



**On behalf of Gargunnoch Community Centre Trust
Building Condition Survey Report – Gargunnoch Community
Centre, Leckie Road, Gargunnoch FK83BJ**

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1.0 Introduction

In accordance with the instructions of Gargunnoch Community Centre Trust, Building and Surveying Solutions Ltd (BSS Ltd.) have undertaken a building condition survey of the property known as Gargunnoch Community Centre, which encompasses the main Community Centre Building and the separate Day Centre building. The survey was undertaken on 10.01.20.

The weather conditions at the time of the inspection was extremely cold, windy and mainly dry with some intermittent light rain.

For the purposes of the survey descriptions, the front elevation of the building onto Leckie Road is taken to face due East.

The purpose of the survey was to advise on the condition of the building, identify any defects and provide recommendations, on repair and maintenance.

This report provides a brief description of the property, followed by a more detailed commentary on its condition of repair, and recommendations on rectifying defects, or further investigation which may be required in order to better define the defect, and take repair action.

This Condition Report should be read in conjunction with the separate spreadsheet document detailing future repair and main component replacements.

As detailed within the terms of appointment, the survey is a visual non-disruptive survey, and there was no testing of mechanical and electrical services, or testing or opening up of building fabric materials (flooring/wall linings etc). We draw attention to the limitations section of this report.

The buildings are in almost daily use but were unoccupied (except first floor office) on day of inspection. There were stored items and furniture in first floor rooms, stores and day centre.

Internal roof voids had limited safe access, and the main building roof voids were inspected from accessible hatches within first floor store of main building, and within store off main hall (albeit the access above the hall was limited due to the combination of restricted height and joists concealed under insulation layers). The ceiling hatch in wets hall is inaccessible

from standard surveyor's ladders. The Day Centre roof was inspected from the accessible hatch inside the external store (newer part of the roof). The small apex roof void in the original part of the building was inaccessible.

External pitched roofs were inspected from ground level, from flat roofs, and some eaves were accessible from tops of ladders. The flat roof areas were accessible and externally inspected.

The main building was constructed in sections in the early 1800's, and the Day Centre around early 1900's. Extensions were added to both buildings around 2012. In addition there have been a number of improvements including new boiler, part services replacements, and new toilet and kitchen fittings, plus partial internal wall insulation upgrades to main building front end.

There were no significant known/ existing defects highlighted by client prior to survey, excepting highlighting some fire damage that occurred to south elevation gable are, but this was minor and historic have occurred over more than 20 years ago.

We were provided with the following information:

- Plans and selective construction details of the extensions and insulation improvements, which includes general outline building plans.
- Fire assessment and action plan.
- Some running costs.

The available drawings are not full 'construction' drawings or accurate 'as built' drawings. The layout and some of the materials shown on drawings are different to those on site. The plans are therefore taken as a general guide only.

The building manual left on site was checked briefly during survey. It contained some drawings which we understand were the same as emailed to us and therefore were not rechecked as we would have had to remove the manual from site to do so. The manual contained some electrical test sheets, electrical certificate and fire alarm certificate, Building warrant reference number and approval cover note, and some basic and limited product information for a few of the building components (chiefly flat roof membrane, and the theatre curtain). The manual has been assembled ad hoc and cannot be accurately tied to particular parts of the buildings. We are unsure if it was intended to be for the extensions only. There was little of the typical product and maintenance information, and health and safety

information (including a Health and safety File) relating to future maintenance, that we would expect to be present.

Some photographs have been included within this report to aid with the general understanding of the text, but these are not intended to illustrate every single defect identified herein.

Where references given to short, medium and long-term they generally refer as follows:

Short term - next 1 or 2 years.

Medium term – next 3-7 years

Long term 7-10 years.

2.0 Brief Description

The Main Building comprises the halls plus two storey accommodation section. It is constructed in solid dressed stonework, with timber framed pitched slated roof and timber framed floors. Windows are double glazed upvc. Internal walls to the hall are lined in plasterboard and the lower 1m in durable plasterboard / or possibly sound absorbing linings. Internal walls to the front two storey accommodation are part original masonry plastered walls, with some plasterboard linings to external walls. We understand most of the internal face of external walls have been framed out insulated and lined in plasterboard.

The Main Building extension was formed in concrete floor slab, cavity masonry external walls, and double glazing, timber framed flat roof with single ply polymer felt covering and some proprietary roof lights. Internal walls are plasterboard lined.

The Day Centre building is formed in traditional masonry with roughcast finish, lined internally in timber and plaster/boarded linings, and timber framed floors. The roof is a timber framed pitched slated roof. Windows are double glazed upvc.

The Day Centre extension was formed in concrete floor slab, with cavity masonry external walls, and double glazing, part clad in timber cladding and part roughcast.

There are extension stores to both buildings formed in concrete blockwork walls with timber cladding, concrete floors, timber framed pitched and flat roofs without insulation, and these stores do not have internal linings or finishes.

A new biomass boiler was provided when the extensions were formed and this serves a central heating system within both buildings. This has been supplemented with electrical wall mounted panel heaters and portable electrical convector heaters within the upper floor of the main building. This also appears to provide hot water to toilets. A separate hot water heater supplies the main building kitchen.

The original double height main halls are provided with limited mechanical ventilation within ceiling void, serving ceiling grilles taken to roof cowls through west slate roof pitch. Toilets and kitchens have mechanical extract ventilation, and other rooms are naturally ventilated.

Lighting to the halls comprises suspended strips, and wall uplighters to original building and some recessed downlights within extension, and lighting to the smaller spaces is a mix of single ceiling bulbs.

There are distribution boards serving the main building located in the entrance hall, and a smaller one in first floor store cupboard. There is a separate board within the Day Centre.

A fire alarm panel is located within the Main Building entrance hall, and serves the Main Building only.

Note the small external sheds/stores are excluded from the report.

3.0 Condition of Repair and Recommendations

3.1 Roofs, Chimneys, and Flashings

3.1.1 Main Building – Original Roofs and Chimneys

Pitched Slate Roofs

The slate roof covering is dated, but the slating appears mostly intact, and there has been some replacement and redressing of flashings. We understand the roof is checked over periodically by a roofer, and isolated slate repairs are undertaken on a reactive basis, otherwise no significant reroofing work has been undertaken to the original roofs.

It appears that when the extension was added some roof vents were installed. We understand any work to slates around these was localised patching, and there has been no large scale reroofing.

Whilst it is good that the roof is getting regular attention, these repairs do not address longer term maintenance, nor more significant issues /defects. There are a number of slipped, split or damaged slates, and closer inspection of accessible low level areas show a number of poorly fixed / secured slates, failing nail fixings, and worn and missing underfelt.

The only way to tell the exact condition of roof components is to open up parts of the slates, which means the roofer will have more knowledge of specific parts; some further investigations may be required to give a full picture, and altogether this will determine how best to phase reroofing works. For reporting purposes we have include substantial reroofing works long term.

