

Hednesford Community Centre, Bradbury Lane, Hednesford
SCHEDULE OF OBSERVATIONS AND COMMENTS

ITEM	DESCRIPTION/LOCATION	OBSERVATIONS/COMMENTS	VALUE OF WORKS
	EXTERNAL		
1.0	ROOF AREAS		
1.1	Plastisol Coated Profile Metal Sheet Roof Coverings		
1.1.1	Plastisol coated profile metal sheet roof covering to modern areas of the centre, draining into a central flat roof area.	a) There is deterioration identified to the exposed edges of the metal profile sheets where peel back of the plastisol coating and localised corrosion has occurred. This is characteristic with this type of roof covering, but remedial repairs are considered necessary in order to safeguard these components and to prevent ongoing and progressive corrosion occurring. Specialist materials are to be specified, such as Gyromax or Liquasil and works to be undertaken by an approved contractor to obtain a requisite manufacturers guarantee.	£7,500.00
		b) Profile plastisol coated roof cappings and trims have also suffered from minor corrosion, requiring treatment as detailed above.	Included
		c) Absent tec screw plastic covers exposing the screw fixing to corrosion require replacement to match original. Replacement caps are to be provided.	£150.00
1.2	Rear Original 1960's Building		
1.2.1	Mono pitched and central flat roofs overlaid with bitumen mineral felt with rear flat roof area (kitchen) surmounted by raised parapet wall.	a) The mineral felt is considered to be approximately 15-20 years old and now reaching the end of its serviceable life expectancy and shall require replacement in the not too distant future. The Council is to set aside suitable provisions for the necessary re-covering of these flat roof areas.	£30,000.00
		b) Localised repairs and defects identified to flashings alongside the raised triangular mono pitched upstands, particularly serving the rear roofslope. Here flashband bitumen/aluminium tape has been provided which has a limited life expectancy and replacement of these components is considered due immediately in order to safeguard and limit water and damp ingress at this location.	£450.00
		c) The central flat roof areas with upstand directly above the centre of the original hall have been overpainted with a UV solar reflective aluminium paint which has significantly deteriorated. It is anticipated that these roof coverings will be renewed in conjunction with major re-covering of these areas as detailed above. In the event that these works are postponed for a period longer than 3-4 years, it is our recommendation that resurfacing of the solar reflective paint is undertaken in order to prolong its life expectancy using a suitable paint in accordance with manufacturers instructions. The purpose of the paint is to reflect the UV rays of the sun that prematurely deteriorate the black bitumen mineral felt concealed beneath. Large areas of the flat roof are exposed as noted in the photographs within Appendix B. Cost of works to overpaint these areas with UV solar reflective paint are as follows.	£2,250.00

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1.3	Flat Roof Area Above Original Bar and Store Room Adjacent		
1.3.1	Bitumen felt overlaid with UV solar reflective paint.	a) These flat roof areas are considered to be in poor condition and it is likely that water and damp ingress is occurring due to shrinkage and gaps identified at the time of inspection (see photographs). Resurfacing of these flat roof areas is considered now due.	£7,500.00
1.4	Central Flat Roof Area		
1.4.1	Single ply membrane.	a) These flat roof areas appear to be in fair condition and consistent with their type and age. Localised repairs are reported to have been recently carried out due to evidence of water ingress particularly adjacent the roof window serving the entrance hall. Ongoing monitoring of these should be undertaken and localised repairs carried out as necessary and included within a planned maintenance regime. A budget cost for these repairs is therefore provided as follows.	£1,500.00
		b) The surface water outlets appear to be choked and blocked with ponding of surface water noted at the time of inspection. There is also debris noted to the surface of the flat roof requiring removal. Allow for thorough cleaning and rodding through of internal rainwater outlets and clean out and remove all debris as necessary.	£350.00
		SUMMARY	£49,700.00
2.0	RAINWATER GOODS AND BELOW GROUND LEVEL DRAINAGE SYSTEM		
2.1	UPVC rainwater components, including gutters, downpipes, etc, discharging into concealed gullies and into the below ground level drainage system.	a) Please note that no intrusive investigations have been undertaken within the below ground level drainage system and we are therefore unable to confirm the condition and integrity of these concealed components and no further comment can be made. Further investigations may be required and included within Section 5 of the main body of this report.	
		b) A number of defects were identified to the existing rainwater gutters and downpipe components and repairs are required as follows:-	
		i) Leaking downpipe joints where staining has occurred to the self finished components. Localised repairs and resealing of these are required in order to effectively discharge surface water away from the building.	£340.00
		ii) Rainwater gutters require localised repairs and thorough cleaning in order to provide suitable discharge of surface water away from the building.	Included
		iii) The downpipes discharge into concealed gullies, as well as a number of open gullies and aco drains which are shared with the hardstanding car parking areas as detailed below. Some of these are heavily choked and backing up, possibly due to a lack of recent maintenance and filled with debris, etc. These shall require thorough cleaning as necessary.	£350.00
		iv) It is advisable to carry out a further investigation to confirm the condition and integrity of the below ground level drainage systems in order to confirm their condition. A suitable contingency for undertaking a detailed CCTV inspection, including jetting and clearing as necessary.	£400.00
		SUMMARY	£1,090.00

