

**CONDITION SURVEY
REPORT**

UPON

**THE OLD JUBILEE FIRE
STATION, GORING ON
THAMES**

ON BEHALF OF

**GORING PARISH
COUNCIL**

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CONDITION SURVEY REPORT

THE OLD JUBILEE FIRE STATION, GORING ON THAMES

GORING PARISH COUNCIL

16 June 2021



FRONT ELEVATION

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1.0 EXECUTIVE SUMMARY

1.1 Postal Address

- 1.1.1 Goring Parish Council, The Old Jubilee Fire Station, Red Cross Road, Goring on Thames RG8 9HG.

1.2 Occupational Status

- 1.2.1 The property is currently occupied as the Parish Council offices.

1.3 Approximate date of construction

The property is approximately 90 years of age and has been extended and altered over time.

1.4 Date of Survey

- 1.4.1 The survey was undertaken on the 16 June 2021.

1.5 Description of Property

- 1.5.1 The property comprises a detached single storey commercial building within the village of Goring on Thames. The property was originally a Fire Station and has been altered and adapted for use as offices, with ancillary storage.
- 1.5.2 The main roof is generally of flat construction, with mixed type felted coverings and raised brick parapets, with concrete copings. There is a small mono pitched roof area, with plain concrete tiled finish and 3No Velux type rooflights to the front of the building. Rainwatergoods are mixed cast iron and PVCu. The elevations are of mixed cavity and half brick solid construction, generally having an external facing of brindled stock wirecut brick. The windows are mixed Crittal steel type and traditional timber casement. The front elevation has stained hardwood framed, ledged and braced boarded doors.
- 1.5.3 The property is generally in reasonable internal condition, though the decoration is worn and there is extensive evidence of water penetration from the flat roof above. Externally, the upper main roof has been stripped and recovered at some point and is generally in reasonable condition, with the exception of the front parapet upstands. The lower flat roof is in very poor condition. There is evidence of slight structural movement to the front right corner of the property. Otherwise, general external maintenance appears to have been lacking for some time, with decoration poor, rot to timbers etc and there are essential remedial works required. The drainage below ground is blocked, with evidence of root infestation and will require Specialist investigation.

1.6 Location

- 1.6.1 The property is East facing and fronts on to Red Cross Road in an area of predominantly residential property, in Goring on Thames Village. The property is flanked by the Doctor's Surgery car park to the right and a house to the left, with the Doctor's Surgery to the rear. Goring on Thames is within an Area of Outstanding Natural Beauty (AONB).

1.7 Accommodation

- 1.7.1 The property is currently fitted out as offices, with ancillary storage;
Ground floor
Main office; store cupboard (safe); rear vestibule and teapoint; toilet; Meeting Room; Store Room; rear large Store Room (former Fire Station engine house).

1.8 Outbuildings

1.8.1 There is a traditional timber storage shed and further PVCu storage shed to the rear yard area.

1.9 Parking

1.9.1 Parking for several vehicles is available on the small car park to the front and left of the property. There are two vehicular access points off Red Cross Road.

1.10 Servicing and Access

1.10.1 Pedestrian access is available to the front entrance of the property from Red Cross Road. Goods delivery and emergency service attendance is also to the front of the property.

1.10.2 Access is available to the rear yard via gates to the left elevation.

1.11 Refuse Storage and Accessibility

1.11.1 Refuse can be stored securely in the rear yard.

1.12 Site Clearance information

1.12.1 Should any works be proposed, there is space for a skip on the front hardstand area.

1.13 Deleterious Materials

1.13.1 Due to the age, constructional detailing and previous use of the building and that it has been altered over time, it is very likely that deleterious materials are present. Fibre cement panels to the rear Store Room ceilings are likely to be Asbestos containing. Thermoplastic tiles to floors may contain Chrysotile, an Asbestos derivative. Textured Artex type finishes can contain trace Asbestos. We were not provided with an Asbestos Register on site. An Asbestos Management Plan should be in place for the property. Prior to carrying out any strip out or intrusive remedial works, a "Demolition & Refurbishment" Asbestos survey must legally be carried out.

1.14 Summary of Construction

1.6.2 The main roof is generally of flat construction, with mixed type felted coverings and raised brick parapets, with concrete copings. There is a small mono pitched roof area, with plain concrete tiled finish and 3No Velux type rooflights to the front of the building. Rainwatergoods are mixed cast iron and PVCu. The elevations are of mixed cavity and half brick solid construction, generally having an external facing of brindle stock wirecut brick. The windows are mixed Crittal steel type and traditional timber casement. The front elevation has stained hardwood framed, ledged and braced boarded doors.

1.4.1 Security

1.14.1 The property is not staffed permanently. The property has an intruder alarm.

1.15 Statutory Compliance

1.15.1 Planning

Planning approval may be required for any alterations which materially affect the external appearance of the property.

Planning consent would have been required for the front infill extension to the property. In the event that Local Authority consent was not obtained for any works at the property or that approval papers are no longer in place, an indemnity insurance policy should be considered.

1.15.2 Building Regulations

In the event that any roof areas are completely stripped off, the insulation must be upgraded to Part L refurbishment standard.

If any structural remedial works are proposed eg; replacement of Lintels, then Building Regulation consent will be required.