There has been some movement and deflection in roof timbers either side of the front /east elevation dormer windows, around chimneys and original roof light, and slight undulation on north pitch etc. The deflection has probably been present for many years. In the short term we recommend checking the timbers for any weak connections or rot, and if necessary undertake any short term repair to ensure there is no further movement. If possible co-ordinate repairs to the roof timbers with the external roofing works.

The rear /west most parts of the roof are part overshadowed by trees and have heavy moss build up, which can be detrimental to slate, flat roof felt, and stonework in long term if left in place. Note that any removal should be done very carefully, to avoid the high risk of damage.

Roof lights to Pitched roofs

There is a new double glazed velux skylight to the kitchen which is in good condition. There is an original old cast iron skylight to the upper floor hall which is corroded and in poor condition, and should be removed/replaced/ overhauled, when repairing roof.

Flashings

Flashings have been part replaced and redressed in areas. Whilst most appear in fair condition and free of obvious corrosion, splits etc. closer examination and lifting of older sections of flashing may reveal defects e.g. corrosion on underside.

Some ridge fixings need secured, and pointing around upstands at raggle joints is deteriorated, and some sections may need replaced , e.g. around chimneys etc. It is likely

that partial replacement, and redressing will be required, and should be co-ordinated with other roof works.

The valley gutter sections draining onto the extension are badly dressed around base. There appears to have been a problem with water ingress through one valley gutter section (with damp patches evident internally over the fire door between halls). We do not know if this is historic as the damp patch appears to be dried out inside, and there has been some sealant repair around the base of the gutter flashing. The sealant repair is not a good substitute for a proper repair, which would involve stripping and reforming the gutter flashing, and this may still be a weak spot.

The flashings should be lifted and closely checked, and if corroded/ thinning/ holed / split / or too short in areas, then they should be replaced, otherwise it may be possible to redress them.

There is water staining within the hall ceiling around a downpipe, which seems to align with the pipe penetration position in the roof. The lead flashing around the pipe penetration will need replaced or redressed, if this is ongoing.

In the few areas where it was possible to check we note that the underfelt is missing, or deteriorated in others. This is with the exception of some localised parts which have been replaced with new felt .e.g. around roof vents. Whilst the slate sheds most of the water, underfelt works with the slate and provides an essential second defence to reduce water ingress risk.

External timbers

External timbers to soffits, and fascias are weathered and paintwork is worn, Some of the more exposed sections are likely to be rotted and may need timber repairs, or sections replaced before repainting. The front elevation corners and decorative finial over the entrance door appear to be most vulnerable. When dealing with rotted sections, note that decorative and awkward details are usually best repaired with suitable specialist timber compound, and larger flat areas are probably more economical to replace.

The timber box projections eaves soffit detail around front door and corners, allows water to sit on the horizontal surfaces and the timbers are more vulnerable to rotting. It may be worth improving the detail, or adding a small flashing or more robust lining or similar to top surface.

Timber cladding to dormers is part rotted. It would be best to co-ordinate repair and replacement with the gutter repairs to dormer flanks.

There are some small holes in timber soffits and small gaps between soffit and stone wall that would be best infilled to deter vermin entry into roof voids.

Chimneys

There are three stone chimneys, all of which are redundant. The one on South elevation is cracked through the stones and cope and needs repair. The others have some lesser cracking.

Generally the stonework to chimneys appears mainly intact but there is some spalling to most exposed areas, and pointing is deteriorated in most areas. Concrete haunching to pots is dated and cracked, and whilst it was not possible to inspect the copes and pots at close range, they are dated and likely to need repairs when undertaking more significant reroofing works.

All chimneys should be vented at the top via the cowls or pots and at the base of the chimney breast within the building via wall vents, to prevent moisture build up within flues etc. the chimneys are not currently fully vented, and we comment further below under internal walls.

Other Comment on Pitched Roofs

Due to the nature of the pitched roof void, and the roof insulation and limited void access it is highly likely that other areas of water ingress have occurred within the roof voids, but which have been absorbed and not fully seeped through to internal linings. Whilst it is possible to keep repairing isolated patches of slates, it does not address the underlying issue with lack of felt, dated flashings, and deteriorating fixings etc., and it is usually more economical long term to reroof sections, and the longer a roof is left the more risk of further water ingress and rot.

3.1.2 Main Building – Extension Roof

The flat roof extension is finished with a proprietary single ply polymer type felt, which appears to be laid on ridged insulation boards. It drains to two downpipe outlets. Note the main roof south pitch now also drains to the flat roof since extension added. So the flat roof

outlets need to take the water run-off from both roofs. There is a very complex method of calculating whether the outlets are of sufficient capacity, which is beyond this report and not always the most practical guide. At the moment the two outlets seem to be managing this, but it is worth monitoring as any blockage may quickly lead to water ponding on roof.

The felt is intact, however we did not find that there are depressions in the roof surface at mechanical fixing positions where the insulation boards have been compressed. This may be a weak spot in future, and should be monitored. Moss / algae build up should be cleared off periodically. The outlets should be provided with cover gratings.

The roof encompasses proprietary double glazed metal framed relights, and the felt is dressed up the roof light upstands, and appears to be adequately sealed to lip of roof light frame. We refer on to comments on water staining to underside of roof lights under 'ceilings' below.

The boiler house and rear store flat roof is of timber low pitched construction with similar single ply polymer felt covering. It is in fair condition. The upstand at junction flat roof to main building is too tight with not enough space below gutter to top of upstand. It is poorly detailed and sealed, and this may cause issues in the future.

There is a weak spot at the junction of the original and new south extension roof, due to the construction detail and the workmanship in this position. The wall above the lintol spanning the wide folding door opening terminates at eaves level with exposed insulation board with render finish, and the top of the wall is unfinished/ unsealed. As the roof felt is deteriorated and largely ineffective and as the slates are in poor condition water has entered the roof just above the gutter line, with water staining evident internally (see under Main Building Ceilings below). This will remain a weak spot unless properly reformed.

Also, there is a further weak spot which has allowed water ingress to ceiling above door between north hall and extension. There appears to have been a problem with water ingress through one valley gutter section (with damp patches evident internally over the fire door between halls). We do not know if this is historic as the damp patch appears to be dried out inside, and there has been some sealant repair around the base of the gutter flashing. The sealant repair is not a good substitute for a proper repair, which would involve stripping and reforming the gutter flashing, and this may still be a weak spot.

3.1.3 Day Centre – Original Roof

The slate roof covering appears mainly intact with some slipped, split or damaged slates. Closer inspection of low level areas show a number of poorly fixed / secured slates, failing nail fixings, and worn and missing underfelt. The original chimney on east gable appears to have been taken down to below roof line. *(We noted damp readings in the wall below and also note there is no adequate ventilation to the old chimney flue void on this gable. The couple of low level vents having been blocked. This needs addressed.)*

The flashings have been part replaced / redressed. Some areas still need repair. E.g. deteriorated point to abutment flashings.

We recommend a similar plan of action to the Main Building pitched roof.

3.1.4 Day Centre – Extensions Roofs

The newer pitched slate roof is in fair condition. Some sections of metal hip flashing are loose (the corners are very exposed to winds), and need re-fixed, which is a minor item. It appears part of the roof is original and this is in poorer condition with slipped slates and disintegrated /missing underfelt. It needs some repairs.