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3.0	WALLS		
3.1	The Community Centre has been extended and modified, having a combination of wall type finishes to each elevation. There is a combination of powder coated curtain wall glazed framework, monocouche self finished render, stained horizontal clad timber boarding and exposed fairfaced clay brickwork with sand and cement mortar joints.	a) The powder coated curtain wall glazed frames serving the front and left side elevations, including matching windows and doors, have UV degraded and water stained. These have become chalky and dull. Careful cleaning of these self finished powder coated aluminium surfaces shall be required and should be included within an ongoing maintenance regime for the property. Specialist cleaning chemicals/solvent is to be investigated, although we have seen that T-cut or similar brands provide a suitable alternative. This is clearly a labour intensive job of simple nature and will cosmetically and visually improve the existing surfaces.	£860.00
		b) Previously stained horizontal and timber cladding identified to the front, left and rear elevations to the modern extended buildings shall require ongoing surface treatment in order to safeguard their condition. It is our opinion that this work should be undertaken every 3-4 years using suitable quality material in accordance with manufacturers instructions. It is considered that surface treatment of these components is now due.	£1,650.00
		c) There is a localised patch of monocouche self finished render positioned on the right side elevation., the top corner of rendered panel adjacent the rainwater downpipe. Here the render has fractured which will continue to deteriorate caused through the effects of frost action (freeze/thaw). It is therefore recommended that a localised repair be undertaken to the fractured rendering to prevent ongoing deterioration.	£400.00
		d) UPVC panelling identified predominantly to the older Community Centre above ground floor windows, etc shall require thorough cleaning and be included within an ongoing maintenance regime for the property. Suitable cleaning chemical/solvent will be required and access, etc.	£230.00
		SUMMARY	£3,140.00
4.0	EXTERNAL JOINERY, WINDOWS AND DOORS		
4.1	Self finished overhanging soffits and fascias.	a) These are considered to be in good condition, however soiling and water staining is noted throughout the elevations and thorough cleaning of these components will be required.	£240.00
4.2	Self finished aluminium powder coated curtain wall glazing, windows and doors.	a) As detailed above, these require thorough cleaning.	Included
4.3	Personnel and fire exit doors to the rear elevations.	a) These have suffered from wet rot decay, particularly to the base of frame and sill due to lack of redecoration. Allow for undertaking localised repairs to the existing components and suitably treat and redecorate using two coats of good quality paint in accordance with manufacturers instructions. Allow for raking out and resealing mastic joint to perimeter of frame at junction with masonry reveal. This work should be undertaken every 3-4 years and included within a maintenance regime for the property.	£320.00