Electrical works must be carried out by a "Competent person", as defined by Building Regulations.

Building Regulation consent would have been required for the front infill extension to the property. In the event that Local Authority consent was not obtained for any works at the property or that approval papers are no longer in place, an indemnity insurance policy should be considered.

1.15.3 DDA

The site is generally level, with perimeter paved paths providing external wheelchair access. The external door thresholds are stepped. The toilet is not suitable for wheelchair users or the ambulant disabled.

1.15.4 Fire Precautions (Work Place) Regulations

There must be a Fire Risk Assessment in place for the property. Means of escape is currently via the front, and rear doors.

Fire extinguishers are present.

We were unable to locate any fixed Fire Alarm or detection installation.

2.0 SUMMARY OF SURVEY ESSENTIAL REPAIR COSTS

See Section 7 -10

External	£ 25,325.00
Internal	£ 12,500.00
Service Installation	£ 7,050.00
External areas	£ 2,900.00
Total	£ 47,775.00
Prelims, Overheads and Profit	£ 7,166.25
Total	£ 54,941.25
VAT @ 20%	10,988.25
GRAND TOTAL	<u>£ 65,929.50</u>

Note: Our costs have been prepared using published cost data and previous tender experience. We recommend you obtain competitive tenders for the works highlighted.

Costs are prepared on a budget estimate basis only, as a general guide and are subject to full Specification and investigation on site where required.

Costs assume all works are carried out as one project. Items dealt with on a piecemeal basis will be at additional cost.

Costs do NOT include Professional fees, Local Authority fees.

Costs do NOT include internal decorations.

The Rough Order of Cost is for initial approximate costing purposes only and should not be taken as a Technical specification for the works to be carried out.

Additional costs may be incurred after exposure/investigative works, where recommended.

A "Demolition and Refurbishment" Asbestos survey must legally be carried out prior to any intrusive remedial works.

Materials confirmed as Asbestos Containing must be removed and disposed of by a Specialist Contractor and additional costs would apply in this respect.

3.0 SPECIFIC LIMITATIONS OF SURVEY

- 3.1 Our inspection was undertaken using a standard surveyor's extendable 4m ladder.
- 3.2 The lights were not working in either of the rear store rooms, with our inspection of those areas by torchlight.
- 3.3 The property was occupied and fully furnished at the time of inspection. Fitted carpets and coverings were in place. Whilst every effort was made to inspect all possible surfaces, it was not possible to inspect areas such as the backs of built in wall plates, the backs of built in joinery, inaccessible floor joists, the underside of floor boarding etc.
- 3.4 This report is strictly private and confidential to the persons named in the report. Whilst it may be shown to their Professional Advisors, the contents are not to be disclosed to or made use of by any third party without our express written consent. Without such consent being granted, we can accept no liability or responsibility to any third party.

Signed: Dated: 16 June 2021
David Barrington FCIOB CEnv Dip NDEA



Chartered
Building
Consultancy

4.0 LEGAL ISSUES

The following will require confirmation by others, if not already known.

4.1 Existing Documents

- 4.1.2 A current electrical test certificate must be in place for the property.
- 4.1.3 A current Fire Risk Assessment must be in place for the property.
- 4.1.4 An Asbestos Register must be in place for the property, together with a Management Plan for any Asbestos Containing materials identified.

5.0 STATUTORY CONSENTS

5.1 Planning

- 5.1.1 Planning consent may be required for any alterations that materially affect the external appearance of the property.
- 5.1.2 Planning consent would have been required for the front infill extension to the property. In the event that Local Authority consent was not obtained for any works at the property or that approval papers are no longer in place, an indemnity insurance policy should be considered.

5.2 Building Regulations

- 5.2.1 If roof areas are to be stripped and recovered, then the insulation must be upgraded to Part L refurbishment standards.
- 5.2.2 Electrical works must be carried out by a "Competent Person", as defined by the Building Regulations.
- 5.2.3 Gas works must be carried out by a Gas Safe Contractor.
- 5.2.4 Any new M&E installations must achieve at least the minimum efficiency levels set out in the Non Domestic Building Service Compliance Guide.
- 5.2.5 Building Regulation consent would have been required for the front infill extension to the property. In the event that Local Authority consent was not obtained for any works at the property or that approval papers are no longer in place, an indemnity insurance policy should be considered.

6.0 FURTHER INVESTIGATION REQUIRED

6.1 Asbestos / Deleterious Materials

As previously mentioned, given the age and type of the property, its previous use as a Fire Station and that it has been altered over time, it is very likely that, Asbestos Containing Materials (ACM) exist.

Fibre cement panels to the rear Store Room ceilings are likely to be Asbestos containing. Thermoplastic tiles to floors may contain Chrysotile, an Asbestos derivative. Textured Artex type finishes can contain trace Asbestos.

We were not provided with an Asbestos Register and there is no evidence of ACM labelling.

If not already in place, An Asbestos Management Survey should be commissioned immediately and a Management Plan instigated for any Asbestos Containing Materials identified.

Prior to any strip out or intrusive remedial works, a "Demolition & Refurbishment" Asbestos survey must legally be carried out.