The abutment flashing between the upper and lower pitched roofs is dated, and cement pointing deteriorated.

The flat roof porch is single ply polymer felt and is in fair condition. Although we note the upstand junction with the main roof is poorly dressed, and may prove a weak spot in future. The upstand at junction flat roof to main building is too tight with not enough space below gutter to top of upstand. It is poorly detailed, and this may cause issues in the future.

3.2 External Walls & Rainwater goods

3.2.1 External Walls – Main Building

Stonework

External walls are dressed coursed stonework. The stonework is generally in fair condition for its age and free of significant structural defects. That said, there are a number of more minor issues and maintenance items:

1. Movement cracking was noted to south chimney gable wall where almost full height cracking extends up through pointing and through several stones from ground level to chimney. Pointing is open and stone damaged where this crack meets a low level overflow pipe penetration. Note this crack coincides with black staining on external gable chimney wall which may have related to the historic fire damage, and partly due to the exposed gable and natural weaker spots in the chimney breast wall. The cracks, and holes, should be repaired, and the gable monitored to ensure there is no further movement or opening up. The pipe should be removed and hole infilled if redundant, or if in use it may be better slightly extended beyond wall line.
2. Further fine cracking was noted to high level on gables on north /yard elevation, at high level areas under eaves and of parts south elevation at west end. These require only minor repointing.
3. Brown staining below overflow pipe at high level on south elevation at west end. The pipe should be removed and hole infilled if redundant. Staining could be removed.
4. Some holes in stonework noted around redundant metal fixings and infilled door on north /yard elevation, and larger holes in ground level stones on same elevation. Minor infilling/pointing repairs required. If metalwork is left in stone and corroded it will damage the stone, so either remove or treat to deter corrosion.
5. Small isolated holes exist (e.g. above North entrance), and some embedded redundant metal fixings in areas. The metalwork may corrode and damage the surrounding stones if left in place. Holes should be filled.
6. Localised cracked and holed stone at lower 1m on rear /west elevation (near rear timber gate and old boiler flue). Repair stone and cracks, and monitor for further movement.
7. Old door infill in stone on north elevation, and some localised cracking of pointing around same.
8. Old window infill in stone on north elevation flank wall at main entrance, and some localised pointing cracking around same.
9. Pointing to most window openings is cracked and deteriorated in areas.
10. Stone cills generally in fair condition bar some edge damage, although one cracked on north elevation. This could be repaired, but if further movement occurs then a more structural repair may be required to cill.
11. Some stonework slightly eroded and weathered, with very isolated surface spalling. One stone spalling badly at low elevation on front/east elevation.
12. The stonework has been repointing in sections some time ago, and there is a more recent pointing repair around toilet vent pipe. Some pointing appears to be a harder

cement based mix, and may cause the surrounding stone to deteriorate more rapidly.

13. All areas – general repointing required in the mid-term. As most of the pointing is taken across the face of the stones, it is very important to ensure repairs do not cause more stone damage. Ensure any repairs to stones and repointing etc. is undertaken by a suitably experienced person, and using the correct material specifications (e.g. softer lime mortar etc.).

Original Building Roughcast

The roughcast on rear /west elevation older extension is intact but dated. It is boss and cracked in areas, and there is some spalling at edges, and will already be allowing some water / damp ingress. It will need replaced mid-term.

Timber Cladding to Boiler house Extension

The boiler house extension is clad in timber, which has been overpainted with a heavy viscous paint over the original (part flaked) paint. We understand the new paint specifications was specially selected as suitable for this purpose.

It should be suitable for overpainted timber, and be able to accommodate movement in the timbers. We don't have the paint specification, and have had to assume its suitability, and have based remedial life and future maintenance on a typical specification. We have not allowed for stripping the old back to bare timber before repainting.

South Extension

The south extension external walls are a combination of metal cladding, smooth coloured render and part stained timber. In general they are in fair condition. There is a build-up of dirt on the metal cladding which may encourage corrosion along drip edges over time, so is best cleaned down periodically in appropriate manner.

The timber cladding and sealants are in good condition.

Ply soffits may need repainted periodically for weather protection.

The smooth render has a couple of movement cracks at mid-point of long lengths of wall due to lack of movement joints. The concrete cill joints have opened slightly at same position. Minor infill and repointing repairs required.

There are no cavity drains in the rendered wall and the external ground level is almost the same as internal level, and render has been taken across dpc line. Whilst there are no visible defects at the moment, this may become an issue in long term.

Damp Readings

Note that only selective areas were inspected with a damp meter. Damp readings were recorded within the main building in several areas, we refer forward to 'internal walls' section below. The readings are occurring for different reasons, and not all require short term action.

Underfloor Ventilation and Ground Level / Floor Heights

The ground level is high in areas compared to internal floor level. Within the main building north hall and within the day centre hall the height from cill to floor level is virtually the same as the height from cill level to ground level outside. In general there should be a difference of at least 150mm to allow for the underfloor areas to be properly ventilated with airbricks, which is not the case.

It was not possible to open up or inspect any underfloor voids, so we cannot comment on their condition. But lack of ventilation and too high ground levels can result in damp ingress and rot to concealed floor timbers.

In addition where air bricks are present these are part covered.

Finally, the East / front elevation base of wall is covered with a decorative brick plinth detail, which is likely to have obscured wall vents, and may allow damp to bridge the wall.

We recommend that this should be checked by examining sections of below floor voids, and low level walls behind the insulative wall linings. There were no visible floor hatches at time of inspection. If there are no hatches below fitted floorcovering it may be worth forming some as part of the investigation, depending on floor void depths and likely use if future for services etc.

Other notes

The kitchen waste discharges above open gully on side path and this is not ideal as it should really be connected into a proper soil pipe connection, and it may be prone to blockage form leaves etc.

3.2.2 External Walls– Day Centre

The original roughcast is intact, but dated. Sections are boss (hollow sounding when tapped and therefore detached from the background), and cracked in areas and is likely to need replaced mid-term. The north and east elevations towards the field are most exposed and worst. There are some small holes in areas.

The chimney breast flue wall on east elevation (where chimney head removed), records damp internally, and there is no adequate ventilation to the old chimney flue void on this gable. The couple of low level vents having been blocked and there are no internal wall vents. This needs addressed. Further comment also made under 'internal walls' below.

Newer extension roughcast and cavity masonry walls appear to be in fair condition. We do not have details of the wall construction but would expect this to be a cavity wall, and therefore it should have wall vents. There are none present.

Most of the extension timber cladding is in for condition, however the porch extension is of different (more lightweight) single skin plus lining construction, and it appears there has been inadequate allowance for the movement in the cladding and as a result it has buckled. Also several areas around corners appear to have rotted and there have been some ad hoc timber infill repairs. The overpainting may not resolve the defects from the underlying movement problem.

There is some cracking to roughcast at original window lintols in a few areas on both elevations. If the cracks are not signs or ongoing movement and are not through the lintol behind the roughcast they could be patch repaired, otherwise more extensive lintol repair or replacement may be necessary. Stone cills are eroded in parts and one is cracked and spalling on the yard side/south elevation.