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4.4	Timber compound around air source pumps to rear elevation.	a) Surface treatment of these timber components will be required and should be included within an ongoing maintenance regime for the property. It is our opinion that this surface treatment should be undertaken every 3-4 years, using a good quality material in accordance with manufacturers instructions.	£260.00
		SUMMARY	£820.00
5.0	FITTINGS AND FIXTURES		
5.1	There are a number of external light fittings throughout the elevations.	a) A number of the fittings have corroded metal brackets which will require surface treatment. It is our recommendation that these are updated to modern LED fittings as an improvement and requisite costs should be obtained. For the purpose of this written report, we have provided an estimate cost for these.	£600.00
5.2	Metal cages encasing air conditioning compressors and plant, etc.	a) The previously self finished presumed powder coated mesh grilles have suffered from corrosion and ongoing deterioration of these fittings will occur. It is advisable that these are suitably cleaned, prepared and painted to prolong their serviceability as necessary - 4 no.	£400.00
5.3	Previously painted rainwater goods.	a) Previously painted rainwater goods identified shall require redecoration and be included within an ongoing maintenance regime for the property. In conjunction with sealing and clearing of these components, allow for redecoration to match original.	£560.00
		SUMMARY	£1,560.00
6.0	HARDSTANDING/LANDSCAPED AREAS AND PERIMETER BOUNDARY SURFACES		
6.1	Hardstanding areas and car parking areas comprise of tarmacadam with precast concrete kerb edges and landscaped areas. Along the road frontage there is powder coated mesh fencing. Along the rear elevation, there is close panelled timber fencing.	a) Undulated and settled precast concrete slabs identified to the front and right side pathways. These will require uplifting and releveling as necessary to prevent a trip hazard. Cracked slabs will also require replacement.	£480.00
		b) Along the left side of the main carpark is a retaining embankment with precast concrete slabs embedded into the earth vertically. Many of these slabs have fractured and rotated from their original horizontal position. It is advisable that localised repairs are carried out and/or replacement as necessary as these damaged slabs could cause damage to vehicles where a potential claim to the Council could be made. Localised repairs are therefore considered necessary and ongoing monitoring should be undertaken. A provisional sum for these works is therefore to be included within this schedule.	£750.00
		c) Deterioration of thermoplastic line paint, particularly to disabled bays. This will require ongoing monitoring and replacement as necessary. This works is not considered due at the current time, therefore no costs are provided.	£0.00

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		d) Deterioration of low level masonry retaining wall to front left corner of entrance and car park area. Here some of the bricks have come loose and are absent and the mortar joints have become loose and friable. Allow for localised repairs and replacement of bricks to match original to safeguard this structure.	£800.00
		e) Surface water gullies appear to be choked and require thorough clearing.	Included
		f) Localised repairs are required to boundary timber close panel fencing, particularly along the rear elevation and surface treatment is required. We are unable to confirm your legal obligations to repair and maintain these boundary structures and it is recommended to obtain legal confirmation as to your repairing and maintaining obligations to which the property may be subject. Costs should also be considered at this time.	TBC
		g) Ongoing weed treatment and management will be required throughout the demise. Annual maintenance and spraying should therefore be considered within an ongoing maintenance regime for the property. For the purpose of the schedule, an allowance for two separate treatments between the months of April and October should be allocated.	£140.00
6.2	Turfed and landscaped areas.	a) These will require ongoing cutting back and maintaining which is beyond the remit of this report and no further comment is made.	£0.00
		SUMMARY	£2,170.00
	INTERNAL		
7.0	CEILINGS AND WALLS		
7.1	Ceilings are a combination of emulsion painted plasterboard and lay in grid suspended ceilings. Walls and partitions are a combination of painted plastered masonry and timber stud.	a) Damp affected and stained lay in grid suspended ceilings in various locations, but predominantly identified within the front entrance reception area as a result of historical water and damp ingress. Replacement of these tiles is recommended to improve the visual and cosmetic appearance of the ceilings to these areas. We are of the opinion that to supply and fit individual tiles at a cost of £10 per tiles - approx. 40 tiles identified.	£400.00
		b) Routine redecoration will be required and included within an ongoing maintenance regime for the property. At the time of inspection, the centre appears to have been in good decorative order with no urgent repairs considered necessary.	Ongoing
		SUMMARY	£400.00
8.0	JOINERY COMPONENTS		
8.1	Internal joinery components comprise of painted and stained timber skirting boards, door frames and architraves with a variety of flush and glazed panelled timber doors.	a) A number of the self closing door mechanisms and door furniture require attention, with localised repairs and/or replacement to be undertaken. Careful scrutiny of the fire doors is to be undertaken on a regular basis to maintain the integrity of these. A budget cost/provisional sum is therefore set aside within this schedule for undertaking localised repairs to these components as necessary. Provisional sum.	£150.00
		SUMMARY	£150.00