6.2 Drainage below ground

As detailed in the main body of the report to follow, there is evidence of significant root growth within the drainage installation, with a lack of flow to the drainage and stranded solids causing blockages.

Given that the drains are fully blocked with root growth and stranded solids to the rear, a Specialist CCTV inspection should be carried out, with a written and visual report issued, including recommendations for any remedial work over and above jet washing and rodding the drains, which will be required to enable the CCTV testing.

6.3 Tree to front of property

A significant 16m approx. height Field Maple or similar tree is at just 2.5m from the front corner of the property, with evidence of slight differential movement to the front infill extension which may be exaggerated by tree root action on the sub strata and/or foundations.

The tree spread overhangs the property and car park, with resulting risk of injury from bough fall and seasonal risk of gutter blockages due to leaf fall.

A Specialist Arboriculturalist should be engaged to report upon the condition of the tree and the potential for future damage to the building structure or persons (NB; the tree itself is on the boundary line and liability may therefore be jointly with the adjacent Doctor's surgery).

SECTIONS 7 – 10

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Item	Location	Description	Condition	Repair	Budget Cost (£)	Photo Reference
7.0	EXTERNAL					
7.1	Roof Upper flat roof	Flat roof with High Performance mineral felt overlay. Centre raised former rooflight areas. Felt perimeter upstands to parapet copings or rendered parapets.	Fair condition. Slight undulation to surface, with evidence of standing water. Worn areas of mineral finish.			16,17,18,19 20,21,21A
	Flashings	Replacement lead substitute proprietary cover flashings.	Fair condition. Areas not fully bonded. Assumed lead substitute flashings have been fitted due to vandalism or attempted theft of leadwork.			
	Parapets	Concrete copings/brick on edge to masonry parapets, rendered internal face to front of roof area.	Worn condition, with life expired elements . Cracked rear coping. Open joints to copings. Rendering extensively cracked and addled. Render bead corroded and loose. Resulting water ingress to interior. Ivy growth blocking rainwater outlet.	Take off copings and remove cover flashings; hack off and replace all inner parapet face rendering; replace correctly detailed and bonded lead substitute cover flashings (Ubiflex or similar); reinstate copings; repoint copings and replace cracked coping stone. clear ivy.	3,500.00	
	Lower flat roof	Traditional BS747 type felt roof with solar reflectant coating centrally and mineral felt perimeter upstands.	Life expired. Surface rippled. Solar coating worn and cracked. Worn and cracked perimeter mineral felt upstands.	Strip and recover roof in High Performance felt or similar (Bauder or similar); upgrade	9,000.00	

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Item	Location	Description	Condition	Repair	Budget Cost (£)	Photo Reference
	Flashings	Replacement lead substitute proprietary cover flashings.	Fair condition. Areas not fully bonded. Assumed lead substitute flashings have been fitted due to vandalism or attempted theft of leadwork.	thermal insulation to Part L refurbishment standard (mandatory when recovering a complete roof area); roofing to have minimum 25 yewar underwritten warranty.	incl	
	Parapets	Concrete copings/brick on edge to masonry parapets, rendered internal face. Rendered upstand wall with brick on edge copings to upper roof.	Worn condition with life expired elements . Rendering extensively cracked and added to perimeter parapets and upstand wall to upper roof. Render bead corroded and loose. Resulting water ingress to interior. Missing copings to rear section of half brick parapet wall.	Take off copings and remove cover flashings; hack off and replace all inner parapet face rendering; hack off and replace rendering to upstand wall with upper roof; replace correctly detailed and bonded lead substitute cover flashings (Ubiflex or similar); reinstate copings; repoint copings and replace missing copings.		
	Front pitched roof	Monopitched roof with covering of plain concrete tiles.	Fair condition.			
	Flashings/parapet gutter	Lead upper and flank flashings. Felted parapet gutter with lead cover flashings to parapet.	Worn condition with life expired elements . Worn felt gutter lining. Lead cover flashings pulling away from parapet; open joint with resulting	Srip back tiling and remove felt gutter lining; reline gutter in	1,000.00	

Item	Location	Description	Condition	Repair	Budget Cost (£)	Photo Reference
	Rooflights	3No Velux type rooflights with proprietary flashings.	water ingress to interior. Mastic repairs junction lead flank lashings to parapets. Parapet gutter full of leaves due to overhanging boughs from front tree.	High Performance felt. Reinstate lead cover flashing, lead wedged and pointed to masonry (or replace in Ubiflex or similar). Correctly dress flank flashings to masonry upstands.		
7.2	Rainwater Goods	Original cast iron hopper heads and downspouts.	Worn condition. Rear right elevation hopper head loose and off level. Centre right downspout open jointed and corroded lower section (see later comments on soakaway).	Realign and secure hopper head. Caulk cast iron downspout joints.	150.00	5,7,8,10 12
		PVCu hopper head and downspout infill extension.	Fair condition.			
		PVCu half round guttering to PVCu downspouts.	Fair condition. Rear PVCu downspout adaptor for boiler condensate drain broken.	Make good defective condensate drain connection.	25.00	
7.3	External Walls	Cavity brick with external facing of brindled stock wirecut bricks laid and pointed in a dense cement/sand mortar to a variety of bucket handle and flush joint profiles. Soldier course arches above openings. Clay tiled cills to openings.	Worn condition. The foundations were not exposed to ascertain depth or type of construction but there is no evidence of significant movement in the property which would indicate foundation deficiencies. Cracking to front right corner indicative of slight differential	Monitor front corner.		1,2,3,5,6 7,8,9,10,10A 11,12,13,14 36,37,38,40 41