The brick base courses to the porch have been poorly detailed and jointed between old and new brickwork, but there is no immediate defect apparent.

We noted some spot render patch repairs on field elevation and there may have been some prior attempt at infilling the wall. We have no information on this. Damp reading were recorded on interior side of this wall section.

3.2.3 Rainwater goods - Main Building

Rainwater downpipes and gutters to the original building are overpainted cast iron. All areas are intact. There is surface corrosion to pipes and joints, which has been overpainted, and to inside of gutters (in visible areas). There is extensive corrosion staining to south valley gutters below eaves gutter. Gutters are part blocked with vegetation. All gutters would benefit from a protective corrosion lining when next redecorating. A few downpipe and gutter brackets are loose / not well fixed.

The gutter on the garden side (above extension roof) dips in middle and is holding water rather than draining. Other sections may also dip and all should be checked to ensure they fall to outlets, and that joints and brackets are secured and well fitted. All gutters would benefit from a protective corrosion lining when next redecorating.

In addition, rainwaters goods should be regularly cleared of vegetation.

Two downpipes on the north / yard side are taken straight below ground without any gully or rodding access point, and one downpipe at the boiler house door discharges above a gully but is completely blocked with leaves and mud, and one downpipe second from road end is seeping water form blocked gully.

The extension has upvc downpipes. No defects noted.

All gutter outlets and in particular the upvc outlets from the extension roof would be best to be fitted with cover gratings to reduce amount of leaves blocking outlets/downpipes.

We also note the kitchen waste drains openly above a gully on the new path and this will be vulnerable to blockage.

3.2.4 Rainwater goods – Day Centre

Rainwater downpipes and gutters are mainly overpainted cast iron. All areas are intact. There is surface corrosion to pipes and joints, and to inside of gutters (in visible areas). Gutters are part blocked with vegetation. The gutter on the field side dips in middle, and part collapsed and is holding water rather than draining. The gutter and downpipe connections are corroded and leaking and there is damp staining particularly at downpipe connection, which requires immediate repairs.

Other sections may also dip and all should be checked to ensure they fall to outlets, and that joints and brackets are secured and well fitted. All gutters would benefit from a protective corrosion lining when next redecorating.

There is a cracked gully at yard side rainwater downpipe which needs repairs.

3.3 External Doors and Windows

3.3.1 External Doors and Windows - Main Building

Windows

The windows (except new extension) are double glazed upvc framed units. The windows have opening sections. We understand these windows are around 20 years old. They are generally in fair condition. Handles were locked and we did not check they can all open. There are no permavents to windows. These would be required in any replacement units.

The existing windows could be retained for some time and individual components replaced as required (e.g. seals or handles). New units with better frame and glass insulation would save some energy, but there is no immediate repair need.

Window sealant is dated and split and de-bonding in areas, and needs replaced short to mid-term. If planning to replace windows mid-term, we suggest only attending to the worst parts of the sealant to tide over in the short term, and then fully replacing when windows are replaced.

Windows and sliding doors to the extension appear to be metal and timber composite framed double glazed locking and openable units, and they are in good condition. There is some staining to internal frames where timber knots have not been treated prior to painting.

External Doors

The door to East/ road elevation is a timber framed painted door and frame. It is dated but in fair condition. The timber threshold is rotted. The door does not provide much insulation. Paintwork is dated. Door lock, handle / ironmongery is functional. Minor repairs required to timbers.

The boiler controls store has an old lightweight timber door with vents cut in, and lock. It is weathered and a bit rotted at base (which has been covered with a drip plate) to preserve. It should be maintainable.

The boiler house has a painted timber/ply faced door fitted at time of extension. Lock and pull handles plus closer. All in fair condition.

New metal framed double glazed doors have been fitted to the extension garden side entrance and the yard side entrance. These are both in good condition. They have been provided with locks which open from inside via thumb turns.

Security

Whilst it is not part of this report to undertake a security risk assessment of the buildings, partly as this depend on many factors, and not just door and window locks, we note that some of the doors and locks are not secure by today's standards, and it may be worth getting the police to advice on any weak areas, as it can affect insurance. It can be difficult to balance means of fire escape with adequate secure door locking. Separate comment on escape doors is made under 'Statutory and Fire' section below.

3.3.2 External Doors and Windows – Day Centre

Windows

The windows are double glazed upvc framed units. The windows have opening sections.

We understand the windows to yard side of the hall are around 20 years old. They are generally in fair condition. Handles were locked and we did not check they can all open. There are no permavents to windows. These would be required in any replacement units.

The windows to field side were replaced in a similar style a few years ago around time of extensions.

Window sealant is dated and split and de-bonding in areas, and needs replaced short to mid-term.

Windows to the extension are metal framed double glazed locking openable units, and they are in good condition.

External Doors

The front door is a upvc double glazed locking door and frame, which is in fair condition. The external store extension has new timber painted doors.

3.4 External Services /Other Fixings

There are a few flood lights fitted to front and part of side elevations at gables and doors.

Two newer small bulkhead fittings at extension entrance, one of which is emergency. Two older bulkhead fittings on West /rear.

All fittings are intact. We could not verify if external lighting levels are adequate, but this is more a user preference, providing there is sufficient light at doors and escape paths.

No services were tested during survey.

3.5 Hard Landscaping and Boundary Areas

Hard Surfacing

Hard landscaped areas comprise a tarmacadam surfaced yard, and a small section of concrete pavings to front and side entrance and patio of main building, and a few at front of day centre.

The tarmacadam is surface eroded and pitting, and isolated cracks. There are localised potholes and breaking up mainly around entrance. We understand this is due for localised patch repair soon.

The concrete pavings at main building look as if they were installed around the time of the extension. A few are cracked and unlevel, which should not happen so soon. They may not have been adequately bedded, or they may be taking heavier vehicle pressures than intended for pedestrian use. Minor repairs required.

Boundaries

The north boundary to the field is the original random rubble stone wall. The pointing is worn and there are a few cracked and holed stones etc., however the worst sections have been repaired and the wall is in fair condition.

The south boundary is a low level timber fence, which is dated, but intact and in fair condition.

The west boundary has a recently installed timber fence. This may still need to be stained / preservative treated.

In front of this is a small brick retaining wall at sloped garden area. Part of the wall at car park /yard has been rebuilt, and the bricks are spalling and breaking away. It is likely that the brick specification and pointing mix may be wrong for the situation. The top course is bricks on end with no coping which means it will just hold rainwater and deteriorate more quickly. The options are to reform in a better specification of brick, or possibly to repair and over render. Either way a proper sloping cope should be added.

3.6 Internal Floors

3.6.1 Internal Floors - Main Building

The original building floors are timber framed with timber/ply or similar linings. Floorcoverings were not lifted during inspection. There is some minor deflection in floors particularly in front rooms, and loose board in isolated areas, but this is to be expected considering the age and construction. No significant defects were noted.

The extension is a concrete floor slab with ply / similar linings. No defects noted.

