

Building Condition Survey Report

Property address

Minster/New Road Community
Centre
55-57 New Road
Minster
ME12 3PT

UPRN

Date of report

23rd May 2023

Introduction to the report

This bespoke condition survey report has been prepared by Simon Allchurch, Interim Building Surveyor, at the request of Eva Harris, Business Support Officer, to help inform an option appraisal of the future use of the Minster Community Centre site.

The site visit was carried out on the 10th May 2023, when the weather was dry and sunny. No pre-survey documentation was provided.

Minster Community Centre is a single storey pre-fabricated Portakabin modular building, of approx. 222m² GIFA, and believed to be circa. 30 years old.

The building and site have recently returned to Swale Council control, after termination of lease. It is understood that the previous tenant, the Community Association, provided the building themselves at the commencement of their original site lease, and were paying a peppercorn rent.

This survey is not a fully invasive or intrusive inspection and is not a substitute for a structural survey, mechanical & electrical services report, fire risk assessment, asbestos survey, H&S audit, energy saving audit, or disabled access audit.

Condition ratings

To help describe the condition of the property, we give condition ratings to the main parts (the 'elements') of the building, and some parts outside. Some elements can be made up of several different parts. The condition ratings are described as follows.

- ③ Defects that are serious and/or need to be repaired, replaced or investigated urgently.
- ② Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
- ① No repair is currently needed. The property must be maintained in the normal way.
- NI** Not inspected

ELEMENT	CONDITION RATING ① ② ③ NI	COMMENTS/RECOMMENDATIONS
Roofs & rainwater goods	③	Flat roof in bays with GRP finish. Major damage to one of eight bays of roof with evidence of water ingress internally. Water ponding to almost all bays. Roof surface is soft under foot and a H&S hazard for inspection. Guttering is missing or damaged in places. Building needs to be made weather tight to prevent further internal damage.
External walls and cladding	③	Rear external wall is showing signs of deflection. Generally difficult to inspect due to overgrown vegetation.
Windows doors and joinery	③	Single glazed windows. Numerous broken due to vandalism. External roller shutters across each window, some broken. Two external fire exit doors, both in poor condition. Numerous internal doors no longer shut correctly due to warping of doors or frames.
Structural frame	③	Rear external wall and roof is showing signs of deflection. Some internal doors no longer close flush. The overgrown vegetation restricts the ability for the underside of the building to be inspected.
Floors	NI	Not possible to inspect but no issues apparent. If water ingress persists, then timber floors are likely to be vulnerable to damage.
Finishes	②	Carpet and vinyl, some areas worn/poor condition. Internal redecoration required.
Sanitary fittings	②	Ladies, gents, and disabled persons toilets plus small kitchen. Generally reaching end of life in toilets. Kitchen is in relatively better condition.
Below ground drainage	NI	Not possible to inspect but no issues apparent or reported. Recommend CCTV drainage survey if building is to be put back into use.

M&E services	③	Electrical testing certificate not seen but expect there to be faults due to water ingress and general non-compliance issues with latest regs. Lighting needs to be upgraded to LED as currently all fluorescent. Gas combi boiler installed in kitchen serving wet radiator heating system. This is not contemporary with building and appears to have been installed within last 10 years. Servicing paperwork not seen. Legionella risk assessment not seen but expected to be low risk as appears to be no cold water storage tanks. Recommend full suite of statutory compliance inspections if building is to be put back into use.
External areas and boundaries	③	Overgrown vegetation needs removing or cutting back ASAP, including a small tree on boundary with next door house that needs pollarding. Timber fence on boundary with house is in poor condition and needs replacing with steel mesh fence to match that on other boundaries.
Fire precautions	③	Fire risk assessment required by end user if building is to be put back into use. Fire detection and emergency lighting likely to be non-compliant with latest regs. External fire exit doors likely to need replacement and requirement for internal fire doors to be reviewed (subject to type of future use).
Accessibility	NI	External overgrown vegetation needs removing ASAP and access reviewed (subject to type of future use).
Deleterious and hazardous materials	②	Built before 2000, so an asbestos management survey is required ASAP. Likely to be low risk though.
Sustainability	③	Lighting needs to be upgraded to LED as currently all fluorescent. Due to nature of portable building, the thermal insulation levels of roof, walls, windows, and floors will be low. Recommend that an EPC be carried out ASAP.

Overall condition summary

The building is generally life-expired, having exceeded normal useful timescales for modular buildings and maintenance having been somewhat neglected in recent times. Repairs could be made to bring the building back into use, though even if fully refurbished, it is always going to be a maintenance liability and not up to modern new-build standards, due to its age and inherent limitations of its lightweight modular construction.

