


CONDITION SURVEY REPORT

Survey Information

Swale Borough Council

GUILDHALL, QUEENBOROUGH	
	Property Address: High Street Queenborough Isle of Sheppey ME11 5AA
Overall Building Condition Grade: B - Average	

Site Manager:	
Surveyor:	J Richards
Date of Survey:	5th December 2018
Approx. Year Built:	1794
GIA:	176m ²
Internal last redecorated:	
External last redecorated:	
Lease External Dec's Intervals:	
Lease Internal Dec's Intervals:	

Condition Survey

General Description & Observations

The ceilings are pitched slate tiled roofs with a parapet wall to the front elevation. The rainwater goods are cast iron units to the rear. The external walls are a mixture of brick finishes and rendered sections. The windows to the front are timber single glazed sash units which are generally in a reasonable condition. The main windows to the first floor consist of leaded panel units installed circa 1987 and are generally in an adequate condition. The doors to the front are original oak units and to the rear are panelled glazed. Internally there are damaged sections of plasterwork to walls on the staircase where cracks are occurring. The carpeting around most of the building are in an adequate condition, however do appear dated in areas and should be considered in the near future. The heating to the building is fed from the building next door. The lighting around the building is becoming dated and in need of upgrading over the coming years.

Element	Description	Works required	Estimated Quantities	Grade	Priority	Year(s) Proposed for Work(s) & Cost						Total	
						Immediate	2019	2020	2021	2022	2023		2024+
Externals													
Roofs	The main pitched roof is constructed of pitched slate with no major issues apparent.	Replacement is deemed to be outside the scope of the plan, estimated life expectancy to be 25+ years from the construction date.	124m ²	B	4								£0.00
Rainwater goods	Guttering and downpipes are constructed of cast iron. No water testing was carried out during our inspection.	Replacement is deemed to be outside the scope of the plan, estimated life expectancy to be 15+ years from the construction date.	37ml	B	4								£0.00
		Allow for cleaning out of vegetation debris of gutters	25ml	C	2			£207.75					£207.75
Fascias and Soffits	Timber fascias to dormer window to the rear and soffit to the tunnel passageway	Signs of rot to timberwork, allow for replacement	3ml	C	3				£83.94				£415.50
		Replacement is deemed to be outside the scope of the plan, estimated life expectancy to be 25+ years from the construction date.	18m ²	B	4								£83.94
Walls	The main walls of the building are of cavity wall construction with all elevations having a mixture of brick and render.	Replacement is deemed to be outside the scope of the plan, estimated life expectancy to be 25+ years	61m ²	B	4								£0.00
		Replacement is deemed to be outside the scope of the plan, estimated life expectancy to be 15+ years	48m ²	B	4								£0.00
		Ornate stonework to the front of the building	28m ²	B	4								£0.00
		Concrete coping to top edge of parapet walls	14ml	B	4								£0.00
		Cracked brickwork to the rear of the building alongside the chimney stack.	8m ²	D	2	£2,560.04							£2,560.04
Concrete pillars to the front entrance area	Replacement is deemed to be outside the scope of the plan, estimated life expectancy to be 25+ years	20ml	B	4								£0.00	
Windows	The windows are timber single glazed sash units generally in an adequate condition	Replacement is deemed to be outside the scope of the plan, estimated life expectancy to be 10+ years	3Nr	B	4								£0.00
		Timber framed, lead light panel windows	5Nr	B	4								£0.00
		Dormer window to the roof are with signs of deterioration	1Nr	C	3				£743.79				£743.79
Doors	Original timber oak units to the front entrance	Allow to clean down and polish frame, lubrication of ironmongery at cyclical periods.	1Nr	B	4							£0.00	
Redecorations	Timber doors and windows to front and rear	Allow for redecoration to timberwork with suitable finish	31m ²	C	2			£159.34					£159.34
		Rendered walls to passageway and painted brickwork to front	58m ²	C	2			£295.22					£295.22
	Cast iron rainwater goods	Allow for redecoration of cast iron pipework to rear of building	25ml	C	2				£476.50				£476.50
		Timber fascias and soffits to front and rear elevations	Allow for redecoration to timberwork with suitable finish	21m ²	C	2			£107.94				£107.94

Internals												
Decoration	Internal walls are decorated in white. Condition is fair, however displaying evidence of marking due to usage.	Allow to redecorate all walls at cyclical periods.	176m2	C	3			£526.24				£526.24
	Ceilings are currently decorated in white, satisfactory condition.	Allow to redecorate walls at cyclical periods.	162m2	C	3			£484.38				£484.38
	Timber Joinery elements such as skirting boards and architraves are decorated in white gloss.	Allow to redecorate timber joinery elements at cyclical periods.	6m2	C	3			£30.84				£30.84
Ceilings	Plasterboard ceilings throughout the block	Replacement is deemed to be outside the scope of the plan, estimated life expectancy to be 25+ years	162m2	B	4							£0.00
Walls	Plastered walls throughout the building	Replacement is deemed to be outside the scope of the plan, estimated life expectancy to be 25+ years	176m2	B	4							£0.00
		Allow for replacement of plaster where cracked and damaged	3m2	D	2	£155.49						£155.49
	Wall papering to the upstairs meeting room	Allow for replacement of papering to Guildhall area in-keeping with current styles	111m2	C	3					£2,372.07		£2,372.07
Flooring	The floor covering throughout the block consists of carpeting.	Replacement is deemed to be outside the scope of the plan, estimated life expectancy to be 5+ years	162m2	B	3					£7,113.42		£7,113.42
	Oak steps into guildhall area	Replacement is deemed to be outside the scope of the plan, estimated life expectancy to be 25+ years	2Nr	B	4							£0.00
Doors	Timber room doors of various ages	Replacement is deemed to be outside the scope of the plan, estimated life expectancy to be 15+ years	4Nr	B	4							£0.00
Mechanical services	Mechanical pipework around building for heating and CWS/HWS	No issues noted to services.	Item	B	4							£0.00
	Steel radiators providing heating to building	Replacement is deemed to be outside the scope of the plan, estimated life expectancy to be 25+ years	9Nr	B	4							£0.00
	Stairlift to main staircase - Acorn	Allow for servicing to stairlift	1Nr	B	4							£0.00
Electrical services	Lighting consists of mixture of fluorescent and tungsten fittings, all in a dated condition	Fluorescent lighting to be replaced with new energy efficient LED units.	8Nr	C	3			£1,098.00				£1,098.00
		Tungsten units in-keeping with building adequately working at present.	6Nr	B	3						£823.50	£823.50

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Grounds												
Hardstanding	Concrete paved areas to front and passageway	Replacement is deemed to be outside the scope of the plan, estimated life expectancy to be 15+ years	32m2	B	4							£0.00
						£2,715.53	£0.00	£2,288.21	£1,925.73	£0.00	£2,372.07	£8,144.67
											OVERALL TOTAL	£17,446.21

Grade Key

A	Good. Performing as intended and operating efficiently
B	Satisfactory. Performing as intended but exhibiting minor deterioration
C	Poor. Exhibiting major defects and/or not operating as intended.
D	Bad. Life Expired and /or serious risk of imminent failure.
	Inspection not possible / ownership unknown

Priority Key

1	Urgent to prevent immediate closure and/or address high risk to H&S
2	Essential work within 2 years to prevent serious deterioration, address med term H&S risk
3	Desirable within 3-5 years to prevent deterioration or address low H&S risk
4	Long Term outside period to prevent deterioration.
	Inspection not possible / ownership unknown

Note: Costs for access equipment are included. Costs are for budgeting purposes only.