



BUILDING APPRAISAL

**On behalf of
Hednesford Town Council**



PROPERTY

**Hednesford Community Centre
Bradbury Lane
Hednesford
Staffordshire
WS12 4EP**

Dated: 25th May 2022

Job Ref: 22/09Y
25/05/2022

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1.0 INTRODUCTION

- 1.1 Instructions were received from Ginetta Adams on behalf of Hednesford Town Council to provide a Building Appraisal on the building known as Hednesford Community Centre, Bradbury Lane, Hednesford, Staffordshire WS12 4EP.
- 1.2 The following report was prepared by Jim Hough BSc (Hons) MRICS following a visual inspection carried out on Wednesday 18th May 2022. During the time of our inspection, weather conditions were dry following a period of rain showers.
- 1.3 The purpose of this report was to undertake a visual inspection of the premises with a view that the client is to adopt a planned maintenance regime. We have prepared a Schedule outlining our general observations and comments, highlighting any repairs and planned maintenance considered necessary at the time of our inspection. We have also provided estimates/budget costs for the likely cost of those repairs considered necessary. A limited visual inspection was undertaken to the electrical and mechanical fittings and fixtures and no inspection has been undertaken within the below ground level drainage systems.

2.0 GENERAL DESCRIPTION AND LOCATION

- 2.1 The original Community Centre comprised of a single-storey hall, believed to have been constructed in circa 1960 or thereabouts. The original hall has been extensively extended to the front and left side elevations, with improvements undertaken in 2011 and significant works and extensions with the centre being reopened on 14th May 2013. Access to all four elevations was provided at the time of inspection. Roof access externally was undertaken via a 10m telescopic pole with photographic lens. Access to all rooms internally was available at the time of inspection.
- 2.2 The property is used for a variety of purposes and hired out to the general public for private functions. Various stored fixtures and fittings were in situ at the time of inspection which limited our visual inspection.

3.0 LIMITATIONS OF THE REPORT AND CONFIDENTIALITY

Subject to express agreement to the contrary and any agreed amendments/additions; the limitations on which the surveyor will undertake the Building Survey are set out below.

Based on an inspection as defined below, the surveyor, who will be a Chartered Surveyor will advise the client by means of a written report as to his opinion of the visible condition and state of repair of the subject property. This report will not comment upon the value and you are advised to obtain an additional independent valuation report by a Chartered Valuation Surveyor.

(a) Accessibility and voids

The surveyor will inspect as much of the surface area of the structure as is practicable but will not inspect those areas, which are covered, unexposed or not reasonably accessible.

(b) Floors

The surveyor will lift accessible sample loose floorboards and trap doors, if any, which are not covered by heavy furniture, ply or hardboard, fitted carpets or other fixed floor coverings. The surveyor will not attempt to raise fixed floorboards without permission.

(c) Roofs

The surveyor will inspect the roof spaces if there are available hatches. The surveyor will have a ladder of sufficient height to gain access to a roof hatch or to a single storey roof, not more than 3.0m (10ft) above the floor or adjacent ground. It might therefore not be possible to inspect roofs above this level; in such cases, pitched roofs will be inspected by binoculars. The surveyor will follow the guidance given in Surveying Safely issued by the RICS in April 1991, which incorporates the guidance given in Guidance Note GS31 On the safe use of ladders and step ladders issued by the Health and Safety Executive.

(d) Boundaries, Grounds and Outbuildings

The inspection will include boundaries, grounds and outbuildings. Specialist leisure facilities, including swimming pools and tennis courts will not be inspected.

(e) Services

The surveyor will not carry out an inspection of the services. No tests will be applied unless previously agreed. The surveyor will report if, as a result of his inspection, the surveyor considers that tests are advisable and, if considered necessary, an inspection and report by a specialist should be obtained.

(f) Areas NOT inspected

The surveyor will identify any areas, which would normally be inspected but which he was unable to inspect and indicate where he considers that tests are advisable and, if considered necessary, an inspection and report by a specialist should be obtained.

(g) Deleterious and Hazardous Materials

- Unless otherwise expressly stated in the report, the surveyor will assume that no deleterious or hazardous materials or techniques have been used in the construction of the property. However the surveyor will advise in the report if, in his view, there is a likelihood that there are these types of condition within the property, and in such a cases, specific enquires will be made or tests carried out by a specialist.