Options for further consideration

1. Demolition of building and replacement of community facility on this site with a traditional new build or a new modular replacement.
Cost estimate £400K to £750K (excluding VAT and fees), depending on specification.
2. Demolition of building and replacement with community facility elsewhere, if required. Site seems an obvious one for a small housing development, though Planners may wish to see replacement of lost Community use land. Recommend seeking pre-app advice.
The demolition could be left to the new owners to do if the site is to be disposed of, but to avoid vandalism and the maintenance liability, and to maximise value, if it is decided to redevelop site, then demolition should be considered prior to sale.
Cost estimate for demolition £25K (excluding VAT and fees).
3. Refurbishment of building. Cost estimate £100K to £200K (excluding VAT and fees), depending on specification. The cost effectiveness of these works and return on investment would be questionable.

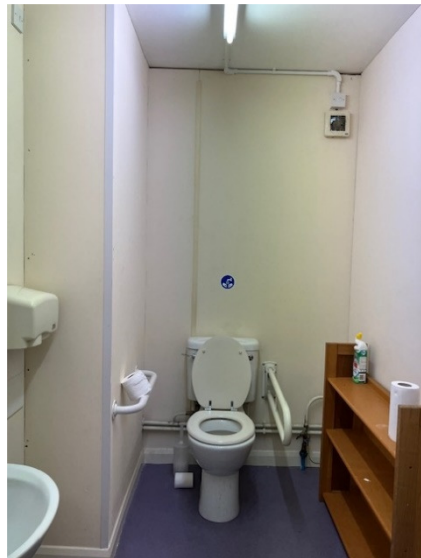
Photographs

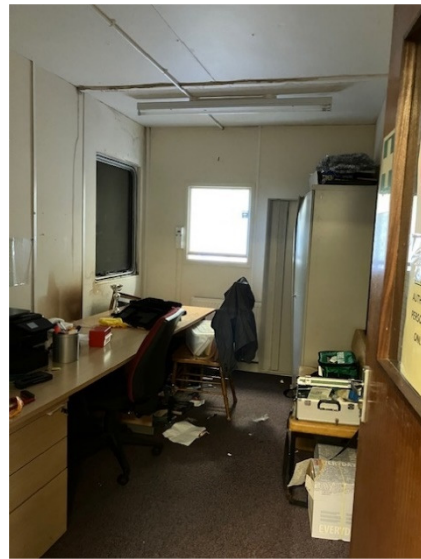












Caveats:

This report has been prepared by a surveyor ('The Employee') on behalf of Swale Council ('The Employer'). The statements and opinions expressed in this report are expressed on behalf of the Employer, who accepts full responsibility for these.

Without prejudice and separately to the above, the Employee will have no personal liability in respect of any statements and opinions contained in this report, which shall at all times remain the sole responsibility of the Employer to the exclusion of the Employee.

We carry out only a visual inspection. We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric. We inspect the roof space, where there is one, from the access hatch but we do not go into the roof space itself.

Cellars are inspected if they are reasonably accessible, but under-floor voids are not inspected.

We examine floor surfaces (although we do not move or lift furniture, floor coverings or other contents).

Services are generally hidden within the construction of the property. We inspect those parts of the electricity, gas/oil, water heating and other services that can be seen without removing secured covers, but we do not test them. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources; plumbing, heating or drainage installations (or whether they meet current regulations); or the inside condition of any chimney, boiler or other flue.

We do not lift the covers to the inspection chambers of the underground drainage system.

During the life of a building it may undergo a number of changes, driven by changing user needs, advances in IT, evolution of working practices and so on. In addition to the basic costs of maintaining a building, cleaning, and redecorating, there will be costs associated with essential upgrading to avoid obsolescence. This is particularly so in the case of building services, which are likely to require major upgrading and alteration several times during the life of a building. The structure and fabric of a building are likely to remain largely unchanged, other than by maintenance and redecoration for a relatively long period, possibly for the entire building life (40 years or more). The interior layout may change much more often – typically less than 10 years. This is due to changing user needs or changing users. Commercial buildings tend to be occupied on a leasehold basis and occupiers change regularly. These changes are facilitated by the use of loose fit building designs and the adoption of demountable partitioning etc. Building services will also be upgraded or renewed more often (typically every 15 to 20 years) than the structure and fabric as a result of the drivers for change identified earlier.

Although many commercial buildings have a design life of 40 years or more, it is more common for the useful life to be around 25 years. At 25 years, it is likely a major refurbishment would be required to bring a building up to date. Thus, the useful life of a commercial building may coincide with the life expectancy of major building service components.