire safety compliance.

7.2 General Fire Alarm & Detection Provisions

The building is currently provided with an addressable fire alarm and detection system serving the wider premises. During inspection, the fire alarm control panels appeared operational and no active system faults were identified at the time of review. The principal fire alarm panels are positioned in locations considered appropriate for visibility and accessibility by the Fire and Rescue Service, with fire zone plans also present adjacent to the panels for operational reference.

Detection devices and sounders generally appeared appropriately distributed throughout the inspected areas, and escape routes were observed to contain emergency lighting and illuminated directional signage. In a number of areas, the existing means of escape arrangements appeared visually clear, unobstructed and logically configured for occupant evacuation purposes.

However, notwithstanding the generally positive observations regarding the fire alarm infrastructure itself, concerns remain surrounding the wider effectiveness of the overall compartmentation strategy and passive fire protection arrangements supporting the fire safety approach throughout the building. The effectiveness of any fire alarm system is intrinsically linked to the ability of the building fabric to contain and control fire and smoke spread. In this regard, the inspection identified numerous deficiencies requiring remedial intervention.

Additionally, isolated emergency lighting maintenance issues were identified during inspection, including units displaying fault indicators requiring servicing or replacement. While not considered immediately critical in isolation, these defects reinforce the need for a comprehensive review of the wider fire safety maintenance regime serving the building.

7.3 Compartmentation & Fire Stopping

The most significant and recurring issue identified during the inspection relates to deficiencies in passive fire protection, particularly surrounding compartmentation breaches, unsealed service penetrations and inadequate fire stopping arrangements.

Widespread examples were identified where mechanical, electrical and plumbing services pass through compartment walls and protected corridor enclosures without suitable fire stopping or proprietary sealing systems in place. This was particularly evident within:

- Plantroom areas
- Ceiling voids above protected corridors
- Electrical rooms
- Service penetrations between occupancies and circulation areas

The plantroom areas were noted to contain multiple service penetrations passing through walls and floors without appropriate fire stopping measures installed. In several locations, historic service penetrations appeared unfinished or had been subject to incomplete sealing works utilising inappropriate materials or non-certified detailing. The inspection also identified degraded mortar seals at the heads of walls and around service interfaces, further compromising the integrity of the compartment lines.

Protected corridors throughout the building were also identified as a key area of concern. Numerous service penetrations passing from rooms into escape corridors were observed without adequate fire sealing, with loose mineral wool packing, open gaps and degraded wall head seals evident above suspended ceiling zones.

This is a particularly important finding, as the corridors are understood to function as protected escape routes intended to provide a minimum 30-minute fire-resisting compartmentation standard. The absence of adequate fire stopping within these areas significantly increases the risk of premature smoke and fire spread into escape routes during a fire event, potentially compromising safe evacuation.

The inspection additionally identified deficiencies within the electrical room, where service penetrations and compartment interfaces lacked appropriate fire stopping measures. Given the inherent fire loading and ignition risk associated with electrical infrastructure, this should be regarded as a priority remedial area.

In several locations, compartment walls were also found not to continue fully above suspended ceiling zones or above door heads, resulting in incomplete separation between rooms and circulation spaces. In particular, the absence of adequate compartment continuation above door heads and ceiling voids presents a material weakness in the passive fire strategy.

Collectively, these observations strongly indicate that the building has undergone numerous historic service installations, maintenance works and internal alterations over time without comprehensive reinstatement of the original fire compartmentation strategy.

General Observation - Lack of Fire Stopping



0002:01 - History 1 of 1 (latest)



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Photo 1 of 3



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Pin Photos
Photo 3 of 3

Pin Number: 0002:01
Date Added: 13/04/2026 - 09:57
Created By: Jon Corden - 01
Status: Action required
FR: 30
Item Type: Pipe
Comments:
No Firestopping for services passing through plant room walls. There is a head detail above the block work wall that does not appear to be to any approved installation detail.

All penetrations through the compartment wall of the plantroom should have sufficient fire stopping.



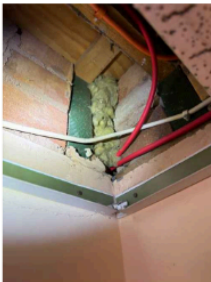
0006:01 - History 1 of 1 (latest)



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Photo 3 of 3

Pin Number: 0006:01
Date Added: 13/04/2026 - 10:08
Created By: Jon Corden - 01
Status: Action required
FR: 30
Item Type: Cable
Comments:
Various services passing through corridor to rooms. No Firestopping present. Head of wall mortar seal degraded over time. Loose fill Rockwool present with gaps around.

This should be a protected corridor i.e have 30 min compartment to aid safe escape so all firestopping above the ceilings into the rooms should have adequate firestopping.

7.4 Fire Door Compliance & Means of Escape

A substantial number of deficiencies were identified relating to the condition, specification and management of fire doors throughout the building. The inspection identified repeated examples of:

- Missing intumescent strips
- Excessive perimeter gaps
- Non-compliant ironmongery and locks
- Doors wedged open
- Damaged door leaves and frames
- Non-fire-rated glazing and screens
- Modified doors no longer compliant with fire-resisting standards

In several locations, doors within protected corridors were observed not to be fire rated despite forming part of escape route compartmentation lines. Other doors had been modified through installation of non-compliant locks, glazing systems or adjacent screens lacking fire-resisting performance characteristics.

Multiple fire doors were also identified as being wedged open at the time of inspection. This is a significant management issue, as wedging open fire doors fundamentally compromises their ability to resist smoke and fire spread during an emergency.

The physical condition of numerous fire doors was also poor, with examples of bent hinges, damaged leaves, excessive clearances and degraded frames noted throughout the property. Several doors were specifically identified as requiring full replacement due to the extent of modification or deterioration present.

The inspection findings strongly support the recommendation that a comprehensive fire door survey is commissioned across the entire building in order to establish:

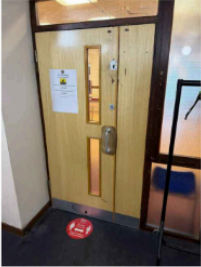
- Which doors are intended to provide fire separation
- Current fire ratings and certification status
- Condition and compliance of ironmongery and seals
- Requirements for repair, upgrading or replacement

Given the scale and recurring nature of the issues identified, it is likely that a substantial programme of remedial fire door works will ultimately be required.

General Observation - Non-Compliant Fire Doors



0020:01 - History 1 of 1 (latest)



Pin Photos
Photo 1 of 3

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Pin Photos
Photo 3 of 3

Pin Number: 0020:01

Date Added: 13/04/2026 - 10:41

Created By: Jon Corden - 01

Status: Action required

FR: 30s

Item Type: Other

Comments:
Fire door required replacement. Heavy modified and now non compliant.



0022:01 - History 1 of 1 (latest)



Pin Photos
Photo 1 of 4

Pin Photos
Photo 2 of 4

Pin Photos
Photo 3 of 4

Pin Photos
Photo 4 of 4

Pin Number: 0022:01

Date Added: 13/04/2026 - 10:47

Created By: Jon Corden - 01

Status: Action required

FR: 30s

Item Type: Other

Comments:
Non compliant fire door wedged open missing intumescent strips. Frame not fire sealed. Gaps not within tolerance.

7.5 Escape Routes & General Fire Safety Management

In general terms, the principal internal escape corridors appeared reasonably clear and well managed during inspection, with emergency escape routes generally identifiable and accessible internally.

However, several deficiencies were identified in relation to the management and condition of external escape routes and ancillary fire safety provisions.

Externally, bins were observed positioned adjacent to escape ramps and close to the building envelope. This presents both an obstruction risk and an avoidable external fire loading adjacent to the structure. Best practice would require combustible waste storage to be positioned away from escape routes and external wall interfaces wherever reasonably practicable.

The external fire escape serving the library accommodation was also noted to contain a step arrangement with limited signage and no "Fire Exit – Keep Clear" notices present. Moss and debris accumulation were additionally identified to external escape surfaces, potentially increasing slip risk and hindering safe evacuation during poor weather conditions.

Furthermore, external escape routes were identified as lacking adequate escape lighting provision in certain locations. This may adversely affect safe evacuation during periods of darkness or reduced visibility and should therefore be addressed as part of the wider fire safety upgrading strategy.

Within the main hall area, the kitchen arrangement was identified as a further area of concern. The inspection identified that the kitchen space lacks adequate fire separation from the adjacent hall accommodation, with no fire shutter provision present and the kitchen door itself not considered fire rated. Given the elevated ignition risk associated with catering and kitchen activities, this arrangement should be considered a priority area for review and upgrading.

Additionally, fire extinguisher servicing was identified as being out of date at the time of inspection. This should be rectified immediately through implementation of an updated fire equipment maintenance regime.

7.6 Conclusions & Recommendations

The inspection identified that the building currently benefits from a generally functional fire alarm and detection system together with basic means of escape arrangements; however, the wider passive fire protection strategy should presently be considered materially compromised in several areas.

The most significant risks identified relate to:

- Inadequate compartmentation integrity
- Widespread lack of compliant fire stopping
- Non-compliant fire doors
- Historic building alterations compromising original fire separation lines
- Deficiencies within protected corridor arrangements
- Inconsistent management of escape routes and fire safety provisions

The recurring nature of the defects strongly suggests that compartmentation integrity has progressively deteriorated over time through historic maintenance works, service installations and building modifications without comprehensive reinstatement of the original fire protection strategy.