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9.0	FLOORS			
9.1	Solid concrete floors overlaid with fitted floor coverings.	a)	Fitted floor coverings throughout the centre appear to be in good visual condition with no significant defects noted.	
		b)	A number of door threshold strips require replacement (cleaner's cupboard) in order to prevent trip hazards from occurring.	£120.00
		c)	No evidence of any significant structural movement, including upward heave or crowning was identified throughout the ground floor visual inspection. We are unable to confirm whether there is any presence of sulphate contaminate fill beneath the concrete slab serving the original 1960's structure and without significant disruption and intrusive investigations, this cannot be determined and no further comment can be made. The floor within the centre hall was generally level with no physical deterioration or defects noted.	
			SUMMARY	£120.00
10.0	KITCHEN/TEA POINT AND BAR			
10.1	Modern fitted kitchen units with stainless steel components.		No significant defects were identified and ongoing monitoring and repairs should be carried out to these fittings as necessary. The kitchen fittings were considered fit for purpose at the time of our inspection.	
			SUMMARY	£0.00
11.0	SANITARY FITTINGS AND FIXTURES			
11.1	Ceramic sanitaryware with copper and UPVC waste and supply hot and cold pipework with wall mounted wash hand basins and sanitary fittings.		No significant defects were identified at the time of our inspection. It should be noted that these fittings have not been tested as part of this inspection and are beyond the remit of this building orientated report. We cannot therefore be held responsible for individual plumbing components which seep or leak, particularly within concealed areas of the building and therefore no further comment can be made. Individual appliances were operational and fit for purpose at the time of inspection.	
			SUMMARY	£0.00
12.0	MECHANICAL & ELECTRICAL INSTALLATIONS			
12.1	Electrical installations are generally chased and concealed within the fabric of the building or housed within conduits and trunking and surface mounted.		The electrics appear to have been updated and modified from time to time but no testing has been undertaken as part of this visual inspection. Ongoing monitoring and testing of the electrical installations is a requirement and this should be carried out by a specialist NICEIC electrical engineer in order to prepare a compliant test certificate which is to be regularly updated and maintained in accordance with the latest regulations. We cannot provide any further advice or guidance upon the electrical installations which is beyond the remit of this inspection.	Ongoing

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12.2	Heating system - Presumed air source heating system is provided with plant mounted externally along the rear elevation. Within the boiler room we identified surface mounted pipework with pumps, etc and electronic service equipment.	Please note that no testing has been undertaken within the existing system and we are unable to confirm the condition and integrity of these. It was reported that regular maintenance and testing is undertaken and the existing fittings are in fully operational condition.	Ongoing
12.3	Other - Fire Alarms & Emergency Lighting	No testing has been undertaken as part of this inspection and no further comment can be made.	Ongoing
		SUMMARY	£0.00
13.0	STATUTORY OBLIGATIONS		
13.1	Asbestos Regulations 2012	We are unable to confirm whether a suitable Asbestos Management Survey has been prepared for the premises or whether there are any asbestos containing materials on site. This is required in accordance with the Asbestos Regulations 2012. In the event that a survey is not available, it would be our recommendation that you get a requisite survey. (Hough & Co).	£800.00
13.2	Fire Precautions (Workplace regulations 1999) and fire precautions generally.	Due to the extensive layout alterations to the premises, we are unable to provide any advice to the necessary fire precautions required. A Fire Risk Assessment should therefore be undertaken and all necessary amendments and alterations carried out to the premises to provide compliance. This is to include review on the fire exit doors and means of escape as necessary.	TBC
		SUMMARY	£800.00
		Cost of works	£59,950.00
		Contractors Prelims @ 8%	£4,796.00
		Contractors OHP @ 10%	£5,995.00
		Sub Total	£70,741.00
		Professional fees for administration @ 8%	£5,659.28
		Total	£76,400.28
		VAT @ 20%	£15,280.06
		TOTAL SUM	£91,680.34