Floorcoverings are sheet lino to the halls and safety vinyl to surgery rooms, toilets and kitchen. Generally floorcoverings have some scuff and scrape marks and isolated small puncture holes/cuts, but are otherwise in fair condition.

There are carpeted floorcoverings to stairwell and upper floor offices.

The west store is an older concrete floor without floorcoverings. There is some cracking and surface deterioration, but it is functional. The concrete boiler house floor is in fair condition.

There are timber and mdf painted skirtings and linings throughout, and all are in fair condition. Paintwork is a bit dated and scuffed.

3.6.2 Internal Floors – Day Centre

The original building floors are timber framed with timber/ply or similar linings. Floorcoverings are sheet lino to the hall, and safety vinyl /resin flooring to toilets and kitchen.

3.7 Internal Walls

3.7.1 Internal Walls – Main Building

Internal walls to the original halls are lined in plasterboard and the lower 1m in durable linings or sound absorbent linings. Internal walls to the front two storey accommodation are mainly original masonry plastered walls, with some plasterboard linings.

As the external walls have been mostly been framed, insulated and relined we would not expect to see much. There may be hidden movement cracking in the old plasterwork behind. Ideally anything significant should have been addressed during the refurbishment works.

In the main hall above wide internal opening to extension (sliding doors) we noted fine vertical cracking around west most lintol ends. It is likely just slight settlement at new opening and should be monitored, but no other action required unless it progresses.

There is similar fine cracking noted within west most hall at north end of lintol (behind theatre curtain), and same applies.

At doorway between west hall and extension and above sliding doors between main hall and extension there is slight plaster damage around lintols and doorway due to water ingress above, (recorded separately under Main Building extension roof).

The original wall plaster is slightly damaged at low level and corners in the ground floor hallways. Corner protectors would help reduce this. Otherwise walls are in fair condition, (excepting the damp issues noted separately below). Paintwork is slightly scuffed and soiled.

The west store walls are part painted concrete blockwork and part stonework, with some plaster patches. The plaster patch repairs around the doorway are cracked and need some reworking. Paintwork is dated. There are some damp readings on external walls. See below.

The boiler house extension store walls are part old roughcast and part plasterboard with taped joints, undecorated. No significant defects noted.

3.7.2 Internal Walls – Day Centre

Internal walls to the hall are part lined and part plaster on masonry walls, much of the lower 1m is timber lined. Internal walls to the extension and plasterboard lined. No significant structural movement or cracking was noted in walls. The original walls are slightly impact damaged at low level. Otherwise walls are in fair condition, (excepting the damp issues noted separately below). Paintwork is slightly scuffed and soiled.

3.7.3 Damp

Damp Readings

Note that only selective areas were inspected with a damp meter. Damp readings were recorded within the main building in several areas:

1. In the Main Building ground floor two front surgery rooms, at middle lower section of both chimney breast walls (aligning with the visible damp patches in these rooms.). These walls have been relined in framing and insulation and plasterboard, and old chimney flues covered over without leaving vents. The south one is the more exposed and wall and floor/old hearth are should be opened up first to verify it is just lack of ventilation in flue and there is no damp penetrating from below, and from the external wall defects. It most likely only requires vents to be added at high and low level of flue walls in both rooms, and that external flue pots are vented.
2. In the Main Building ground floor two front surgery rooms, at low level on masonry plastered internal walls. No visible damp signs. This may be rising damp or more likely damp in way due to proximity of water services, which may be historic. (1*) The areas should be checked if undertaking the timber below floor investigation, to ensure no rotted timbers below floor or services leaks. It is not unusual to find damp readings in solid walls and if there is no other symptoms it is not a significant issue.
3. In the Main Building ground floor hallway backing onto male toilet, on other side of same wall within male toilet. No visible damp signs. Note action as above (1*).
4. In the Main Building ground floor hallway outside kitchen door and backing onto south most surgery room. No visible damp signs. Note action as above (1*).
5. In the Main Building to low and high level wall areas on either side of the east entrance facing the road. Mould and damp stains visible. This is likely down to condensation on cold solid walls, but may also be part due to saturation of external stonework /wall below projecting timber eaves. Any external repairs should be

undertaken first to ensure walls are not holding water and internally walls could be initially cleaned down regularly (solid stone walls can take several months to fully dry out) and if mould does not disappear then internal relining may be the best thing, depending on other factors. (2)

6. In the Main Building to low and high level wall areas on either side of the north side entrance facing the yard. Mould visible. As above (2*)
7. In the main building to various walls within the west (unheated) store. No visible damp signs.
8. In the Day Centre hall to north wall (facing field), and to east gable wall (facing road) at chimneybreast areas. No visible damp signs. The north wall damp is most likely due to damp penetration through defects in the roughcast etc., as mentioned previously. The east wall is likely due to defective roughcast plus lack of any ventilation of old chimney flue(particularly after the chimney stack was removed and the old wall vents infilled). New wall vents needed top and bottom.

Damp patches

Visible damp patches noted in areas above doorways in new extension (referred to in detailed above under Main Building Internal Walls).

Comment on Internal Wall Insulation

The drawing information available indicates that the external walls have been mostly been altered by addition of internal thermal relining. The specification involved bituminous pant to inside face of existing solid stone walls, then 25mm cavity then new internal framing and insulation plus breather membrane. We cannot verify if this reflects the actual work carried out. The addition of a waterproof paint coating to what was designed as a breathable wall, and then a very narrow and unventilated cavity, can give the risk of moisture build up in cavity. We cannot verify the condition of building components concealed within the wall, and there may be longer term issues with this.

3.8 Ceilings

3.8.1 Ceilings – Main Building

Original ceilings were lath and plaster, and lowered plasterboard lining ceilings have been added to the halls, and ground floor rooms. The extension is plasterboard ceiling.

There is some cracking to original plaster ceiling in corridor / hall outside kitchen and damp staining to ceiling around internal cast iron downpipe in same area. Downpipe is located within small store (near keybox). Some ceiling repairs are required, after any leaks have been addressed. The downpipe is a vent pipe which penetrates the slate roof and there may be a problem with the roof flashing junction allowing water ingress.

The underside of the stair is lined in ply or similar board and is impact damaged. Also see comments under fire safety.

All plasterboard ceilings are generally in fair condition, excepting the water staining noted in several areas of the new extension, as recorded above. Summarised:

1. Damp staining and plaster damage to ceiling and high level wall areas above doorway between west hall and extension.
2. Damp staining and plaster damage to ceiling and high level wall areas above sliding door opening between main hall and extension and above sliding doors between main hall and extension.
3. Slight damp staining to ceiling above fire exit/entrance door to extension.
4. Slight movement cracking to corners on plasterboard ceiling down stands below roof lights in extension.
5. Slight damp staining to plasterboard at junction with base of roof lights in extension (possibly condensation).

The first two points are described above under Main building Extension Roof, and relate to poor roof detailing at junctions new extension to original building. The third point requires monitoring to determine if historic or ongoing.

The fourth and fifth points around roof lights is likely to be a minor one of condensation and slight initial movement, and probably merits no further action as long as it doesn't progress.