Importantly, while no immediate evidence of imminent life safety failure was identified during the visual inspection process, the building should nevertheless be regarded as requiring a coordinated programme of fire safety remediation and compliance review moving forward.

In the context of the proposed freehold acquisition, the Client should anticipate inheriting significant ongoing landlord responsibilities associated with fire compartmentation management, fire door maintenance, escape route provision and building-wide fire safety compliance.

Conditional Summary – Fire Safety

Element / Area	General Condition	Key Observations	Risk Profile	Recommended Action
Fire Alarm System	Fair	Fire alarm panels appeared operational and healthy during inspection with no active faults identified. Zone plans were present and panels positioned appropriately for emergency response access.	Low to Medium	Continue routine servicing and testing regime. Undertake full compliance validation and review of detector coverage, particularly within concealed voids and altered roof spaces.
Fire Detection & Sounders	Fair	Detection devices and sounders generally appeared suitably distributed throughout inspected areas.	Medium	Verify detector coverage and compliance as part of full fire strategy review.
Emergency Lighting	Fair to Poor	Certain emergency lighting units displayed fault indicators requiring maintenance. External escape lighting deficiencies also identified.	Medium to High	Undertake full emergency lighting inspection, testing and phased upgrading works.
Protected Escape Corridors	Poor	Multiple protected corridors contain service penetrations without adequate fire stopping. Head wall seals degraded and compartment integrity compromised above suspended ceilings.	High	Priority fire stopping and compartmentation reinstatement works required throughout protected escape routes.
Compartmentation Integrity	Poor	Numerous breaches to compartment walls and floors identified throughout the building. Incomplete wall continuation and unsealed voids present.	High	Full intrusive compartmentation survey and comprehensive remedial fire stopping programme required.
Plant Room Fire Separation	Poor	Services pass through plant room walls and floors without compliant fire stopping measures.	High	Reinstate compliant fire stopping to all service penetrations and compartment interfaces within plant areas.
Electrical Room Compartmentation	Poor	Lack of fire stopping identified within electrical room service penetrations.	High	Priority compartmentation and fire sealing works required due to elevated ignition risk.

Ceiling Void Fire Stopping	Poor	Loose mineral wool packing, gaps and incomplete sealing arrangements identified above ceilings.	High	Remove non-compliant temporary sealing measures and install certified fire stopping systems.
Fire Doors - General Compliance	Poor	Widespread fire door non-compliance identified throughout the building. Missing intumescent strips, excessive gaps and non-compliant hardware evident.	High	Commission full fire door survey and phased replacement/remedial programme.
Fire Doors - Management	Poor	Numerous fire doors wedged open during inspection, compromising compartmentation strategy.	High	Remove wedges immediately and implement fire door management procedures.
Fire Doors - Physical Condition	Poor	Several fire doors damaged, modified or beyond economical repair. Bent hinges, damaged leaves and excessive tolerances identified.	High	Replace defective and non-compliant fire doors with certified assemblies.
Fire Rated Glazing & Screens	Poor	Non-fire-rated glazing and surrounding screens identified adjacent to fire doors.	Medium to High	Replace or upgrade glazing/screens to compliant fire-rated specification.
Kitchen Separation from Hall	Poor	Kitchen area lacks suitable fire separation from hall accommodation. No fire shutter present and kitchen door not fire rated.	High	Review kitchen compartmentation strategy and install compliant fire separation measures.
Internal Means of Escape	Fair	Principal internal escape corridors generally appeared clear and accessible during inspection.	Medium	Maintain clear routes and ensure ongoing housekeeping controls.
External Escape Routes	Fair to Poor	Moss, debris and obstructions identified to external escape areas. Certain routes lacked adequate signage and lighting.	Medium to High	Improve external escape route management, signage, lighting and housekeeping.
External Waste Storage	Poor	Bins positioned adjacent to escape ramp and building elevation creating avoidable fire loading.	Medium	Relocate combustible waste storage away from escape routes and building perimeter.

Fire Exit Signage	Fair to Poor	Missing "Fire Exit Keep Clear" notices identified to certain external escape doors.	Medium	Install compliant signage throughout external escape routes and exits.
Fire Extinguishers	Poor	Fire extinguisher servicing/testing identified as out of date.	Medium	Arrange immediate servicing and implement ongoing maintenance regime.
Overall Passive Fire Protection Strategy	Poor	Historic alterations and service installations appear to have progressively compromised original fire compartmentation strategy.	High	Holistic fire strategy review and phased building-wide remediation programme recommended.

Strategic Recommendations

Immediate / High Priority Actions (0-12 Months)

The following items should be treated as priority actions following acquisition:

- Undertake comprehensive remedial fire stopping works to all identified service penetrations and compartment breaches.
- Replace or remediate all non-compliant fire doors, frames, seals and associated ironmongery.
- Remove all fire door wedges and implement suitable management controls preventing future misuse.
- Review all protected corridors and ensure full 30-minute compartmentation integrity is achieved.
- Service and test all fire extinguishers and emergency lighting systems.
- Remove combustible waste storage away from escape routes and building elevations.
- Improve external fire exit signage, lighting and housekeeping arrangements.
- Review fire separation arrangements surrounding the kitchen and hall interface.

Medium-Term Actions (1-5 Years)

Over the medium term, the Client should implement a coordinated fire safety management strategy incorporating:

- Planned inspection and maintenance of fire doors and compartmentation systems
- Ongoing fire stopping inspections following future maintenance works
- Rationalisation of service penetrations and ceiling void interfaces
- Upgrading of emergency lighting and external escape lighting infrastructure
- Review and rationalisation of compartmentation strategies between occupational demises

The Client should also ensure that all future maintenance and building works are undertaken under a strict permit and compliance regime to prevent further compromise of compartmentation integrity.

The fire safety deficiencies identified are considered to represent a moderate to high compliance and management liability, rather than an immediate catastrophic life safety failure based upon the areas inspected.

However, the scale and recurrence of compartmentation and fire door defects indicate that significant remedial intervention and ongoing management will be required moving forward. The building should therefore be regarded as requiring structured investment in passive fire protection measures, fire door upgrading and compartmentation reinstatement as part of the Client's future ownership and asset management strategy.

8.0 DRAINAGE ASSESSMENT

8.1 Overview

As part of the wider technical due diligence exercise, a high-level CCTV drainage inspection was commissioned in order to assess the general condition and performance of the primary foul drainage infrastructure serving the property. The inspection was undertaken by TT Drainage & Plumbing Services Ltd, with the full CCTV survey reports, inspection imagery and drainage plans appended to this report for reference.

The drainage inspection comprised a targeted review of the principal foul drainage run located adjacent to the south-western corner of the building, immediately adjacent to the main entrance area. Due to the complexity and extent of the below-ground drainage infrastructure serving the wider property, together with the significant pipework lengths extending beneath the building footprint, it was unfortunately not possible within the scope and duration of the appointment to undertake a comprehensive survey of the entire below-ground drainage network.

Accordingly, the inspection should be regarded as a high-level and partial assessment only, focused primarily upon the principal accessible foul drainage run identified during the inspection process.

The surveyed drainage lines were first cleaned, rodded and flushed prior to CCTV inspection in order to improve visibility and enable review of the pipework condition over the surveyed lengths. CCTV equipment was subsequently introduced through the identified inspection chamber arrangement and advanced through the accessible foul drainage runs beneath the building.

Whilst the inspection identified several areas of localised defect and deterioration within sections of the foul drainage system, no immediate evidence of catastrophic structural collapse, significant blockage or widespread failure of the surveyed drainage runs was identified at the time of inspection. In overall terms, the inspected drainage infrastructure should presently be considered to be in fair condition for its age, albeit with areas of localised deterioration requiring remedial intervention and further investigation.

8.2 Scope & Limitations of Inspection

The drainage survey focused specifically upon the primary foul drainage infrastructure accessible from the manhole chamber identified as "F1" located adjacent to the entrance side of the building. CCTV investigations were undertaken through multiple surveyed branches extending toward internal toilet and foul drainage connections serving the property.

The inspected pipework is understood to comprise predominantly 100mm vitrified clay foul drainage pipework, typical of buildings of this age and nature.

Foul Drainage Inspection - Ref F1



However, significant limitations were encountered during the course of the survey due to:

- The extent and complexity of the drainage network beneath the building
- Pipework lengths extending beneath occupied areas
- Restricted access to additional inspection chambers

Consequently, the inspection was limited to the primary foul drainage runs accessible from the identified chamber arrangement and does not constitute a comprehensive survey of the entire below-ground drainage infrastructure serving the wider property.

It is therefore important to recognise that concealed defects may remain present elsewhere within the drainage system which were not identified during the scope of this limited inspection.

