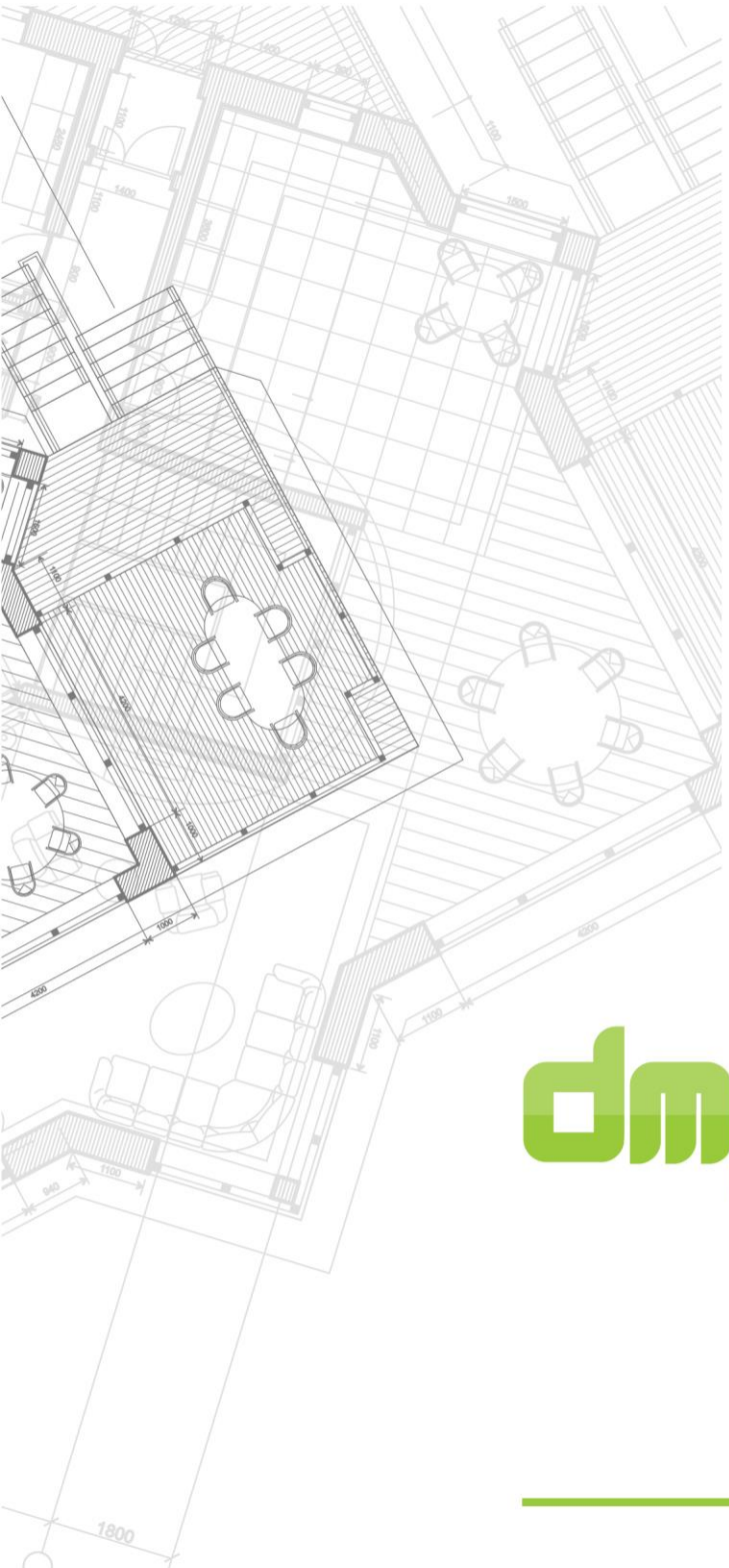

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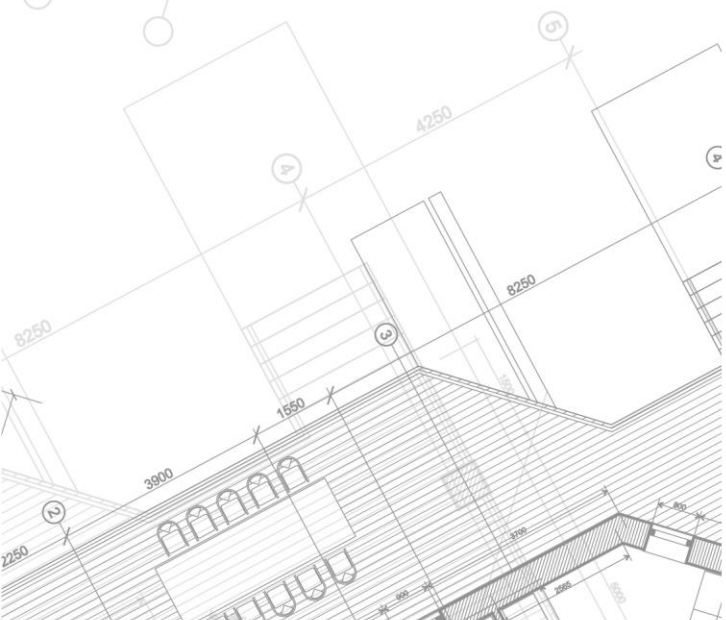

Estimated Costs

Harpham Village Hall,
Station Road,
Harpham,
East Riding of Yorkshire,
YO25 4QZ

DMP/CS641/December 2020

18th December 2020

Harpham Village Hall,
Station Road,
Harpham
East Riding of Yorkshire,
YO25 4QZ

Project Reference: **DMP/CS641/October 2020**

Prepared by: A.Lowsley, B.Sc. (Hons), MFPWS
Building Surveyor

Signed:

Date:

Verified by: K.Marling, B.Sc., FRICS
Director

Signed:

Date:

Issue	Revised	Revised by	Approved by	Revision date

Cost Information

Budget costs requested as part of the report are given for approximate guidance only. The information provided is based upon a visual inspection from a single visit. Further works/unseen defects may become apparent/ necessary following further investigation or opening up of the element. Clients should not rely solely on the budget estimates provided but utilise the information to obtain formal quotations from competent contractors prior to making a legal commitment to purchase. Care must be undertaken when selecting competent contractors/professionals and it would be prudent to approach relevant trade associations to assist in this process. It would also be prudent to seek professional advice/guidance in respect of both planning and supervising any intended structural alterations.

The cost estimate provided within the report **does not** include for the provision of any access equipment or scaffold, in order to assist in undertaking the work identified. A number of items may result in the sharing of the access equipment as part of a programme of work. The type and use of the equipment will also differ depending on the location and extent of the work to be undertaken.

The report summary has been utilised to provide the summary of works required to maintain the integrity of the property.

External

a) Externally a physical inspection (from ground level) revealed that the pitched roof area to the property was found to be covered with asbestos cement tiles laid with a lap.

   In their undamaged form, asbestos roof tiles present no risk as the material is held firmly in place by the cement. However, the risk comes about when tiles begin to degrade and the cement weakens and breaks away, leaving asbestos exposed to the air. Damaged tiles with asbestos need to be handled and removed with extreme care using appropriate safety equipment. Similarly, any work that's done adjacent to these tiles which could have a high chance of breaking or damaging them, will also potentially increase the threat level to human health. It is however advisable that you monitor the condition of these tiles on a regular basis.

   The asbestos cement tiles were found to be heavily covered with a moss growth across the provision. During storm conditions these will become detached and litter the gutters present. Issues will become evident if the face of the tiles becomes detached and enters the drainage system, releasing fibres.

   A small number of tiles present to the catslide element (at the change of gradient were found to be displaced (possibly following repair) and require reinstatement (to prevent potential loss during storm conditions). Care should be taken when accessing the roof to prevent damage to adjacent coverings.