There are some decorative suspended ceiling panels within the main hall (possibly sound reduction panels).

3.8.2 Ceilings – Day Centre

Original ceilings were lath and plaster. The extension is plasterboard ceiling. No significant defects noted.

3.9 Internal Doors

3.9.1 Internal Doors – Main Building

Internal doors are timber and ply faced timber, with paint finish. The original doors are slightly surface damaged, otherwise all doors are in fair condition for their age, ironmongery is mainly steel lever handles and some older turn handles, and all are functional. The hall doors are newer timber framed with wired glass, and closers.

The doors to foot of stairwell and between the two storey and single storey parts appear to be fire rated. These have wired glass vision panels, closers and fire seals. We do not have any information on the fire rating and there were no fire door certificates available so cannot verify this, but would expect them to be rated 30 minutes.

The stairwell one has a digilock with thumb turn release, which may hinder fire escape. Also two of the glass panels have been changed to timber infills which probably means the door is no longer fire rated and may need replaced.

The ground floor surgery rooms have older timber panelled doors, turn handles and small sliding bolts on hall side only. The bolts would not be permitted under building standards due to the risk of someone being trapped within the rooms during a fire etc. The first floor toilet IVS space has a similar arrangement.

New sliding folding movable partition doors have been added between the halls. These were part folded at inspection and appear to be in good. Their operation was not checked.

The lightweight ply faced door between west hall and unheated and uninsulated west store does not provide any insulation and this would be best upgraded.

3.9.2 Internal Doors – Day Centre

Internal doors are timber and ply faced timber, with paint finish. None appear to be fire rated. The original doors are slightly surface damaged, otherwise all doors are in fair condition for their age, and ironmongery is functional.

3.10 Internal Fittings

3.10.1 Internal Fittings – Main building

Tea prep / kitchen fittings are timber framed laminate kitchen units, worktop and part steel sheet splashback. Fitted equipment includes an electric over and hob, dishwasher, fridge freezer and small steel bowl sink.

The fittings are generally in fair condition for their age, and no visible defects.

There are white ceramic sanitary ware fittings, close coupled w.c.'s , plus urinals in male W.C., and part boxing in pipework, and a combination of separate and mixer taps. Grab rails are provided in accessible toilet. There are laminate toilet cubicle dividers in both male and female toilets on ground floor and the upper floor mixed toilets.

One surgery room has a small laminate sink base unit. With ceramic sink and mixer tap.

There were no visible defects to the sanitary ware fittings.

Hot water supply to all sanitary ware was not tested. There may be an issue with lack of hot water to upper floor toilets considering the heating issues.

3.10.2 Internal Fittings – Day Centre

Tea prep / kitchen fittings are timber framed laminate kitchen units, worktop and splashback. Fitted equipment includes steel sink and drainer. The fittings were provided at time of extension and are generally in good condition for their age, with no visible defects.

There are white ceramic sanitary ware fittings, close coupled w.c., plus two w.h.b's., mixer taps, and grab rails in accessible /multi use toilet. There were no visible defects to the sanitary ware fittings.

3.11 Mechanical Services

3.11.1 Mechanical Services – Main building

Most spaces are naturally ventilated via windows. Most windows do not have permavents incorporated and need to be opened to allow airflow. Any replacement windows should incorporate permavents, unless the spaces have adequate mechanical ventilation. The extension windows have permavents.

The original hall have been fitted with mechanical ventilation. This appears to be a basic extract system with vent grilles in ceiling and ducting within ceiling void. Unlike more complex

systems of tempered air supply and extract, and with a better distribution of grilles etc., this system will have limited effectiveness.

There is mechanical ventilation extract to toilets, and kitchen spaces.

The internal stores and hallway/stairwell have no ventilation. There is no statutory requirement to retro fit this in an older building or to provide in small stores, and the spaces are small so it would not appear to be an issue.

The large rear/west store is unheated and has a couple of airbricks as ventilation. The space is not occupied, and is storage only. As it is unheated and uninsulated, and the walls record damp readings, it may develop mould issues due to amount of stored items, and lack of ventilation. This can be easily rectified if it does become an issue.

In summary, the building has mixed natural and mechanical ventilation that has developed over the years, and providing there is no issue to occupants and the way they use the main spaces, it is sufficient.

Heating and hot water is provided via a biomass boiler which we understand was fitted around the time of the extensions, and a low temperature hot water distribution pipework with radiators. We are unsure if all the distribution system was replaced at the same time. We understand the boiler functions and is serviced regularly.

Radiators appear intact and in fair condition, although a couple show corrosion and leaks (West hall).

We cannot comment on the effectiveness of the system. It should have been designed to have sufficient capacity, however we note that upper floor rooms have been given wall fixed electric convectors as the plumbed radiators do not work adequately in the areas. Also the kitchen water supply appears to be off a separate electric heater. The upper floor rooms report the fitted electrical heaters no longer work, and they have been given movable plug in electric convectors. These are most likely inadequate for the space, inefficient, and can be a bit more of a fire risk. There may be a circulation issue rather than a boiler capacity issue. This needs to be investigate by a heating engineer, and altered or supplemented with a more permanent solution.

Water supplies and drainage to toilets appears functional. Hot water is very slow in coming though, due to the distance to the boiler.

3.11.2 Mechanical Services – Day Centre

The hall is naturally ventilated via windows. Most windows do not have permanent vents incorporated and need to be opened to allow airflow. Any replacement windows should incorporate permanent vents.

The extension windows have permanent vents. There is mechanical ventilation extract to the extension toilets, and kitchen spaces. There does not appear to be any issues with ventilation.

The large external store is unheated and appears unventilated.

Heating and hot water is provided via the biomass boiler attached to the main building, and a low temperature hot water distribution pipework with radiators. We are unsure if all the distribution system was replaced at the same time

Water supplies and drainage to toilets appears functional.

3.12 Electrical Services

3.12.1 Electrical Services – Main building

Lighting to the halls comprises suspended strips, and wall uplighters to original building and some recessed downlights within extension, and lighting to the smaller spaces is a mix of single ceiling bulbs, and downlights. Lighting was functional and there were no visible defects noted. We could not verify all bulb/ lamp types and there appears to be a combination of led and fluorescents, and some low energy bulbs. The male and female ground floor toilets have sensor operated lights.

The only comment would be the very poor lighting levels in the ground floor accessible toilet and in the halls and upstairs rooms, which could be improved with better fittings and brighter lamps (bulbs).

There are separate emergency directional bulkhead light fittings at main fire exit door points. Some of the general room fittings should also be emergency maintained fittings to provide adequate light coverage for means of escape. We could not verify the adequacy of emergency lighting coverage, and suggest this is checked.

The toilets have some electric hand driers.

There is a distribution board serving the main building located in the entrance hall, and a separate board located in first floor store.

A fire alarm panel is located within the main building entrance hall, and serves the main building.

Power distribution comprises a limited number of sockets to most rooms and concealed wiring.

3.12.2 Electrical Services – Day Centre

Lighting to the hall comprises suspended strips, and lighting to the smaller spaces is surface mounted compact fittings. Lighting was functional and there were no visible defects noted. We could not verify all bulb/ lamp types.