8.3 Conditional Observations

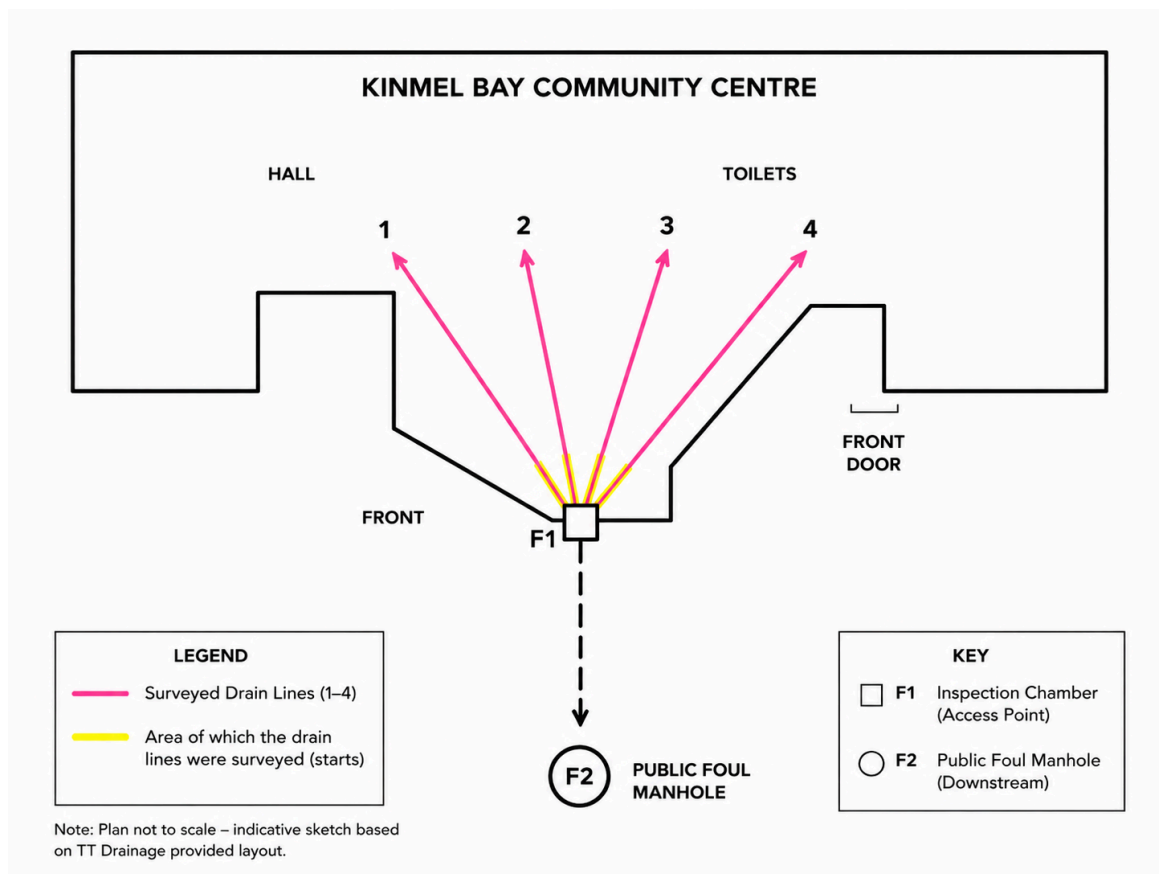
The surveyed foul drainage runs generally appeared operational at the time of inspection, with flows observed to be moving adequately through the inspected pipework sections. The majority of the inspected runs were found to be in generally fair condition for their age, with the CCTV survey identifying localised defects rather than widespread structural collapse or complete failure.

The surveyed pipework comprises vitrified clay drainage lines which, whilst durable historically, are commonly susceptible over time to:

- Joint displacement
- Circumferential cracking
- Localised fractures
- Infiltration at joints
- Settlement-related movement

This pattern of deterioration is consistent with the observations recorded during the inspection process.

Foul Drainage Inspection- Drainage Plan



Survey runs identified as "Survey 1" and "Survey 2" were generally found to be in comparatively good condition, with only minor observations noted. Survey 1 identified a medium-grade displaced joint located approximately 0.89m along the surveyed run, although no immediate evidence of major failure or obstruction was identified in this section.

Survey 2 was found to be generally serviceable overall with no significant structural defects identified during the CCTV inspection.

However, more significant defects were identified within Survey 3 and Survey 4, which should now be regarded as requiring remedial intervention.

The most significant defects identified during the drainage inspection relate to localised cracking and displacement within sections of the foul drainage pipework between the chamber arrangement identified as "F1" and the internal toilet connections serving the building.

Within Survey 3, a circumferential crack was identified approximately 1.52m along the surveyed pipe run, extending from approximately the 11 o'clock position to the 7 o'clock position within the pipe wall. This form of defect is indicative of localised structural deterioration within the pipe barrel and may arise from historic settlement, loading, age-related degradation or localised ground movement.

Additionally, a displaced joint was identified approximately 4.68m along the same run. Joint displacement of this nature may permit future infiltration, leakage or progressive deterioration if left unresolved over time.

Within Survey 4, a further circumferential radial crack was identified approximately 0.38m into the surveyed pipework section. Whilst relatively localised, the presence of cracking within vitrified clay drainage systems should be regarded as a precursor to further deterioration if not addressed proactively.

Importantly, no evidence of complete collapse, significant root ingress or major obstruction was identified within the surveyed runs. Flow conditions during the survey appeared broadly acceptable and the defects identified presently appear localised rather than indicative of widespread structural failure throughout the inspected drainage network.

Foul Drainage Inspection- Inspection Photos - Survey 3



Foul Drainage Inspection- Inspection Photos - Survey 4



8.4 Rainwater Drainage & Surface Water Disposal

In addition to the CCTV foul drainage inspection, visual observations were undertaken of the high-level rainwater disposal systems serving the building, including rainwater downpipes, gutters and associated discharge arrangements.

In general terms, the rainwater goods appeared to be in fair condition relative to the age and type of the building. However, localised accumulation of debris, vegetation growth and general maintenance-related deterioration was noted to sections of the guttering and rainwater pipework.

Whilst no immediate evidence of major failure or widespread leakage was observed during the inspection, the rainwater disposal systems would benefit from a programme of localised clearance, cleaning and routine maintenance in order to ensure continued effective performance.

Given the age profile of the building and the wider observations of water ingress noted elsewhere within the report, ongoing maintenance of the rainwater disposal infrastructure should be regarded as an important preventative maintenance item moving forward.

8.5 Conclusions & Recommendations

In overall terms, the drainage systems inspected as part of this appointment are considered to present a low to moderate ongoing maintenance and lifecycle liability, rather than evidence of significant or widespread structural drainage failure.

The surveyed foul drainage runs generally remain operational and serviceable, with the defects identified currently appearing localised and suitable for targeted repair intervention. However, due to the limited extent of the inspection and the inability to comprehensively inspect all below-ground drainage systems serving the property, further investigation is strongly recommended in order to fully establish the wider condition and arrangement of the drainage infrastructure beneath and surrounding the building.

The CCTV survey did identify several localised structural defects within sections of the vitrified clay foul drainage infrastructure, including circumferential cracking and areas of minor joint displacement. These defects are typical of ageing clay drainage systems and are commonly associated with historic settlement movement, localised loading, age-related deterioration and progressive wear over time.

Whilst the identified defects do not presently appear to have resulted in significant operational failure of the surveyed drainage runs, they should nevertheless be regarded as requiring remedial intervention in order to prevent progressive deterioration moving forward. The defects identified are presently considered suitable for localised structural repair works, rather than wholesale replacement of the surveyed pipework sections.

In the context of the proposed acquisition of the freehold interest, the Client should recognise that the below-ground drainage infrastructure is likely to form part of the retained landlord liabilities associated with ownership of the wider building complex. Accordingly, further investigation and establishment of a coordinated drainage management strategy is strongly recommended moving forward.

Conditional Summary – Drainage Systems

Element / Area	General Condition	Key Observations	Risk Profile	Recommended Action
Primary Foul Drainage Runs	Fair	Main foul drainage runs surveyed from inspection chamber F1 appeared generally operational with acceptable flow conditions during CCTV inspection.	Low to Medium	Continue periodic inspection and maintenance regime.
Survey 1 Drainage Run	Fair	Localised displaced joint identified approximately 0.89m along surveyed run. No significant blockage or collapse observed.	Medium	Monitor condition and undertake localised repair if deterioration progresses.
Survey 2 Drainage Run	Fair to Good	Surveyed section generally appeared serviceable with no significant structural defects identified.	Low	Routine maintenance and future monitoring only.
Survey 3 Drainage Run	Fair to Poor	Circumferential cracking and displaced jointing identified within vitrified clay pipework.	Medium to High	Localised structural patch repair and joint remediation recommended.
Survey 4 Drainage Run	Fair to Poor	Localised radial cracking identified within surveyed pipe section.	Medium	Localised repair works recommended to prevent progressive deterioration.
Pipework Jointing	Fair	Minor displacement to sections of pipework jointing observed across surveyed runs.	Medium	Localised joint repair and future monitoring recommended.
Pipework Structural Integrity	Fair	No evidence of catastrophic collapse or widespread structural failure observed within surveyed sections.	Low to Medium	Continue periodic CCTV review as part of long-term drainage management strategy.
Pipe Material Condition	Fair	Existing vitrified clay pipework typical of age and construction type. Localised age-related deterioration noted.	Medium	Allow for progressive repair/replacement within long-term lifecycle planning.
Blockage / Flow Conditions	Fair to Good	Drainage runs appeared generally free flowing following rodding and flushing operations.	Low	Routine cleansing and maintenance regime recommended.