   The estimated cost to reinstate the tiles to the affected area would be £125.00

   Replacement of the coverings should be considered due to the age and life expectancy of the provision. A number of light weight coverings are available of

the market that would be suitable for replacement. It is believed that no sarking membrane will be present under the tiles (as these are believed to be the original roof coverings) and will be required under any new coverings (the existing is believed to be laid over timber close boarding. Further advice/guidance to maintaining the provision is provided on the HSE's website for further assistance.

In addition, the mortar detail to the ridge tiles was found to be cracked and missing in isolated areas across the provision. Due to the levels of moss evident it could not be ascertained to the condition of the mortar to other areas. The defective areas will require cutting out/repointing to maintain the water tightness/integrity of the detail.

The estimated cost to remove the existing asbestos roof tiles, replace with an artificial slate and replace the ridge along the length of the provision would be approximately £22,400.00.

Joinery repairs were found to be required to the external softwood timber fascia/barge board present (especially the finials details which were missing above the gable elements) in a number of areas due to the levels of decay evident to the provision. All replacement timber should be tanalised treated in order to prevent decay occurring the provision. A good quality paint system should be utilised i.e. Dulux Weathershield in order to ensure that the life of the timber is extended.

Ideally, external redecoration of timber and cast/metal elements is recommended (including the rear of any rainwater downpipes) every 4 - 5 years, dependent upon the original age of the paint, its exposure to the elements and the material's properties. Where painting takes place outside this maintenance cycle, repairs should be expected. Ideally, re-decoration should be carried out during the better weather between mid-April and mid-September.

The estimated cost to cut out any decayed timber, conduct splice repairs and redecorate external areas would be £1,750.00

To the rear of the main roof area the chimney stack present appears to be terminated with a pre-cast concrete capping (once supporting the fireplace evident in the female cloakroom area). The mortar joints to the brickwork to the chimney stack were found to be open to areas securing the lead stepped flashing detail. An isolated area of lead flashing is displaced/missing and requires reinstating to maintain the weather tightness of the roof area/detail.

The estimated cost to reinstate the lead flashing detail and repoint with a suitable lime based mortar £90.00.

The rainwater drainage from the roof areas was found to be provided by cast iron ogee gutters discharging into the underground drainage system. The end sections of the gutter provision to the rear side elevation of the building was found to be out of alignment with a back fall (to the end section away from the outlet) with leaks evident to other joints along the provision. The provision should be laid to a suitable gradient towards the outlets provided to ensure it drains as intended and prevent rainwater discharging onto the timber fascia/external wall below (causing the degrading of the provision). The bolted sections may require removal as part of the remedial work which will allow the treatment and redecoration of the rear of the provision, prior to refixing.

The estimated cost to remove the existing gutter and reinstate at a gradient would be approximately £315.00. (This figure does not include to replace any of the existing guttering/brackets).

b) The external brickwork to the building was generally found to be in fair condition although areas of open/cracked mortar was found to be evident (especially to the rear gable provision) in a distinct pattern, horizontally at approximately 340mm centres (4No courses) in locations across the wall area. The open mortar joints were found to have expanded from 10mm to 15mm in the locations of the cracking. Internally hairline cracking was evident (with loose areas of finish) to the plaster finishes.

The estimated cost to re-point failed/cracked mortar to all external elevations would be approximately £900.00 (allowed for 20m2).

Originally cavity wall ties were made to brace the inner and outer leaves of their walls, using iron or mild steel to ensure their stability, however, under damp conditions, iron or steel corrode. To prevent them from deteriorating, wall ties were coated in bitumen or zinc galvanised with a protective finish. However, over time, it is not uncommon for wall ties to corrode as a result of the protective coating breaking down. This is especially evident were the displacement of the mortar from the cracking allows increased levels of moisture/rainwater into the cavity (due to the expansion of the metal applying further pressure and cracking to occur).