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Item	Location	Description	Condition	Repair	Budget Cost (£)	Photo Reference
		Part half brick solid walls to rear. Rear elevation onto Doctors Car Park faced clay common brick. High level rendering to rear and part right elevations.	<p>settlement between front infill extension and original, possibly exaggerated by tree root action (16m approx. Field Maple or similar at 2.5m from front corner); area should be monitored.</p> <p>There is evidence of slight long standing movement within the property, with minor hair cracks in several rooms, long standing hair cracks to ceilings, long standing cracks to lintel bearings etc; cracking is all of nominal proportion and to be expected in a property of this age/type.</p> <p>Cracking to soldier arches may indicate undersized lintels or brickwork bearing directly onto window/door heads.</p> <p>General minor hair cracks all elevations.</p> <p>Cracking above rear right entrance doorhead; internal tapered crack from concrete lintel bearing to steel beam wall bearing above; inadequate masonry bearing for concrete lintel has sheared.</p> <p>Cracks will allow water ingress by capillary action.</p> <p>Random high level spalled/laminated facing bricks.</p> <p>Staining of brickwork and efflorescence below parapet copings.</p> <p>Elevations extensively patch repointed in cement/sand mortar</p>	<p>Expose typical window lintel to front window opening to ascertain type and adequacy, including bearings (no allowance for remedial works arising)</p> <p>Temporarily prop steel beam; cut out concrete lintel to door head and make good masonry at bearing; install new lintel with minimum 150mm end bearings.</p> <p>Cut out random spalled facing bricks and cut in replacement to match.</p> <p>Rake out and repoint</p>	<p>250.00</p> <p>450.00</p> <p>150.00</p> <p>2,000.00</p>	

Item	Location	Description	Condition	Repair	Budget Cost (£)	Photo Reference
			<p>skim, without adequate joint preparation; skim beginning to fall away and original mortar friable where exposed, particularly at high level. High level rendering is extensively cracked, added or missing. Rear clay common elevation was originally internal or the inner cavity leaf, with open joints, oozed mortar etc; potential for penetrating damp, with medium levels identified across elevation internally. Former vent hole to rear right elevation.</p> <p>Mixed type and position of Damp Proof Course (DPC; Original main Fire Station has traditional double slated DPC or bitumen DPC at ave 200mm above ground level; front bitumen and Pitch Polymer DPCs between 50-100mm above ground level, with evidence of splashback bridging DPC level. Ivy growth to areas with evidence of significant ivy having been removed.</p>	<p>open jointed areas of brickwork in suitable mortar mix. Rake out and repoint haircracking. Hack off high level rendering, prepare surfaces and re render. Prepare rear clay common brick elevation and render (NB: stainless steel lathing may be required due to the nature of the bricks). Fill hole.</p> <p>Form gravel channel against elevations where DPC is too low against ground level (NB: slate DPCs can fracture in the event of any movement in the structure).</p> <p>Clear remaining ivy from elevations and apply weedkiller.</p>	<p>Incl 1,750.00</p> <p>1,500.00</p> <p>Incl 1,000.00</p> <p>250.00</p>	
7.4	Party or Adjoining Walls	n/a			0.00	-
7.5	Structural Floors	Solid ground floor slab.	<p>Fair condition. Generally level and sound, with no evidence of significant slab settlement.</p>	n/a	0.00	25A

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Item	Location	Description	Condition	Repair	Budget Cost (£)	Photo Reference
7.6	Doors	<p>Front single and paired framed, ledged and braced boarded hardwood doors to main office and Meeting Room.</p> <p>Rear vestibule former 2XG style door infilled and with steel sheet externally.</p> <p>Rear traditional 4 panel timber door to right elevation.</p>	<p>Worn condition. Weatherbar loose to Meeting Room door. Stained finish worn weather bars. Rot to timber threshold board Meeting Room doors.</p> <p>Rot to base of frame.</p> <p>Rot to base of frame uprights (NB: door is relatively insecure).</p> <p>Gaps between frames and surrounds will allow water penetration by capillary action.</p>	<p>Secure loose weatherbar. Cut out rotten areas of timber and splice in new VAC VAC treated sections.</p> <p>Cut out rotten areas of timber and splice in new VAC VAC treated sections. Rake out open joints around frames and mastic seal (foam or bitumen impregnated fibreboard backing required where gaps exceed 10mm wide).</p>	<p>350.00</p> <p>Incl</p> <p>incl</p>	1,2,4A,12
7.7	External stairs	n/a	n/a	n/a	0.00	-
7.8	Windows	<p>Crittall single glazed steel frames in painted timber sub frames.</p> <p>Traditional painted timber casement windows, with glazing bars.</p>	<p>Worn condition. (see decorations later). Cracked putty, Rot to sub frame Meeting Room window. Rot to sub frame left elevation office window.</p> <p>Gaps between frames and surrounds will allow water penetration by capillary action.</p>	<p>Overhaul windows; cut out areas of soft and rotten timber and splice in new VAC VAC treated sections.</p> <p>Rake out open joints around frames and mastic seal (foam or</p>	<p>450.00</p> <p>incl</p>	1,2,4,9,12