Root Ingress	Good	No significant root ingress identified within surveyed pipework sections.	Low	Continue periodic monitoring.
Rainwater Gutters & Downpipes	Fair	General condition appeared reasonable overall, however localised debris accumulation and maintenance-related deterioration noted.	Medium	Localised clearance and cleaning of rainwater systems recommended.
Rainwater Disposal Performance	Fair	No significant overflow or major leakage identified during inspection, although inspection limited.	Medium	Ongoing maintenance and periodic inspection advised.
Buried Drainage Infrastructure	Unknown / Limited	Significant portions of below-ground drainage infrastructure beneath and surrounding the property were not surveyed due to access and time limitations.	Medium to High	Full comprehensive CCTV drainage survey strongly recommended.
Shared Drainage Infrastructure	Unknown	Extent and arrangement of shared drainage systems serving wider building complex not fully established.	Medium	Full drainage mapping and infrastructure tracing recommended.
Overall Drainage Network	Fair (Limited Inspection Basis)	Surveyed drainage runs generally operational with localised defects identified but no evidence of widespread structural collapse.	Medium	Planned repairs and wider investigative works recommended.

Strategic Recommendations

Immediate / Short-Term Actions (0–12 Months)

The following actions are recommended as priority items following acquisition:

- Commission localised structural patch repairs/relining works to the identified cracked drainage sections within Survey 3 and Survey 4.
- Undertake localised repairs to displaced joints identified within the surveyed foul drainage runs.
- Implement a programme of clearance and maintenance to rainwater gutters, hoppers and downpipes.
- Continue periodic monitoring of foul drainage performance and signs of surcharge, leakage or blockage.

Medium-Term Actions (1–5 Years)

Over the medium term, it is strongly recommended that:

- A comprehensive CCTV survey of the remaining below-ground drainage infrastructure surrounding and beneath the building is commissioned.
- Additional inspection chambers are identified and surveyed where accessible.
- Full drainage mapping and infrastructure tracing is undertaken to establish the wider below-ground drainage arrangement.
- Drainage maintenance regimes are formalised as part of the wider planned preventative maintenance strategy for the property.

Long-Term Strategic Considerations

Given the scale of the property and the complexity of the drainage infrastructure likely serving multiple occupancies within the building, future ownership should seek to establish a coordinated long-term drainage management strategy incorporating:

- Periodic CCTV inspections
- Planned maintenance and cleansing regimes
- Lifecycle assessment of ageing clay drainage infrastructure

- Integration of drainage management into wider building asset management planning

This is particularly important given the Client's likely future obligations as freeholder in relation to shared drainage infrastructure serving multiple occupational demises within the building.

9.0 STATUTORY COMPLIANCE OVERVIEW

Based upon the information available at the time of inspection, together with the consultant input received in relation to fire safety, mechanical and electrical services and drainage investigations, the property should be regarded as presenting a moderate to elevated statutory compliance management burden reflective of its age, complexity, multi-occupancy arrangement and phased adaptation history.

Whilst the building remains operational and capable of continued occupation, several areas were identified where the existing condition, management arrangements and statutory infrastructure are considered to fall below modern standards and current best practice expectations. In particular, significant improvement is required surrounding passive fire protection, asbestos management, moisture-related deterioration and certain areas of ageing building services infrastructure.

Importantly, the majority of the deficiencies identified are considered capable of remediation and ongoing management through a structured programme of planned investment, statutory review and proactive asset management. The building should therefore not be regarded as fundamentally unsuitable for continued use; however, acquisition of the freehold interest will likely transfer a substantial degree of ongoing statutory responsibility and compliance liability to the Client as future freeholder and duty holder.

Overall Compliance Status

Compliance Area	Overall Rating	General Position
Fire Safety Compliance	● High Risk	Significant improvement required to passive fire protection, compartmentation and fire management arrangements.
Asbestos Management	● High Risk	Suspected ACMs present with no current management information made available during inspection.
Electrical Safety & Infrastructure	● Medium / High Risk	Operational overall, but ageing infrastructure and moisture-related concerns identified.
Gas Safety & Plant Ventilation	● Medium Risk	Ageing plant and concerns surrounding ventilation and plant room arrangements.
Structural & Building Fabric Safety	● Medium Risk	Building generally stable, albeit requiring ongoing maintenance and targeted repairs.
Drainage & Below-Ground Services	● Moderate Risk	Localised defects identified with incomplete survey coverage.
Water Hygiene & Legionella	● Moderate Risk	Management information not confirmed during inspection.
Landlord Compliance & Lease Management	● Medium / High Risk	Future freeholder obligations likely to be extensive given shared occupation arrangement.

We understand that the Client is proposing to acquire the freehold interest in the wider building together with the associated landlord obligations connected to the retained occupational demises, including the library accommodation and NHS clinic accommodation.

As future freeholder and duty holder, the Client will likely inherit responsibility for the management of retained structure, common areas, shared services and broader statutory compliance obligations associated with the building. Whilst certain repairing obligations may ultimately fall upon occupational tenants depending upon lease wording, overarching statutory responsibilities relating to retained/common parts, fire safety management, asbestos management and structural integrity commonly remain with the freeholder under conventional lease arrangements.

It is therefore strongly recommended that detailed legal due diligence is undertaken in relation to the leasehold structure, repairing covenants, statutory obligations and service charge recovery provisions prior to acquisition.

Fire Safety Compliance

The most significant statutory compliance concern identified during the inspection relates to fire safety management and passive fire protection. Whilst active fire alarm provision is understood to exist, the building demonstrates widespread deficiencies surrounding fire stopping, compartmentation integrity and fire door arrangements. These matters materially reduce the effectiveness of the building's ability to contain fire and smoke spread and should therefore be regarded as a priority area for remedial investment and management review.

Given the multi-occupancy arrangement associated with the building, fire safety management responsibilities will likely remain heavily weighted toward the future freeholder, particularly in relation to retained/common areas and the overall fire strategy for the building.

Item	Observation	Risk	Recommendation
Fire compartmentation	Significant deficiencies identified to passive fire stopping and service penetrations.	● High	Undertake full compartmentation survey and phased remedial fire stopping works.
Fire doors	Multiple doors altered, damaged or non-compliant.	● High	Replace or upgrade deficient fire doors throughout retained/common areas.
Means of escape	Localised deficiencies to escape management and signage.	● Medium / High	Review escape strategy, signage and emergency arrangements.
Fire management systems	Building benefits from active alarm system but management arrangements require review.	● Medium / High	Review FRA and implement ongoing fire management regime.

Asbestos Management

The age and nature of the building strongly suggests the continued presence of asbestos-containing materials throughout sections of the property. Suspected materials include textured coatings, vinyl flooring, soffits and historic service materials. Given the proposed freehold acquisition and the Client's likely future duty holder role, implementation of a formal asbestos management strategy should be regarded as essential.

No intrusive refurbishment or remedial works should proceed until appropriate asbestos investigations and management procedures have been completed.

Item	Observation	Risk	Recommendation
Suspected ACMs	Multiple suspected ACMs identified throughout building.	● High	Commission full asbestos management survey.
Damaged textured coatings	Localised flaking/deterioration observed in moisture-affected areas.	● High	Assess condition and implement management/remedial strategy.
Duty holder compliance	No asbestos register made available during inspection.	● High	Prepare asbestos register and management plan.

Electrical Safety & Infrastructure

The electrical infrastructure generally remains operational; however, the building demonstrates evidence of ageing installations and historic adaptation works. Of particular concern is the active moisture ingress surrounding the tower detail adjacent to the incoming supply infrastructure, which should be treated as a priority defect.

Whilst no evidence of immediate electrical failure was identified, future upgrade and rationalisation of infrastructure should be anticipated as part of broader lifecycle planning.

Item	Observation	Risk	Recommendation
Incoming supply area	Moisture ingress identified adjacent to incoming electrical infrastructure.	● High	Prioritise repair to roof/tower detailing and remove saturated materials.
General installation condition	Infrastructure operational but ageing in areas.	● Medium / High	Maintain EICR regime and plan future upgrade strategy.
Capacity limitations	Incoming electrical supply appears constrained.	● Medium	Review future demand and upgrade requirements.

Gas Safety

The gas-fired plant and associated ventilation arrangements should be regarded as requiring ongoing management and future investment. The restricted ventilation provision to the common plant room is of particular concern given the reliance upon passive airflow to support safe boiler operation.

Whilst the systems remain operational overall, future replacement and upgrade should be anticipated. We did not witness the 12 monthly gas safety check commissioned and therefore this should be obtained / commissioned.

Item	Observation	Risk	Recommendation
Boiler plant	Plant appears ageing and approaching lifecycle renewal.	● Medium	Plan phased replacement strategy.
Plant room ventilation	Passive ventilation restricted by defective door and obstructions.	● Medium / High	Replace/repair ventilated plant room door and clear obstructions.
Flue arrangements	Local concerns surrounding ventilation and flue performance.	● Medium	Review combustion ventilation and servicing arrangements.

Structural & Building Fabric Safety

From a structural and fabric perspective, the building generally remains stable and serviceable overall. However, there is a clear backlog of maintenance and lifecycle replacement requirements, particularly surrounding roofing systems, rainwater goods and areas of ongoing moisture ingress.

The building should therefore be regarded as requiring a structured programme of planned preventative maintenance and targeted capital investment moving forward.

Item	Observation	Risk	Recommendation
Roof coverings	Significant moisture ingress and deterioration to flat roof areas.	● High	Prioritise roof renewal and waterproofing improvements.
Structural movement	Historic settlement and localised cracking identified.	● Medium	Monitor movement and undertake localised repairs.
Secondary steelwork	Localised corrosion and displaced restraints noted.	● Medium	Repair and protect steelwork/fixings.
Security defects	Poorly blocked-up doorway presents security weakness.	● Medium / High	Install robust security door/infill.