There are separate emergency directional bulkhead light fittings at main fire exit door points. Some of the general room fittings should also be emergency maintained fittings to provide adequate light coverage for means of escape. We could not verify the adequacy of emergency lighting coverage.

The day centre has a separate distribution board. There appears to be a combination of new and older sockets.

There is no fire alarm to the day centre.

3.13 Roof voids

3.13.1 Roof voids – Main building

Internal roof voids had limited safe access, and the main building roof voids were inspected from accessible hatches within first floor store of main building, and within store off main hall (albeit the access above the hall was limited due to the combination of restricted height and joists concealed under insulation layers). The access hatch above west hall was inaccessible. The Day Centre roof was inspected from the accessible hatch inside the external store (newer part of the roof). The small apex roof void in the original part of the building was inaccessible.

There was some damp staining to timbers in most vulnerable areas, some of which may be historic post slate patch repairs, and woodworm holes in rafters. We understand that there have been rot repairs to isolated areas in the past. There is some nail corrosion, and other patches where slate nails have been replaced.

Ventilation the east roof areas is limited.

Mineral wool quilt insulation has been added above ceilings. The thickness varies across the roofs. Partly as it has been moved around and partly as some areas have double layers.

There are a number of wasp's nests.

There are loose cables in areas which should be tidied and clipped.

We recommend an intrusive specialist rot and insect survey of the roof timbers.

3.13.2 Roof voids – Day Centre

The Day Centre roof was inspected from the accessible hatch inside the external store (newer part of the roof). The small apex roof void in the original part of the building was inaccessible. No significant defects were noted to the extension roof from the limited inspection. Note the roof over the store is uninsulated. We could not check insulation above the toilets extension, but it should have insulation. The hall roof is unlikely to have any insulation. There are a number of wasp's nests present.

Other Comments on Day Centre

We note there is an unusual structural timber post support arrangement within the stores area. Whilst this is not a defect in itself it appears to be an ad hoc arrangement and as such may not have been installed to a designed load requirement.

4.0 Statutory Issues

4.1 Building and Planning Regulations

No detailed investigations have been made with the local Planning authority into the history of the building, or whether there are any specific planning restrictions which may apply. It is known that the building is in a conservation area but we cannot verify if there are other restrictive elements such as listed parts.

Planning Application approvals should exist for the extensions. This should be checked.

No investigations have been made with the local Building Control authority into the history of Building Warrant applications and approvals in relation to the building. A brief search shows a number of past applications dating back several years including several for extensions, around 2007-21011, however there are no plans appended online, so these cannot be interpreted. The building manual left on site only has one sheet referring to an approved Building Warrant in 2011 for an extension, however there are no stamped approved drawings or completion certificate alongside this. It would be best to find and retain a copy of the paperwork for future.

We recommend checking that:

- Building Warrant Approvals, Approved Drawings and Completion Certificates are available and reflect the building as constructed, and also Planning Permissions.
- Operating and Maintenance manuals are reviewed and improved to remove irrelevant information and include relevant/missing information.
- A Health and Safety File is created.
- A Fire Action Plan is created per fire engineers recommendations. (See comments below).
- Extent of boundaries, any rights of way, and liability for the maintenance of external common parts and access rights, and responsibility for any mutual boundary lines / fencing is clarified.
- Any guarantees on workmanship of materials that may still be active are kept.
- Records of servicing and maintenance of mechanical and electrical services are kept.
- An asbestos register is formed. This may only consist of paperwork to verify there is no asbestos material on site.
- Where available, key product information is kept. I.e. that which will be useful for future maintenance etc., so include items such as windows and ironmongery, flooring, mechanical installations, and light fitting types.

General note

We have not undertaken a detailed design analysis of the building, its compliance with the Technical Standards to the Building Regulations (current and past at time of alterations).

Note that the Technical Standards to the Building Regulations change continually and the standards that were in force at time of last alteration will differ from current standards. Also future standards are likely to get more stringent particularly regards energy consumption and insulation of buildings. Whilst there is no requirement to bring a building up to date with all modern standards, an older building can be much more onerous and costly to alter, as it may trigger improvement requirements to other area beyond the alteration.

4.2 Fire Comments

This report does not constitute a fire risk assessment and a separate fire risk assessment was undertaken by a fire engineer and copy of his report was supplied.

We make the following comments on his report in so far as it relates to the physical building components only, and not user or management issues (e.g. overuse of extension leads/extra fire extinguishers/ storage of flammable materials, improvement on fire action plans and management safety plans etc.).

The fire assessment action plan raises the following points which relate to the building structure and fabric:

1. *Recommendation to change direction of opening swing of some doors in line of escape routes.*
2. *Recommendation to change door thumb turn releases to panic pad/bar releases on locking escape doors.*
3. *Install missing intumescent strips around two 'fire' doors. In 2 storey building.*
4. *Offices on the upper floor should be provided with door closers.*
5. *Inadequate means of escape from west store unless sliding doors are open.*
6. *Install emergency light in West Store to facilitate exit in an emergency.*
7. *A ramp should be provided to enable wheelchair emergency exit facilities to overcome the step at the original front door location.*
8. *The fire protection on the underside of the staircase in the cupboard has perished and requires to be repaired or replaced to achieve the minimum 30 mins fire resistance separation.*
9. *Install fire stopping in gaps around cables at main electrical panel and in upstairs cupboard.*
10. *The current emergency lighting should be extended to cover the external exit from the Yellow room and the Drop In centre, the less abled person toilet and escape*

routes round to the front of the main building perimeter which does not benefit from borrowed street lighting at foot path level.

11. *Some internal doors are not closing securely.*
12. Various improvements to the fire alarm systems.

In addition to the above points extracted from the fire action summary, we comment:

1. Means of escape from Day Centre back toilet and kitchen may be inadequate. However if this has been accepted by Building Control and the fire engineer then no action is required.
2. Ideally the fire separation around the stairwell and hallways of the two storey building should be improved, to provide sufficient separation between rooms and fire exit route. Existing room and toilet doors are not fire rated. The fire engineer has only recommended fitting closers to upper office doors rather than upgrading them.
3. The ground floor surgery doors have external snib locks that could prevent means of escape. The fire engineer has not raised this.
4. The fire assessment recommend repairing the hole in underside of stair lining, but the existing lining really needs upgraded to fire resistant plasterboard.
5. The half glazed door at foot of stairs needs upgraded unless it can be proven to have adequate fire rating.
6. Checking and filling any fire path holes in roof voids separating different spaces.
7. The fire engineer has recommended temporary user measures to get round door opening and ironmongery issues when building is heavily occupied, and to replace certain doors and ironmongery in longer term to improve escape flow. (*)
8. Door and corridor widths are too narrow in areas for good wheelchair or ambulant disabled escape.

(*) We would normally have expected Building Control to raise issue with means of escape at warrant application stage. If Building Control have accepted the existing layout as it currently exists, then we would defer to the fire engineer's recommendations. Both Building Control Regulations and Fire Regulations are interpretable and not black and white as each building and occupants are always individual, therefore the notion of a single set of standards that you can comply with or not) is incorrect.