Item	Location	Description	Condition	Repair	Budget Cost (£)	Photo Reference
				bitumen impregnated fibreboard backing required where gaps exceed 10mm wide).		
7.9	Decorations	Painted high level timbers (fascia boards, etc). Painted windows and doors. Stained doors. Painted cast iron Rainwatergoods.	Life expired condition. Blistering and flaking paint generally. Areas of exposed timber. Cracked and missing glazing putty. Surface corrosion cast iron pipework.	Following timber repair works (above), prepare and decorate all surfaces in High Performance coating such as Dulux Weathershield. Replace defective glazing compounds.	3,500.00	1,2,4,4A 7,8,9,12
8.0	SECURITY					
8.1		The property is not staffed permanently.	The property has an intruder alarm fitted.	Ensure maintenance agreement in place with alarm provider.	0.00	-
9.0	INTERNAL					
9.1	General	Property fitted out as offices, with ancillary storage for Goring Parish Council.	Worn condition.	n/a	0.00	-
9.2	Walls	Painted plaster/masonry walls.	Generally worn condition. Haircracks around window openings and at random (see previous comment on window lintels). Verical tapered stressed crack front outer corner Meeting Room at junction of extension to original, with additional front horizontal stressed hair crack, all indicative of slight differential settlement, exaggerated by tree root action, as previously detailed. Evidence of water ingress to perimeter of rooms (see previous	Rake out and fill haircracks at time of next room redecoration (incl decoporation). Hack off and replace addled plasterwork.	300.00	22,22A,23,24 24A,25,26,27 29,30,30A,31

Item	Location	Description	Condition	Repair	Budget Cost (£)	Photo Reference
			comment on defective flat roof perimeter felt, flashings and parapet rendering); medium damp readings obtained despite recent prolonged period of hot and dry weather, indicating long standing saturation of surfaces. Addled plaster front outer corner Meeting Room at high level. Medium random damp levels noted to rear wall rear Store Room (see previous comment on external clay common brick facing). Damp meter testing revealed no evidence of rising damp (NB: rear vestibule and toilet half brick walls are dry lined internally preventing access to test the actual wall surface).			
9.3	Floors	Thermoplastic tile, floor paint and carpet (with some exposed concrete slab).	Worn condition. Carpets worn and aged. Thermoplastic tiles may contain Chrysotile (see previous comment on Deleterious Materials) but are non hazardous whilst intact. Floor paint to rear Store Room life expired .	Replace carpeting to main office and Meeting Room. Prepare store room floor and apply proprietary floor paint.	5,500.00	22,25A,29
9.4	Fittings	General fixtures/fittings in conjunction with use as Parish Council offices.	Fair condition.	n/a	0.00	-
9.5	Ceilings	Plasterboard and skim ceiling, with painted or textured finishes. Suspect(fibreboard?) ceiling to safe cupboard.	Longstanding haircracks to ceilings throughout. 2/3mm crack across front outer corner Meeting Room ceiling caused by differential settlement previously mentioned.	Cut out and make good cracks at time of next room decoration (incl decoration). Insulate and encase steel beams to prevent	600.00	22,23,24A,27 28,29,30,30A

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Item	Location	Description	Condition	Repair	Budget Cost (£)	Photo Reference
		Fibre cement board ceiling rear store rooms; former rooflight area with inset timber joists on steel hangars.	General undulation in plaster finish to many ceilings. Damp staining and flaking paintwork room perimeters in conjunction with roof defects previously detailed; some resulting black spot mould. Textured Artex type coatings may contain trace Asbestos and should not be sanded or removed unless tested; if required a smooth soffit may be obtained by bonding and plaster skim over. Fibre cement board ceilings are likely to be Asbestos containing but non hazardous whilst intact. Condensation to rear store room exposed steel beams.	surface condensation and resultant corrosion.		
9.6	Stairs	n/a.	n/a.	n/a	0.00	-
9.7	Kitchen	Small teapoint in rear lobby; Stainless steel wash up bowl. Free standing fridge.	Fair condition. Basic installation. No mechanical extraction.	Install mechanical extract fan.	300.00	25/25A
9.8	Bathroom/Toilet Facilities	Small toilet cubicle off rear vestibule. Low level wc suite (non matching pine seat).	Fittings functional and in fair condition. Cantilevered wc pan generally preferred due to ease of washing under. No mechanical extraction. Toilet is not DDA compliant for either wheelchair users or the ambulant disabled.	Install mechanical extract fan.	300.00	26
9.9	Internal doors	Generally flush standard or Fire Doors. Framed and ledged boarded doors from Meeting Room to Store Room.	Fair condition.	n/a	0.00	22,24,26