Water Hygiene & Legionella Management

No significant evidence of water hygiene failure was identified during the inspection; however, no current Legionella Risk Assessment or associated records were made available for review. Given the size, complexity and multi-occupancy arrangement associated with the property, formal management procedures should be maintained and periodically reviewed moving forward.

Item	Observation	Risk	Recommendation
Legionella management	No current management records reviewed during inspection.	● Medium	Obtain/update Legionella Risk Assessment.
Multi-occupancy management	Shared occupation increases management complexity.	● Medium	Implement formal flushing and monitoring regime.

10.0 LIFECYCLE & MAINTENANCE STRATEGY

Based upon the visual inspection undertaken together with specialist consultant input relating to mechanical and electrical services, fire safety and drainage infrastructure, the property demonstrates a number of building components and asset groups which are either approaching, or have exceeded, the latter stages of their anticipated serviceable lifecycle.

The building should therefore be regarded as entering a significant period of planned capital expenditure and lifecycle replacement. Importantly, many of the observed defects are interrelated, particularly where ongoing moisture ingress has accelerated deterioration to internal finishes, secondary structural elements, fire compartmentation systems and building services infrastructure.

The following lifecycle assessment provides a high-level overview of the principal building components, their apparent condition at the time of inspection, estimated remaining serviceable lifespan and the likely future investment requirements anticipated based upon current observations only.

From an asset management perspective, the property should therefore not be viewed as a low-maintenance or recently modernised public asset. Rather, it represents a complex and heavily adapted community building which now requires a structured programme of planned preventative maintenance, phased lifecycle renewal and coordinated capital investment in order to stabilise long-term condition, improve statutory compliance and reduce future reactive maintenance liabilities.

The principal building fabric liabilities relate to the ageing flat roof systems, defective flashing and rainwater interfaces, localised deterioration to external joinery, historic movement-related cracking, parapet weathering defects and wider moisture-management issues. Whilst the primary structure generally appears serviceable overall, the long-term performance of the hybrid timber and steel structural interfaces remains heavily dependent upon successful ongoing weatherproofing and environmental management.

Similarly, the mechanical and electrical infrastructure should be regarded as increasingly vulnerable to obsolescence over the medium term. Whilst much of the infrastructure remains operational, the ageing boiler plant, electrical distribution arrangements, controls infrastructure and associated compliance risks will require strategic review and planned replacement moving forward, particularly where future decarbonisation requirements, Building Regulations and modern operational standards are considered.

The most significant statutory and operational liability currently affecting the property relates to passive fire protection and compartmentation deficiencies. Unlike conventional lifecycle deterioration, many of these issues represent immediate compliance and risk-management concerns requiring early remediation intervention rather than gradual long-term renewal planning.

High Level – Lifecycle Assessment

Asset / Component	Observed Condition	Estimated Remaining Lifecycle	Risk Profile	Recommended Lifecycle Strategy
Principal pitched roof structure	Generally stable overall with isolated defects	15-25 years (structure)	Medium	Ongoing maintenance and localised repairs
Flat felt roof coverings	Failed/approaching end of life with active ingress	0-5 years	High	Phased replacement programme
Rooflight/skylight systems	Ageing with failed seals and leakage	0-5 years	High	Replacement/refurbishment
Flashings and weathering details	Defective in multiple areas	0-3 years	High	Immediate repair and renewal
Rainwater goods (PVCu)	Variable condition with blockages	5-10 years	Medium	Localised replacement and maintenance
Rainwater goods (cast iron)	Corroded and deteriorating	0-5 years	Medium-High	Replacement programme
External render systems	Weathered with cracking and DPC bridging	10-15 years	Medium	Localised renewal and repairs
Masonry and parapets	Generally serviceable with weathering	15-25 years	Medium	Repointing and weatherproofing works
Timber windows	Ageing with localised decay and failed seals	0-10 years	Medium-High	Phased replacement strategy
PVCu/aluminium windows	Variable condition	5-15 years	Medium	Selective overhaul/replacement
External timber doors	Weathered and deteriorated	0-5 years	Medium	Planned replacement programme
Security door/infill areas - Community Building	Poor/inadequate condition	Immediate	High	Immediate upgrade
Suspended ceiling systems	Localised saturation and deterioration	0-8 years	Medium	Replace following moisture repairs
Internal finishes/decorations	Age-related wear and moisture impact	3-10 years	Medium	Planned refurbishment cycle
Vinyl flooring systems	Deteriorated/debonding in areas	0-5 years	Medium	Replacement programme

Kitchen fit-out	Poor condition and delaminating	0-5 years	Medium	Full replacement
Structural steelwork	Generally stable with local corrosion	10-20 years	Medium	Localised treatment and monitoring
Timber A-frame structure	Serviceable overall	15-25 years	Medium	Ongoing monitoring and preservative treatment
Boiler plant	Ageing/end-of-life approaching	0-7 years	High	Planned replacement
Heating distribution systems	Operational but ageing	5-10 years	Medium	Rationalisation and upgrade strategy
Building controls/BMS	Potential obsolescence risk	0-5 years	Medium	Upgrade and integration strategy
Electrical distribution systems	Operational but ageing	0-8 years	Medium	Ongoing testing and phased renewal
Incoming electrical supply arrangements	Constrained and moisture-affected	0-5 years	High	Upgrade and weatherproofing works
Fire alarm system	Operational overall	5-10 years	Medium	Ongoing testing and upgrades
Passive fire protection systems	Deficient and incomplete	Immediate	High	Major remediation works
Fire doors	Poor compliance and ageing	0-5 years	High	Replacement/upgrade programme
Drainage systems	Localised defects identified	5-15 years	Medium	Repairs and further surveys
Surface water drainage	Operational but maintenance-sensitive	5-10 years	Medium	Maintenance and local repairs
Asbestos-containing materials	Likely present throughout sections	Unknown	High	Management and controlled removal strategy
Boundary fencing/security	Generally serviceable	5-10 years	Low-Medium	Localised repairs
External hardstanding	Localised settlement present	10-15 years	Medium	Patch repairs and monitoring
Tree management/vegetation	Potential influence on movement	Ongoing	Medium	Arboricultural management strategy

Building Fabric Lifecycle

The principal lifecycle liability associated with the building fabric relates to the roof coverings, weatherproofing systems and rainwater disposal arrangements. The flat roofing systems, in particular, should be regarded as being at or beyond the latter stages of their practical serviceable lifespan and now require phased replacement rather than isolated patch repairs.

The external joinery systems similarly demonstrate evidence of age-related deterioration and should be expected to require increasing levels of intervention over the coming years. Whilst many elements remain operational, the overall thermal performance, weather resistance and long-term durability of the older timber systems is now comparatively limited.

The primary structural frame generally appears capable of continued serviceable performance; however, the long-term condition of the timber and steel interfaces remains heavily dependent upon successful moisture management and ongoing weatherproofing improvements.

Mechanical & Electrical Lifecycle

The building services infrastructure should generally be regarded as ageing and increasingly vulnerable to obsolescence over the medium term. The boiler plant, controls infrastructure and incoming electrical arrangements are likely to require significant strategic review as part of any future investment or modernisation strategy.

Whilst the systems presently remain operational overall, future capital investment should be anticipated in relation to:

- heating infrastructure replacement;
- controls rationalisation;
- electrical capacity upgrades;
- ventilation improvements; and
- decarbonisation readiness.

The building should therefore not be viewed as possessing modern or low-maintenance building services infrastructure.

Fire Safety Lifecycle

The most significant lifecycle and compliance liability associated with the property relates to passive fire protection infrastructure. The building demonstrates widespread deficiencies in compartmentation integrity, fire stopping and fire door compliance.

Unlike conventional lifecycle replacement, many of these issues represent immediate statutory remediation requirements rather than gradual planned renewal items. Consequently, a substantial programme of fire safety upgrading should be anticipated early within the ownership lifecycle.

10.1 Indicative Financial Assessment

The costs below are intended as high-level strategic budgeting allowances only to assist with asset management planning, lifecycle forecasting and early-stage financial appraisal associated with the proposed acquisition. They are not contractor quotations, tendered sums or detailed cost plans.

The allocations below have been prepared having regard to:

- observed condition;
- likely statutory compliance obligations;
- lifecycle replacement requirements;
- public-use operational standards;
- landlord-retained liabilities;

Given the apparent leasehold structure of the building, it is likely that a proportion of future expenditure may potentially be recoverable through service charge mechanisms depending upon:

- the exact wording of the leases;
- retained landlord obligations;
- statutory compliance clauses;
- and service charge recovery provisions.

As copies of the leases have not been reviewed as part of this instruction, the commentary below should be regarded as indicative only. Based on the area measures obtained for the building based on our inspection, the area of internal common part space broadly equates to 15% of the total building GIA (gross internal area). Based on a typical budget range given the locality and site specifics, we would anticipate an indicative annual budget allowance for retained operational costs in the region of £28,000 – £45,000 per annum which is considered a moderate planned preventative maintenance position.