Check whether Building Control accepted the doors are they are at time of alteration, as it is surprising BC have accepted the arrangement.

If starting from scratch we would have recommended designing to ensure at least one door opens outward, and furthermore improving means of access to make opening doors easier by ensuring sufficient space at between leading edge of door and wall, as the north door in particular is very tricky to open due to width and for that reason alone would have been better to open outward. We can advise further if required.

The fire engineer has not recommended upgrading other doors from rooms to hallways in the two storey building in order to create a 'protected zone' stairwell, as would be required under current Building Standards. Therefore we have not allowed for replacing all these doors with FR doors.

5.0 Deleterious and Hazardous Materials

This survey does not include a detailed investigation of the building construction materials, testing of materials, or investigations for the presence of deleterious or hazardous materials.

Deleterious materials are defined as materials which are known to have a history of problems, and which can deteriorate more rapidly than would otherwise be expected.

Hazardous materials, are materials which may cause hazard to persons within the building, such as asbestos. It is highly likely that some asbestos products would be present in this type of building. However a full asbestos investigation should have been undertaken prior to refurbishment works so there should be records of some sort.

The building should have an Asbestos Register. If all asbestos containing material (ACM's have been removed or it can be verified none exist, then the register should be a form of wording to say this.

6.0 Energy Performance

The Energy Performance Building Directive introduced higher standards of energy conservation for buildings, and now requires an energy performance assessment, for all buildings when sold or leased, in the form of an Energy Performance Certificate. Existing private owned / non-public buildings do not necessary require a certificate.

We have not had sight of the EPC (energy performance certificate) for this building.

Whilst this report is not an energy audit, we would make the following general comments:

We cannot predict exactly what will happen with statutory energy regulations in the future, other than the obvious trend to improve energy efficiency to reduce Co2 emissions.

Older buildings by their nature are less efficient, and considering the large proportion of older stone and traditional properties in Scotland, it would be unreasonable to expect them to suddenly comply with modern standards, and impossible to fully achieve for economic and practical reasons. Alterations to existing buildings can trigger statutory improvement requirements, but otherwise some degree of reasonableness must be applied to assessing what can or should be done to existing buildings.

A fairly new biomass boiler serves both buildings, and we assume this is energy efficient. The deficiencies in heating to upper floor should be addressed. Electrical heaters are very inefficient.

In terms of ventilation, the building relies mainly on natural ventilation from opening windows and some permanent vents, supplemented by what appears to be basic mechanical extract ventilation to toilets and the main halls. Extract ventilation only is less efficient than tempered and part recirculated air. More complex systems reduce wasted hot air being extracted however these are expensive systems, and not suitable for all buildings and users.

We do not have information on the lighting and lamp types or energy efficiency. Obviously it is better to install LED lights, or at least efficient bulbs/lamps where possible/ not already done, and to ensure there is either an effective management of operation (turning off etc.) or to install sensor operation, although this is not ideal for all users. There are already sensor operated lights in ground floor toilets which is ideal.

The existing walls of the Main Building have been fully insulated to 2013 standards and therefore there should be no need to improve on this in the foreseeable future.

We are not aware of any insulation having been added to original timber floors. This may not be worth doing, and depends on the floor construction etc.

Pitched roofs have mineral quilt insulation but it has been moved in areas, and parts don't have the required thickness. It would be fairly easy to improve this.

The Day Centre does not appear to have had any insulation upgrade work to the hall, and it could be improved, particularly at roof level if there is no existing insulation in the original roof. Also check there is insulation above toilet and kitchen ceilings / roofspace. There does not need to be any to the unheated store.

Original external timber doors are very poorly insulated and could be upgraded.

The door between west hall and unheated store should be upgraded to be more thermally effective.

Upvc windows are dated, and will not offer the same insulation as more modern equivalents in terms of thermally efficient frames, and either improved double glazing or possible triple glazing. However it is probably inefficient to upgrade them until they are near to life expired.

7.0 Summary

The property is generally in fair condition for its age, and well maintained.

There are a few defects requiring attention in the short term.

In addition, there are a few issues with the construction detailing of the newer extensions, and the refurbished areas.

Damp penetration was noted in areas, which mainly relate to poor detailing of extension and refurbishment works.

The ground levels are high in comparison with internal floor levels in areas, and underfloor voids are poorly ventilated.

Whilst the internal fabric has been refurbished, the external fabric and in particular the roof components (or the original buildings) will require more extensive works mid-term.

Services have not been tested, but there are some obvious issues with heating and hot water capacity.

There are a number of statutory issues that do not necessarily require physical building works but which require some investigations, and following through of paperwork.

Appendix A – Photographs

(see separate pdf document)

Appendix B - Limitations

1. We have carried out a non-disruptive inspection of the property and as such, we have not inspected those parts of the property which are built in, covered up or otherwise made inaccessible during the normal course of construction, fitting out or occupation and we are therefore unable to state that such parts of the property or its components are free from rot, beetle infestation, corrosion or other defects. We have not opened up service ducts, access panels or other concealed chambers where access cannot be readily obtained.
2. We have not undertaken a detailed design analysis or calculations of the buildings technical attributes in comparison with the Technical Standards to the Building regulations. Any comments made are based on visual inspection, and therefore we cannot say whether every element of the standards have been adhered to.
3. We have not arranged for specialist inspection or testing of the mechanical and electrical services and drainage installation serving the property. Any comments made in respect of these installations are based on a general inspection and are limited to a brief visual inspection only.
4. The report excludes any investigation into the structural engineering design of the property or its components or the unsuitable use of high alumina cement, calcium chloride, concrete additives, calcium silicate brickwork, calcium sulphate reaction in concrete, cavity wall tie failure, Radon gas seepage, wood wool slabs used as permanent shuttering and concrete, asbestos, PCBP's, or other materials considered as deleterious in construction, except insofar as these matters may be revealed in the normal course of inspecting the property.
5. Unless otherwise stated, we have assumed that all necessary permissions and statutory consents in respect to the property have been obtained for the construction and current use and that there is no outstanding enforcement or other statutory notices. We have not made enquiries to establish any non-compliance with Building and Planning Regulations, Offices, Shops and Railway Premises Act, The Fire Precautions Act, Health & Safety Legislation. No formal enquiries have been made in connection with statutory approvals, legal matters, environmental issues, mining or contaminated land.
6. This report has been prepared solely for the use of the party named on the front of the report and we do not accept this liability for use by any third party.
7. This survey report does not constitute a full Fire Safety Risk and Assessment or Disability Discrimination Audit which should be instructed as a separate exercise to comply with your legal obligations. The report excludes any investigation into the presence of Asbestos Containing Materials and given the age and nature of the building it is likely that these may be present in areas of the property. If there is not already an Asbestos Register on the building this should be prepared and further testing undertaken prior to works. This report also does not represent any form of Asbestos Register.
8. We have not carried out any form of ground investigations to determine the presence of contamination. This will be subject to a full environmental audit under separate instruction where deemed necessary.

The report has been prepared for the named party and cannot be relied upon by any third party.