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Item	Location	Description	Condition	Repair	Budget Cost (£)	Photo Reference
9.10	Internal Decoration	Painted/textured ceilings. Painted walls. Painted joinery.	Worn condition. Decoration aged and affected in all rooms by water ingress from roof and/or parapets.	Prepare and decorate all rooms.	5,500.00	22,22A,23,24 24A,25,26,27 28,29,30,30A 31
9.11	Roof space	n/a.	n/a.	n/a.	0.00	-
10.0	SERVICE INSTALLATIONS					
10.1	Electrical Supply	The property is provided with mains electrical supply, with the Scottish and Southern Electricity digital meter located in the main office. Main Hager distribution board adjacent to meter; small sub distribution board rear Store Room. Lighting generally T8 florescent strip lights or pendant drops with Tungsten Halogen lamps.	Consider relocation of meter to external box. Main distribution board not labelled with last periodic test date. Main distribution board has compliant RCD cover for circuits. Sub board adapted from rewirable cartridge fuse board. Original Bakelite junction boxes. Some areas of non compliant wiring; lighting in rear store room had failed prior to inspection (evidence of extensive loose cable ends and some slight corrosion to fittings); installation may have been compromised by water ingress. Florescent fittings without diffusers (lamps vulnerable). Unable to ascertain main earth point. Carbon Monoxide sensor required in toilet.	Carry out 5 year mandatory electrical installation test; carry out remedial works arising (Provisional Sum £1,500.00); retest and certify. Test earthing of installation and upgrade if required. Replace defective T8 fittings and/or those without diffusers. Replace inefficient Tungsten Halogen lamps with LED or similar, comparable with fitting. Fit Carbon Monoxide detector. All electrical works to be carried out by a "Competent Person", as defined under Building Regulations.	4,000.00	32,32A,33
10.2	Mechanical Installation	The property has no air conditioning. The toilet and teapoint areas do	Teapoint/toilets without mechanical extract have opening windows but consideration should be given to	n/a	0.00	-

Item	Location	Description	Condition	Repair	Budget Cost (£)	Photo Reference
		not have mechanical extraction.	installation of fans as windows are generally kept closed and constructional detailing has cold bridges.			
10.3	Fire Alarm	The property does not appear to have a fire alarm or mains based detection installation.	n/a. Property should have at least an L1 mains based detection installation on dedicated circuit.	Install basic L1 detection system and ensure compliance with Fire Risk Assessment requirements	1,000.00	-
10.4	Emergency Lighting		Emergency lighting provision appears inadequate.	Install emergency lighting; fittings to have 3hr battery back up in case of mains failure. Ensure emergency lighting and escape signage complies with the Fire Risk Assessment.	1,000.00	-
10.5	Fire Extinguishers	Limited extinguishers are provided.	n/a.	Service and test extinguishers; replace where required. Ensure extinguishers/fire blankets comply with the Fire Risk Assessment.	500.00	-
10.6	Lift	n/a.	n/a	n/a	0.00	-
10.7	Water	Mains water is provided to the property. Water meter to insulated chamber in front pavement. Stop tap internally below teapoint sink. Hot water by the combination heating boiler (see below)	Water meter chamber full of water at time of inspection. Exposed pipework in teapoint/toilet uninsulated; envelope thermal values poor and risk of pipes freezing despite electric frost heaters.	Insulate exposed pipework rear teapoint and toilet.	200.00	-

CONDITION SURVEY REPORT
THE OLD JUBILEE FIRE STATION, GORING ON THAMES



Item	Location	Description	Condition	Repair	Budget Cost (£)	Photo Reference
10.8	Heating/Gas	Mains gas is provided to the property with the meter located in an external box on the left elevation. Heating by Worcester Greenstar 24i junior condensing gas boiler, located in toilet. Traditional wet central heating system with mixed style pressed steel radiators on a copper pipe distribution system. Radiators have thermostatic valves.	Heating system operational. No evidence of service record for boiler or treatment of system against corrosion. Boiler control flap missing. Boiler has good efficiency in region of 89.1% but is now a discontinued model.	Drain system; flush through and recharge with corrosion inhibitor; service boiler. Enter into Boiler Maintenance Agreement if non in place.	350.00	26,34,35
10.9	Energy Efficiency Recommendations only	Flat roof areas appear to have nil or nominal thermal insulation. Single glazed timber casement windows. Uninsulated cavity or dry lined half brick solid masonry external walls.	Under insulated against current Part L Building Regulations refurbishment standards. Poor thermal properties; draughty. Poor thermal properties.	Upgrade level of lower flat roof insulation to current Part L refurbishment standards when recovering (mandatory). Consider draught stripping and upgrade to slimline double glazed units within existing frames where rebate depth permits OR Consider secondary glazing OR Consider replacement double glazed windows. Consider cavity wall		

CONDITION SURVEY REPORT
THE OLD JUBILEE FIRE STATION, GORING ON THAMES



Item	Location	Description	Condition	Repair	Budget Cost (£)	Photo Reference
		Gas combi boiler.	Newer model with efficiency iro 89.1%.	insulation (subject to cavity survey to ensure consistent cavity width and free of obstructions). Consider thermal dry lining of half brick wall areas. Consider fitting proprietary foil insulation behind radiators to reflect heat back into rooms.		
		Lighting	T8 standard ballast florescent fittings relatively inefficient. Tungsten Halogen lamps inefficient. Switched light operation inefficient.	Consider retro fit HE ballasts to T8. Consider retro fit T5 conversion to T8. (NB: replacement of florescent strip type luminaires with LED fittings will significantly reduce lighting energy use). Consider PIR light control.		
	THE SITE					
10.10	External area	Front low level brick wall with piers; engineering brick on edge coping to wirecut brick wall. Steel tubular posts for security barrier right access only. Tarmac surfaced front and left vehicular hardstand.	Bus parked to left side of property at time of inspection. Tarmac surface slight undulation and lateral crack (note previous comment			1,2,5,10 13,36,37,38 39,40,41