- Lead water pipes and asbestos will be noted, and advice given, if these materials can be seen. It must be appreciated that such materials are only visible after opening up which cannot be carried out at risk of causing damage please refer back to (a).
- The surveyor will advise in the report if the property is in an area where, based on information published by the Coal Authority, there are suspected mineshafts and other related problems. In such cases the surveyor will advise that tests should be carried out to establish suitable risk levels.
- The surveyor will advise if there are transformer stations or overhead power lines which might give rise to an electro-magnetic field, either over the subject property or visible immediately adjacent to the property. For obvious reasons, the surveyor cannot report on any underground cables.
- No inspection has been made for Japanese Knotweed.

(h) Contamination

The surveyor will not comment upon the existence of contamination as this can only be established by appropriate specialists. Where, from the local knowledge or the inspection, he considers that contamination might be a problem he should advise as to the importance of obtaining a report from an appropriate specialist.

(i) Consent, Approvals and Searches

- The surveyor will assume that the property is not a subject to any especially onerous restrictions or covenants that apply to the structure or effect the reasonable enjoyment of the property.
- The surveyor will assume that all by-laws, Building Regulations and other consents required have been obtained.

(j) Others

- Foundations will not be exposed for inspection and conclusions will be made from visible areas of the property and surrounding areas
- D.P.C will not be exposed for inspection and conclusions will be made from visible areas of the property.
- Fixtures and fittings will be moved where possible but this will not be done if the surveyor feels by doing so will cause damage to decorations etc.

(k) Indemnity

Our professional indemnity insurers require the above exclusions and explanations.


4.0 SUMMARY AND CONCLUSION

- 4.1 We have undertaken a visual inspection in order to prepare a Building Appraisal including a written schedule providing observations and comments, as well as remedial repairs and maintenance work considered necessary at the time of our inspection. Estimated/budget costs for these have also been provided for guidance purposes only.
- 4.2 The building is consistent with its type and age, being of varying construction. Ongoing maintenance is required to all previously stained/painted external surface finishes, including the decorative timber cladding and this should be undertaken within a planned maintenance regime which should be undertaken every 3-4 years using suitable materials. Cleaning of self finished surfaces, such as powder coated and UPVC windows and doors shall also require an ongoing cleaning regime.
- 4.3 There is evidence of internal water ingress reported to have occurred some time ago, with localised repairs having been carried out to the flat roof coverings adjacent the glazed skylight within the front reception area. Stained suspended ceiling tiles shall require replacement as necessary. Ongoing monitoring of the flat roof coverings are required, with parts of the original structure having roofing materials that are now reaching the end of their serviceable life expectancy and shall require replacement in the not too distant future. Repairs to flashings, roof trims and details shall require remedial attention to safeguard the building and to limit water and damp ingress.
- 4.4 There is no evidence of any significant structural movement or damage identified at the time of our visual inspection and this is therefore unlikely to occur under normal conditions.
- 4.5 The interior of the centre is considered to be in good condition with general wear and tear noted, particularly to frequently used areas that shall require routine redecoration and cleaning as necessary. No inspection has been undertaken within the mechanical and electrical installations and we are therefore unable to confirm the condition and integrity of these and no further comment can be made. Ongoing testing of these services will be necessary.

5.0 FURTHER INVESTIGATIONS

- 5.1 Further investigations are required to confirm the presence of hazardous and deleterious materials, such as asbestos.
- 5.2 No inspections have been undertaken throughout the below ground level drainage systems and therefore no comment can be made upon the condition and integrity of these concealed components. It would therefore be prudent to undertake suitable CCTV surveys as necessary.
- 5.3 Investigation to confirm the condition and integrity of the electrical and mechanical installations, including electrical testing.

This Schedule contains the true and independent views of Jim Hough BSc (Hons) MRICS being the surveyor appointed to prepare this report.

Signed  Date 25th May 2022

On behalf of Hough & Co Chartered Building Surveyors

APPENDIX A
SCHEDULE OF OBSERVATIONS AND COMMENTS

APPENDIX B

Photographs 142 no. Thumbnails (also sent electronically for download)



H'ford Com Ctr (1)



H'ford Com Ctr (2)



H'ford Com Ctr (3)



H'ford Com Ctr (4)



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