Cost Item	Estimated Annual Cost (£)
Fire alarm servicing & inspections	£1,500 - £3,000
Emergency lighting testing	£500 - £1,200
Asbestos management inspections	£500 - £2,000
Legionella / water compliance	£500 - £1,500
Electrical inspections & minor testing	£750 - £2,000
Drainage/gutter clearance	£1,000 - £2,500
Grounds/tree maintenance	£750 - £2,000
General reactive maintenance allowance	£3,000 - £8,000
Roof inspections/minor repairs	£1,500 - £4,000
Compliance administration/professional support	£1,500 - £4,000
Cleaning/common area maintenance	£2,000 - £6,000

11.0 REINSTATEMENT COST ASSESSMENT (RCA)

In accordance with instructions received from Kath Evans on behalf of Towyn Kimnel (the “Client”) in accordance with the terms of engagement entered into between JDS CONSULTING and the Client dated 17.03.2026 and signed 23.03.2026 (the “Instruction”); we have undertaken an inspection of the property known as Kinmel Community Centre, including the associated library accommodation and health clinic elements, for the purposes of preparing a reinstatement cost assessment for insurance purposes on a day-one basis.

This report has been prepared in accordance with the principles and guidance contained within the Royal Institution of Chartered Surveyors (RICS) professional guidance relating to reinstatement cost assessments of buildings and is intended to provide an opinion as to the anticipated reinstatement cost of the property in the event of total destruction requiring demolition and reconstruction.

The assessment has been prepared having regard to:

- visual inspection of accessible areas;
- measured survey information obtained during inspection;
- accommodation schedules prepared by the Surveyor;
- specialist consultant input relating to mechanical and electrical services, fire safety and drainage infrastructure;
- BCIS benchmark with local adjustment;
- professional judgement having regard to the age, complexity, construction type and operational nature of the property.

This report has been prepared for insurance reinstatement purposes only and should not be relied upon for valuation, acquisition, development appraisal, project budgeting or contractual purposes.

11.1 The Inspection

The inspection was undertaken by Joseph Dos Santos of JDS Consulting (NW) Limited on the 13th April 2026.

The inspection comprised a visual, non-intrusive inspection of accessible areas of the property together with review of accessible roof areas, plant accommodation, external fabric and associated common parts where reasonably accessible at the time of inspection.

The inspection was supplemented by:

- measured survey information prepared during inspection;
- specialist mechanical and electrical consultant reporting;
- fire safety consultant reporting;
- and drainage consultant investigations.

No intrusive opening-up works, destructive investigations or invasive structural investigations were undertaken as part of this commission.

Safe access was not possible to all concealed roof voids and high-level concealed structural areas due to height restrictions, extensive insulation, service congestion and access limitations.

11.2 Description of the Property

The property comprises a substantial multi-phase public-use community asset consisting broadly of:

- community centre accommodation;
- public hall and ancillary support accommodation;
- library accommodation;
- health clinic accommodation;
- common circulation areas;
- WC accommodation;
- plant and service areas;
- and associated external areas and infrastructure.

The building is understood to have originated as a traditionally constructed masonry structure, likely dating from the mid to late twentieth century, which has subsequently been subject to extensive alteration, adaptation and extension throughout its operational life.

The property now presents as a hybrid and non-standard public building comprising a mixture of:

- traditional cavity masonry construction;
- later steel-framed structural elements;
- timber A-frame roof structures;
- lightweight infill construction;
- flat roof systems;
- pitched roof systems;
- glazed entrance features;
- and varying generations of mechanical and electrical infrastructure.

Of particular significance is the later introduction of the principal pitched roof superstructure spanning sections of the original building footprint and interacting structurally with the retained masonry construction below. This results in a comparatively complex rebuilding arrangement whereby loading and structural behaviour are distributed across multiple differing construction types and historic phases of development.

The property occupies a constrained site arrangement with surrounding public realm interfaces and adjacent residential occupiers in close proximity to sections of the building perimeter.

The constrained nature of the site, together with surrounding neighbouring occupation, may affect demolition logistics, contractor access, temporary works arrangements and overall rebuilding programme duration in the event of reinstatement following substantial loss.

Additionally, the property occupies a coastal locality and therefore exposed external construction elements are likely subject to accelerated weathering, corrosion and environmental degradation

associated with saline atmospheric conditions. This has relevance when considering rebuilding specifications, durability expectations and long-term material performance.

11.3 Construction

The property comprises a multi-phase and heavily adapted public-use building of mixed-age and hybrid construction. The principal structural form appears to comprise traditional masonry wall construction, likely supported upon shallow strip foundations, together with a series of later structural adaptations including steel-framed support elements and prominent timber A-frame roof structures. The roofscape comprises a mixture of pitched tiled and slate-covered roof structures together with flat felt roofing systems and lightweight glazed additions introduced during later phases of development and refurbishment.

Externally, the building elevations comprise a combination of rendered masonry construction, exposed masonry sections and parapet detailing of varying age and specification. Rainwater disposal arrangements comprise a mixture of retained cast iron systems and later PVCu rainwater goods introduced during historic repair and maintenance works. Window and external glazing arrangements are similarly mixed in nature and comprise original timber-framed systems together with later PVCu and aluminium replacement units. External joinery and entrance arrangements vary throughout the property and reflect the phased nature of the building's historic alteration and adaptation.

Internally, the accommodation comprises a broad mixture of historic and more modern finishes associated with the building's long-term operational use and phased redevelopment. Internal finishes include suspended ceiling systems, plastered and decorated wall finishes, vinyl floor coverings, sanitary accommodation, fitted kitchen areas and ancillary support accommodation. The property demonstrates clear evidence of long-term adaptation and extension, with differing construction types, structural interfaces and finish specifications evident throughout the building.

11.4 Accommodation Schedule

At the time of inspection, the building was understood to comprise multiple occupational demises including:

- community centre accommodation;
- public library accommodation;
- and health clinic accommodation.

We understand the proposed acquisition relates to the freehold interest of the wider building together with retained landlord obligations associated with common areas, retained structure, external envelope and associated statutory responsibilities.

The exact repairing and statutory obligations associated with individual occupational leases have not been reviewed as part of this reinstatement cost assessment.

RCA Zone	Area
Community Hall / Community Centre	198.80m ²
Common Areas / WCs	77.08m ²
Library Accommodation	190.43m ²
Health Clinic Accommodation	198.26m ²
Plant / Services Areas	16.90m ²
Ancillary / Inaccessible Allowance	15.90m ²
Total Adopted GIA	697.37m²

11.5 Methodology & Basis of Assessment

The reinstatement cost assessment has been prepared using a hybrid professional judgement methodology aligned with current RICS guidance relating to reinstatement cost assessments for insurance purposes, together with reference to BCIS benchmarking data, measured survey information and the observed construction characteristics of the subject property.

The assessment has not been derived from a single fixed BCIS elemental analysis output or a direct elemental extraction from a live BCIS database. Instead, the adopted rates and elemental allowances have been developed through a process of professional benchmarking, comparative analysis and risk adjustment specifically tailored to the unique characteristics of the Kinmel Community Centre complex and associated occupancies.

The methodology adopted comprised the following principal stages:

1. Measurement and assessment of the Gross Internal Area (GIA) of the building based upon measured survey information obtained during inspection;
2. Review of locally rebased BCIS benchmark data relevant to community, civic and public-use buildings;
3. Comparison against similar community centre and public assembly building typologies;
4. Adjustment of benchmark rates to reflect the specific construction complexity, condition profile and reinstatement risks associated with the property;
5. Elemental redistribution of costs broadly aligned with BCIS elemental conventions and NRM-based cost planning principles;
6. Application of professional uplifts to reflect abnormal construction, statutory rebuilding obligations, demolition complexity and regulatory compliance requirements;
7. Inclusion of allowances for demolition, debris removal, professional fees and abnormal reinstatement considerations appropriate to an insurance-based "Day One" reinstatement assessment.

The resulting assessment should therefore be regarded as a professionally informed reinstatement calculation derived from comparative benchmark analysis and project-specific judgement rather than a direct schedule of contractor pricing or tendered reconstruction costs.

Basis of Benchmarking & BCIS Analysis

The initial benchmark rebuild rate was established through analysis of the Conwy-rebased BCIS comparable buildings supplied as part of the commission. These benchmark properties principally comprised community centres, public-use civic buildings and village hall-type accommodation broadly comparable in functional use to the subject property.

The comparative benchmark rates reviewed ranged broadly between approximately £2,200/m² and £3,150/m² depending upon specification, complexity, servicing levels and construction form.

Having regard to the observed characteristics of the subject property, the adopted blended rebuild rate was considered to fall appropriately within the upper-middle portion of this benchmark range. This reflects the fact that the property cannot reasonably be regarded as a simple or standard community hall structure.

Elemental allowances were proportionally increased in areas where the building demonstrates elevated reinstatement complexity or abnormal risk. This particularly applied to:

- roof structures and coverings;
- structural framing interfaces;
- mechanical and electrical services;
- fire safety systems;
- and weatherproofing-related elements.

Conversely, areas where the structure appeared comparatively traditional or straightforward – such as substructure arrangements – were benchmarked more closely to standard elemental percentage ranges typical of conventional masonry construction.

The adopted elemental structure therefore reflects a balanced and professionally adjusted assessment of the likely rebuild profile of the property rather than a purely formulaic elemental apportionment exercise. Particular regard has been given within the assessment to the specific characteristics of the site and locality which would reasonably be expected to influence reinstatement costs in the event of substantial damage or total loss.

The property occupies a constrained position within an established community and residential setting, with adjoining neighbouring occupiers, public interfaces and restricted operational access surrounding sections of the building perimeter. Such factors are likely to restrict contractor access, material storage, demolition sequencing and reconstruction logistics during any future reinstatement works.

The building is additionally located within a coastal environment and therefore consideration has been given toward the likely requirement for improved durability specifications, enhanced weather protection measures and protective treatment systems associated with exposed timber and steel components vulnerable to saline atmospheric conditions.