CONDITION SURVEY REPORT
THE OLD JUBILEE FIRE STATION, GORING ON THAMES



Item	Location	Description	Condition	Repair	Budget Cost (£)	Photo Reference
		Left boundary defined vertical feather edged timber board and sheeting rail fence on timber posts. Rear left framed, ledged and braced boarded timber gates to rear yard area.	on tree root action to front right of site). Rising bollard covers seized left access. Fair condition with poor areas. Timbers would benefit from a coat of preservative stain. Fencing to rear overgrown ivy and appears in poor condition where visible.	Clear ivy growth from fencing to enable inspection; repair as required (Provisional Sum £250.00); apply preservative stain.	500.00	
		Rear yard tarmac surfaced. Rear boundary defined vertical feather edged timber board and sheeting rail fence on concrete posts. Traditional felt roofed timber garden shed. Modern PVCu storage shed.	Worn condition. Tarmac uneven, with holes against elevations and surface vegetation. Timbers would benefit from a coat of preservative stain. Timber shed Life expired ; roof undulates, felt covering worn, rotten and missing weatherboard elevations.	Clear vegetation and apply weedkiller. Make good holes to tarmac. Replace timber shed.	1,000.00	
		16m approx. Field maple or similar tree at 2.5m from front right corner.	Tree overhangs front of property and car park.	Specialist Arboriculturalist inspection tree (NB: see 6.30).	400.00	
		Gravel path to right of property. Right boundary defined by mixed height vertical feather edged timber board and sheeting rail fence on concrete posts.	Front section of fence overgrown, leaning and posts loose. Missing/damaged slats rear fence. Timbers would benefit from a coat of preservative stain.	Clear ivy from fence' resecure posts and realign panels; replace damaged or missing slats. Timbers would benefit from a coat of preservative stain.	500.00	
		Rear elevation flush with Doctor's car park behind.				

CONDITION SURVEY REPORT
THE OLD JUBILEE FIRE STATION, GORING ON THAMES



Item	Location	Description	Condition	Repair	Budget Cost (£)	Photo Reference
		The site is in an area designated as at Very Low Risk of flooding from either Rivers or Surface Water by the Environment Agency.	Flood Risk maps appended to report.			
10.10	Drainage below ground	<p>Access to drainage via 1No chambers;</p> <p>Drainage inspection chamber 1 (to left elevation) Medium duty cover and frame to brick chamber approx. 800mm deep. Base half round pipe running rear to front, with direct branch from property toilet area.</p> <p>Small heavy duty access cover to soakaway in right gravel path.</p>	<p>1No heavy duty chamber cover to front hardstanding– unable to inspect</p> <p>Root growth on brick shaft walls. Base half round pipe fully blocked standing solids.</p> <p>Root growth in chamber; inlet likely to be blocked and therefore contributing to back up and water staining on side elevation where downspout joint open. Soakaway too close to property (minimum 5m from property required under Building Regulations).</p>	<p>Evidence of defects within drainage below ground, with extensive fine root growth to access chamber and drain within chamber completely blocked. The drains will need to be rodded through and jet washed to clear and enable a Specialist CCTV inspection, to include the inlet to the soakaway. Soakaway may need to be reformed or surface water to right redirected to mains.</p> <p>Costs for further investigation and testing only included.</p>	500.00	42,43,44
		<p>TOTAL</p> <p>Prelims Overheads and Profit</p> <p>Total</p> <p>VAT @ 20%</p> <p>Grand Total</p>			<p>47,775.00</p> <p>7,116.25</p> <p>54,941.25</p> <p>10,988.25</p> <p>£ 65,929.50</p>	



Photo 1 – Front Elevation



Photo 2 – Front elevation



Photo 3 – Staining below front parapet; laminating bricks



Photo 4/4A – Rot window sub frames; loose weatherboard



Photo 5 – Right elevation



Photo 6 – Cracking between front infill extension and original



Photo 7 – Open jointed brickwork



Photo 8 – Water damage to right elevation



Photo 9 – Left elevation



Photo 10/10A – Rear left elevation/addled and cracked rendering

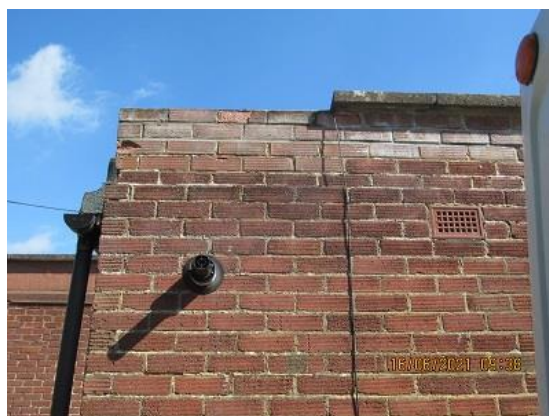


Photo 11 – Missing parapet copings



Photo 12 – Rear elevation (Courtyard)



Photo 13 – Rear elevation



Photo 14 – Open jointed rear clay common brickwork



Photo 15 – Infill extension pitched roof



Photo 16 – Blocked parapet gutter/flashing pulling from masonry



Photo 17 – Lower flat roof



Photo 18 – Cracks to felt verge



Photo 19 – Cracked and addled rendering inner face parapet



Photo 20 – Upper flat roof



Photo 21/21A – Cracked, addled parapet rendering and corroded angle bead



Photo 22 – Main office

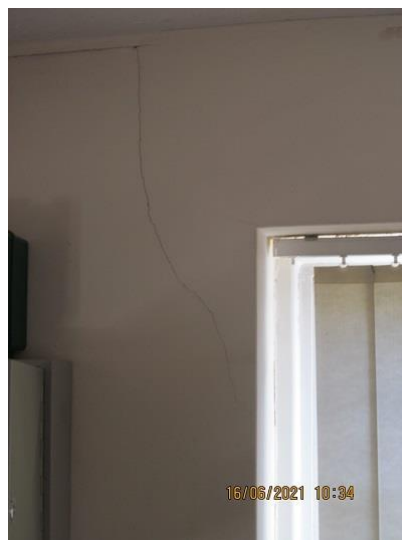


Photo 22A – Cracking above window openings



Photo 23 – Damp staining and water damage office ceiling



Photo 24/24A – Cupboard/damp and black spot mould ceiling



Photo 25/25A – Teapoint/thermoplastic tiles



Photo 26 – Toilet



Photo 27 – Meeting Room



Photo 28 – Damp staining Meeting Room ceiling



Photo 29 – Store Room



Photo 30/30A – Rear Store Room/fibre cement ceiling & water ingress high level



Photo 31 – Cracking above rear door head



Photo 32/32A – Electric meter/distribution board



Photo 33 – Sub distribution board



Photo 34 – Gas meter



Photo 35 – Boiler



Photo 36 – Front site



Photo 37 – Proximity of tree to property



Photo 38 – Left hardstand



Photo 39 – Overgrown boundary fencing



Photo 40 – Rear yard and sheds



Photo 41 – Right passageway



Photo 42 – Drainage inspection chamber



Photo 43 – Soakaway

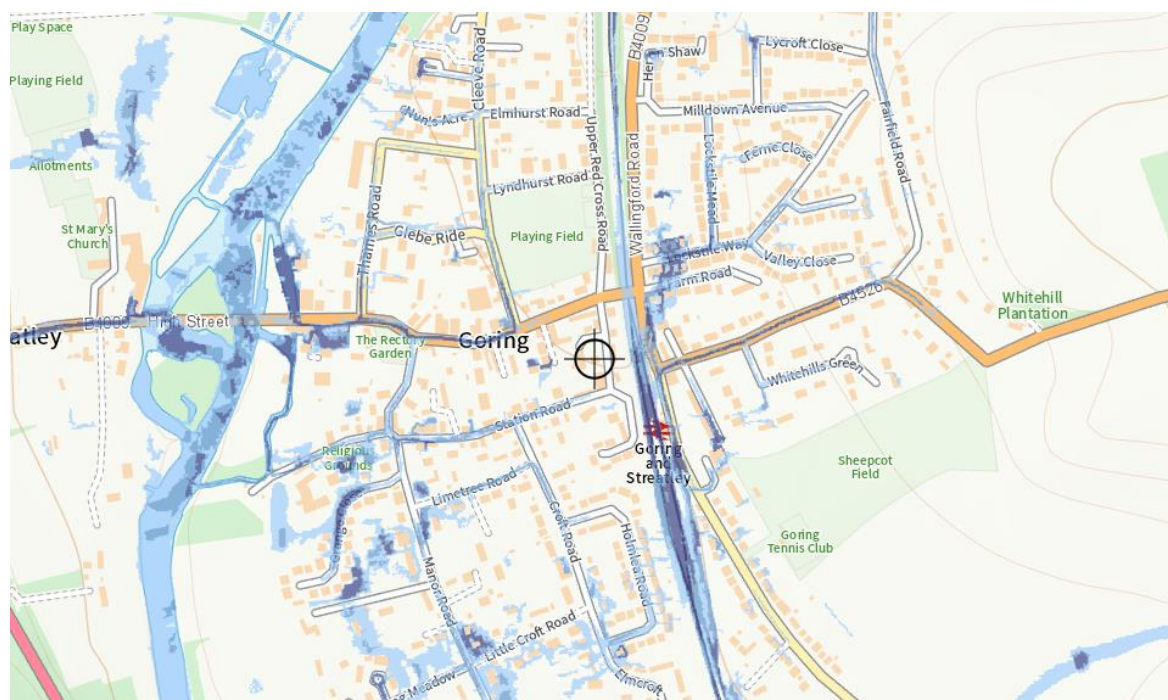


Photo 44 – Water meter chamber

Environment Agency Flood Risk maps



Rivers – Very Low Risk



Surface Water – Very Low Risk