Furthermore, the hybrid and non-standard nature of the building's structural arrangement materially increases reinstatement complexity when compared with conventional single-form community buildings. In particular, the interaction between original masonry structures and later steel/timber-framed additions would require careful reconstruction detailing and compliance with current Building Regulations and structural standards during reinstatement.

The assessment therefore reflects not only the cost of reconstructing the physical building fabric, but also the increased complexity associated with rebuilding a heavily adapted and non-standard public-use asset within a constrained operational environment



Sources of Information

The assessment has been prepared having regard to the following principal sources of information:

- measured survey information and Gross Internal Area calculations obtained during inspection;
- site inspections and visual assessment of accessible areas;
- BCIS rebased benchmark cost data relevant to the Conwy locality;
- accommodation schedules and zoning assessments prepared as part of the commission;
- observed construction types and structural arrangements;
- specialist consultant input relating to mechanical and electrical services, fire safety and drainage infrastructure;
- RICS guidance relating to reinstatement cost assessments;
- BCIS benchmarking methodology and elemental analysis principles;
- NRM1 elemental cost planning conventions;
- and professional judgement derived from experience of comparable public and community-use buildings.

The reinstatement assessment should therefore be regarded as an informed professional opinion prepared using available information at the date of assessment and in accordance with accepted industry methodology for insurance reinstatement purposes.

11.6 Reinstatement Cost Assessment

We recommend that for the forthcoming year commencing 2026 the based sum insured for the building be as shown in the below schedule in the total sum of: **£2,730,000.00.**

No allowance has been made for the effects of inflation. For the avoidance of doubt, the declared value for insurance purposes has no direct relationship to the market value of the property.

This figure is our assessment of the cost of reconstructing the property at the date of the assessment and has taken into consideration demolition, debris removal, temporary shoring and professional fees likely to be incurred in its reconstruction. This figure may be used to make your own insurance arrangements or for you to negotiate a claim with the assistance of your broker and your insurers.

The figure is calculated on the basis of estimated building costs and may not, in all circumstances, reflect the lowest tender price available.

The figure is calculated using the Gross Internal Area (GIA) of the property. The GIA has been calculated from site measurements recorded during our inspection and drawings. Measurement has been carried out in accordance with the current edition of RICS' property measurement. In estimating the cost of reinstatement, it has been assumed that the building and its use will be similar to those existing, and the rebuilding will be to the original design in modern materials and using modern techniques to a standard equal to the existing property, while complying in all aspects with current legislation and statutory requirements. We have made no investigations into local or structure plans. We have not included within our assessment allowances for tenant's fitting-out works, fixtures, fittings or furnishings.

No allowance has been made for any remediation works that may be required under legislation relating to contaminated land, which may arise in the event of reinstatement of the property, since the extent and costs of such cannot be reasonably determined without separate detailed and costly investigation. You may wish to draw this to your insurer's attention.

This assessment does not include allowances for providing alternative accommodation from the date of damage to the date of re-occupation. This assessment makes no allowance for loss of rent or other pecuniary loss that may arise from the destruction of the building. This assessment does not include allowances for cover in respect of other property insurances, such as plant and machinery within the buildings, occupiers' fitting-out works, contents, plate glass and third party and public liability matters.

Attention is drawn to the need to re-assess the base sum insured on a regular basis. Good practice advises that this is dealt with by way of a desktop update on an annual basis, with a major review undertaken in every third year (subject to being undertaken by the original surveyor). A full assessment also needs to be prepared in the event of substantial alterations being undertaken to the property.

We have assumed an allowance for asbestos removal along with slight enhancement to reinstatement figures on the basis of the properties location being in a coastal environment - thus allows for improved material specification for a saline environment.

We have not been provided with a site boundary plan and therefore have allowed a basic rate for site boundaries / land inclusive of drainage, hardstanding areas, footpaths and walkways and general landscaping. Note we assume there are multiple rights of way / easements affixed to the property given the routing to public footpaths extending west - east (respectively) - we have not made any allowance against this in our assessment given the unknown nature at the time of assessment.

Elemental allowances were developed using standard BCIS and NRM elemental cost planning principles together with comparative analysis of similar public-use buildings and professional judgement having regard to the complexity, servicing intensity and observed condition of the subject property.

Declaration

This report is provided for insurance reinstatement purposes only and does not contain any advice concerning the condition of the property or possible defects therein.

It should be noted that there is no direct relationship between the reinstatement assessment and the market value of the property.

This assessment has been prepared with regard to the advice given by the Royal Institution of Chartered Surveyors (RICS) and insurance companies for building insurance purposes and is not appropriate for any purpose other than insurance.

Element	Adopted Rate £m2	Area Basis m2	Estimated Cost £	Commentary
Substructure	275	697.37	191,776.75	Allows for assumed foundations, slabs, excavation and local drainage interfaces.
Frame / Primary Structure	275	697.37	191,776.75	Allows for masonry, steel and timber hybrid structural form.
Upper Floors / Structural Decks	35	697.37	24,407.95	Limited allowance for deck/service void/tower complexity.
Roof Structures & Coverings	390	697.37	271,974.30	Enhanced due to pitched roof, flat roofs, rooflights, tower/lean-to details and Part L uplift.
External Walls / Parapets / Render	240	697.37	167,368.80	Allows for masonry, render, parapets, DPC detailing and façade reinstatement.
Windows, External Doors & Glazing	115	697.37	80,197.55	Mixed timber/PVCu/aluminium windows, entrance glazing and external doors.
Internal Walls / Partitions	95	697.37	66,250.15	Reflects clinic/library cellular layout and community centre subdivisions.
Internal Doors	50	697.37	34,868.50	Includes standard and fire-rated internal doors.
Wall Finishes	75	697.37	52,302.75	Plaster, plasterboard, painted finishes and tiled areas.
Floor Finishes	70	697.37	48,815.90	Vinyl, carpet, WC flooring and community-use finishes.
Ceiling Finishes	55	697.37	38,355.35	Suspended ceilings, plasterboard ceilings and acoustic/ancillary allowance.
Fixed Building Fittings	55	697.37	38,355.35	Landlord-retained fixed items only, excluding tenant loose FF&E.

Sanitary Installations	60	697.37	41,842.20	WCs, accessible sanitaryware and associated fixed fittings.
Mechanical Installations	300	697.37	209,211.00	Heating, ventilation, water services, boiler/plant and distribution.
Electrical Installations	260	697.37	181,316.20	Power, lighting, distribution, emergency lighting and incoming supply reinstatement.
Fire / Security / Communications	75	697.37	52,302.75	Fire alarm, security, data, access and communications infrastructure.
BWIC / Services Builders' Work	45	697.37	31,381.65	Builders' work in connection with M&E and service penetrations.
Net Building Subtotal	2,908	697.37	2,027,951.96	
Demolition & Debris Removal	7.50%		152,096.40	7.5% of net building cost applied
Asbestos / Hazardous Material Allowance	Prov. Sum		60,000.00	
Statutory / Building Control / Planning Allowance	Prov. Sum		30,000.00	
External Works / Drainage / Hardstandings / Boundary Works / External Services	300	697.37	209,211.00	Subject to confirmation of demise - assumed allowance provided
Sub-Total			2,479,259.36	
Professional Fees (<i>incl. Architect/SE/M&E Consultant/QS/PD/CDM/BC/PM etc.</i>)	10%		247,925.94	10% of subtotal
Reinstatement Cost Assessment Total			2,727,185.29	
Recommended Rounded Declared Value			2,730,000.00	

12.0 CONCLUSIONS & RECOMMENDATIONS

The inspection identified that the property generally remains structurally stable and operationally functional; however, the building demonstrates a number of significant age-related, maintenance-related and compliance-related issues which will require proactive management moving forward. The property should not be viewed as a low-maintenance asset and will require continued investment over the short, medium and longer term ownership lifecycle.

The most significant building fabric liability relates to the roof coverings and associated weatherproofing systems. In particular, the flat roof coverings serving sections of the circulation areas, WC accommodation and ancillary spaces are considered to be approaching or exceeding the end of their anticipated serviceable lifespan and are now contributing toward active moisture ingress and deterioration to internal finishes. Priority should therefore be given toward phased roof renewal, improved flashing arrangements and correction of defective rainwater disposal details.

The rainwater goods and wider moisture management arrangements similarly require prioritised attention. Blocked gutters, defective downpipes, failed joints and ineffective drainage detailing are contributing toward localised saturation and accelerated deterioration to the building fabric. A coordinated programme of rainwater goods replacement, repair and ongoing maintenance should therefore be implemented.

Whilst no evidence of widespread active structural movement was identified, localised historic settlement and differential movement associated with the building's phased construction history was evident throughout. The slight lean identified to the masonry flue tower and localised movement surrounding later structural interfaces should continue to be monitored as part of ongoing ownership and maintenance management, particularly in conjunction with future vegetation management and drainage control measures.

The building services installations should generally be regarded as ageing and increasingly vulnerable to obsolescence. Future ownership should anticipate medium-term capital expenditure associated with heating infrastructure, electrical distribution systems, controls infrastructure and wider energy efficiency improvements. Particular attention should be directed toward areas where moisture ingress has affected electrical infrastructure or associated service voids.

A number of fire safety and compliance-related concerns were identified throughout the building, particularly surrounding passive fire protection measures, fire stopping integrity and general compartmentation standards associated with the complex multi-phase nature of the property. Continued liaison with specialist fire consultants and implementation of a phased fire safety improvement strategy should therefore be regarded as a key ownership priority.

Additionally, the likelihood of asbestos-containing materials being present within portions of the building fabric should be assumed unless proven otherwise through suitable survey information.

Updated asbestos management information should therefore be obtained prior to undertaking intrusive works or refurbishment activities.

The Client should also recognise that the acquisition of the freehold interest will result in the assumption of wider landlord obligations associated with the retained structure, common parts, statutory compliance and management of occupational interfaces with the library and health clinic occupiers. Accordingly, legal advisors should be instructed to fully review the lease arrangements, repairing liabilities, service charge recovery provisions and statutory obligations associated with the occupational demises prior to completion of any acquisition.

Key Recommendations

Based upon the findings of this inspection together with the specialist consultant input obtained as part of the wider technical due diligence exercise, the following principal recommendations are made in relation to the future ownership, management and maintenance of the property. These recommendations should be read in conjunction with the detailed commentary contained throughout the main body of this report.

- *Commission urgent remedial repairs to defective flat roof coverings, flashing arrangements and rooflight interfaces, particularly surrounding the common circulation areas, WC accommodation and ancillary spaces where active moisture ingress was identified.*
- *Undertake immediate investigation and repair to the tower and lean-to roof structures adjacent to the incoming electrical supply where evidence of water penetration and saturation to surrounding construction was observed.*
- *Instruct a qualified roofing contractor to undertake a comprehensive review of the roof coverings, parapet details, gutter interfaces and associated weatherproofing systems throughout the building.*
- *Implement immediate rainwater goods clearance and maintenance works, including removal of vegetation, debris and standing water from gutters and outlets together with repair or replacement of defective downpipes and joints.*
- *Undertake electrical safety review and inspection of areas affected by moisture ingress, particularly surrounding incoming supply arrangements and saturated service voids.*
- *Obtain and review an up-to-date asbestos management survey and asbestos register prior to undertaking any intrusive works, refurbishment or major maintenance activities.*
- *Undertake localised repair and replacement of defective suspended ceilings, saturated finishes and moisture-damaged internal elements following completion of weatherproofing repairs.*
- *Repair or replace the insecure and poorly infilled external doorway arrangement identified to the south-western elevation of the community building.*
- *Commission a detailed review of passive fire protection measures, fire compartmentation and fire stopping arrangements throughout the building together with implementation of remedial upgrading works as required.*

Overall, the property should be regarded as a viable operational community asset, albeit one which now requires a coordinated and proactive programme of maintenance, compliance management and phased capital investment. The building demonstrates clear evidence of historic adaptation, ageing infrastructure and deferred maintenance, and future ownership should therefore anticipate ongoing expenditure associated with lifecycle replacement, statutory upgrading and continued weatherproofing improvement works.

13.0 Report Qualifications

Terms and Conditions for Building Survey Report

1. Purpose and Scope of the Survey

This building survey report ("the Report") has been prepared by JDS Consulting Ltd ("the Surveyor") on behalf of the client(s) named in the report ("the Client") under the terms of engagement agreed prior to the survey. The primary purpose of this survey is to assess the property's general condition and highlight significant defects or areas of concern that may require maintenance, further investigation, or remedial action.

It is expressly stated that this survey is not exhaustive and is not intended to provide a comprehensive inspection of every element of the property. Instead, it focuses on identifying significant issues based on a visual inspection conducted without intrusive or destructive investigations. The Surveyor's observations and findings are limited to accessible and visible elements of the property at the time of inspection.

2. Limitations of the Survey

The following limitations apply to this survey:

2.1 Concealed Voids:

No inspection of concealed voids was undertaken. This includes voids within walls, ceilings, floors, or cavity spaces. As these areas are inaccessible, the Surveyor cannot comment on their condition, and any defects within these voids are outside the scope of this report.

2.2 Intrusive Surveys:

This survey did not involve any intrusive or destructive investigations, such as the removal of floorboards, panels, wall coverings, ceiling tiles, or insulation materials. Any defects concealed by such elements remain unknown and unassessed. Unless stated.

2.3 Roof Space Access:

Access to roof spaces was not conducted unless safe, practical, and agreed upon in advance. In instances where access points were unavailable, obstructed, or deemed unsafe, the condition of the roof structure, insulation, and other components remains unverified.

2.4 External Roof Inspection:

External roofs and associated features (e.g., chimneys, gutters) were inspected from ground level using binoculars or, where feasible, drones. The Surveyor did not physically access roofs, dormers, or other elevated areas unless safe and pre-arranged access was provided.

2.5 Inspection of Services:

Building services, including electrical systems, plumbing, heating, drainage, and ventilation, were visually inspected only where they were accessible. No functional, load, or compliance testing was undertaken. Specialist assessments are required for a detailed evaluation of these services.

2.6 Obstructed Areas:

Rooms or spaces obstructed by furniture, stored items, or fixed elements were inspected only in the visible and accessible areas. The Surveyor did not move furniture, lift carpets, or alter any fixtures to facilitate inspection.

2.7 Inaccessible Areas:

Certain areas of the property were inaccessible at the time of inspection. These include:

- *Sub-floor spaces without safe or practical access.*
- *Voids between walls, floors, or ceilings.*

- Areas obstructed by permanent fixtures, secured access points, or immovable objects.

3. General Assumptions and Exclusions

This survey is based on the following assumptions and exclusions:

3.1 Construction and Materials:

Where elements of the property were not visible, the Surveyor has made reasonable assumptions based on the property's age, construction type, and known building practices of the period. These assumptions do not guarantee the accuracy of the information provided.

3.2 Building Services:

It is assumed that all building services comply with the relevant regulations applicable at the time of installation. This survey does not certify compliance with current building standards.

3.3 Hidden Defects:

Defects or hazards that are not visible or accessible, including those concealed behind finishes, within voids, or obstructed by furnishings, are excluded from the scope of this report. The Surveyor cannot accept liability for issues arising from such concealed defects.

3.4 Legal and Statutory Compliance:

This report does not include an assessment of the property's compliance with legal or statutory requirements, such as Building Regulations, fire safety standards, or planning permissions. Specialist advice should be sought if compliance verification is required.

4. Professional Opinion

The findings of this report represent the professional opinion of JDS Consulting Ltd based on the visible and accessible areas of the property at the time of inspection. This report does not constitute a warranty, guarantee, or assurance of the property's condition. The Surveyor is not liable for defects or issues that were not reasonably observable or that develop after the date of inspection.

5. Liability and Reliance

This report is prepared solely for the named Client(s) and cannot be relied upon by any third party without the express written consent of JDS Consulting Ltd. The liability of JDS Consulting Ltd is limited to the Client and capped at the agreed fee for this survey. Any reliance by third parties is at their own risk and without recourse to JDS Consulting Ltd.

6. Recommendations for Further Investigation

Where specific areas of concern or inaccessible elements are identified, further investigation is strongly recommended. Such investigations may involve:

- Opening up concealed areas.
- Conducting specialist inspections or testing.
- Engaging qualified professionals for specific building systems or components.

The Client assumes full responsibility for undertaking additional investigations and associated costs.

7. Report Validity and Limitations

This report reflects the property's condition as observed on the date of inspection. Environmental factors, usage, or subsequent alterations may affect the property's condition after the date of this survey. The Surveyor accepts no liability for changes or issues arising after the inspection date.

8. Client Responsibilities

The Client acknowledges that the survey's scope is limited to a non-intrusive, visual inspection of accessible areas. The Client accepts the limitations of this report and understands the need to act on recommendations for further investigation where necessary. Failure to address these recommendations is at the Client's own risk.

9. Governing Law

These Terms and Conditions are governed by and construed in accordance with the laws of England and Wales. Any disputes shall be subject to the exclusive jurisdiction of the courts of England and Wales.

By accepting this report, the Client agrees to be bound by these Terms and Conditions. Should additional clarification or further services be required, the Client is encouraged to contact JDS Consulting Ltd directly.

This report is based upon a visual inspection of the property and describes its basic construction and state of repair, highlighting any principal defects or significant shortcomings that have been found. We have not prepared an exhaustive list. We have not inspected those parts of the building which are built in, covered up or otherwise made inaccessible in the normal course of construction or occupation and we are, therefore, unable to state that such parts are free from rot, insect infestation, corrosion or any other defect whatsoever. We have inspected the areas of the building which were safely accessible at the time of inspection and to the extent noted in the report.

We have not, except to the extent mentioned in this report, carried out any tests, intrusive examination, or made any enquiries concerning particular materials.

Except to the extent noted in this report, we have not made enquiries of any statutory authorities concerning the present arrangements within the building or the likely effect of any proposed occupation. We should advise that the complexity of the Building Regulations and other statutory enactments can have a material effect on the way in which building may be planned and used and upon the cost of consequential work. It is assumed that professional advice will be sought at the appropriate stage to determine any works which may be necessary due to any planned occupation.

Within this report, unless otherwise stated, we have commented on the condition of the property at the time of our inspection and we cannot guarantee that future changes will not have an adverse effect on the property.

14.0 Appendix – A – Drone Photographic Schedule

Note this is appended to this report in a separate section.

15.0 Appendix – B – Photographic Schedule

Please refer to the separate document appended to this report issue titled;

KCC – JD-1425-TIMFYLG – Photographic Schedule

16.0 Appendix – C – M&E Consultant Inspection Report

17.0 Appendix – D – Fire Consultant Inspection Audit