Further intrusive investigation of the issue is required to the area by a competent contractor specialised in such work. Investigation is usually undertaken by locating the ties using a metal detector and then either removing a brick or the mortar or drilling a small hole and inserting an endoscope (a TV camera on a flexible probe) into the cavity to examine their condition. The replacement ties will be selected to suit the substrate evident in line with the Building Digest 401 guidelines. A guarantee is provided for the remediation work undertaken.

The estimated cost for an intrusive survey conducted by a competent contractor would be £450.00.

Areas of open/cracked mortar joints were found to be present in a number of areas and due to the issues experience to the rear gable element require repointing to prevent further corrosion of the cavity wall ties to other elevations of the building. A lime mortar should be utilised to allow thermal expansion of the elevations (which were found to be over 15.00Lm in length).

Due to the length of the uninterrupted lengths of masonry thermal movement of the brickwork has occurred in the gable wall in the form of stepped cracking (1 - 2mm following the mortar joint in a stepped manner at low level (a number of courses above the damp proof course level). The co-efficient of expansion due to thermal/wetting of the brickwork occurs 1mm in every 1.00m length. Remedial work is again required to maintain the integrity against rainwater entry into the cavity evident. The cracking and eroded mortar apparent requires replacement with a lime mortar instead of the sand/cement mix present. The mortar requires removal to a depth of 25mm to ensure that enough new material is applied. Ideally an expansion joint should be formed within the elevation to allow expansion to occur to control the cracking present.

A number of redundant steel fixings brackets are also evident within the external walls of the property. Inspection revealed corrosion of the provision, has occurred causing expansion/pressure to be exerted to allow cracking of the mortar joints. Ideally the brackets require removal/reinstatement to prevent cracking to the brickwork long term.

Inspection of the airbricks providing a cross flow of ventilation to the timber suspended floor structure revealed that a number to the side elevation and the gable provision were found to be present at/below the soil/earth build up (with 1No to the gable is covered with a steel plate. This will allow rainwater to enter the floor void and moisture to enter the fabric. The ground area around the provision should be reduced in level to prevent this from occurring.

The estimated cost to remove debris from the air vents would be approximately £35.00.

A foundation stone was found to have been constructed with in the front gable element of the building above the level access ramp evident. The mould perimeter section to the stone present was found to be cracked with displacement evident to the lower section. Repair of the provision should be undertaken to prevent loss of the area, which may occur if rainwater entering the crack expands during extreme cold weather (during frost/ice) which will result in the loss of the stone. Due to the height of the provision this may do so onto the ramped area below.

The estimated cost to repair the stonework to the area would be approximately £325.00.

The front entrance to the building was found to be provided with a pair of PVC-u framed doors (each door 630mm in width). In order to allow persons with disability to use the hall both doors would need to be opened. No electronic automatic closer is provided to power the doors. Ideally the doors should be replaced with a larger door and slave panel (the door 900mm in width). A push pad/radar operated provision should be considered to achieve compliance under the Equalities Act/Access statement/Policy.

The estimated cost to replace the front elevation door set (compliant under the Equalities Act) would be approximately £1750.00.

c) Externally inspection of the main front entrance to the site revealed that both vehicles and pedestrians utilise the same provision. No separation was found to be evident. The gradient of the provision was found to be severe and comprised of compressed material/gravel coverings.

Consideration should be given to the relocation of the pedestrian entrance due to the issues raised. A suitable level access provision should be considered to allow safe access to the main front entrance.

Internal

d) Inspection of the fabric within the main hall area of the building revealed that a drop ceiling had been provided below the original provision in the form of a tongued and grooved softwood timber boarding. No inspection of the void above the ceiling and that below the main roof and cupola vent present, was provided due to the location

of the access hatch being evident away from the perimeter wall (to allow access at height by ladders). Access by means of a tower scaffold to the hatch (above the stage) would require an assessment by a structural engineer to ensure the existing structure would accept the loadings implied.

It is prudent that that the void be inspected due to the condition of the roof coverings present, to establish if remedial work is required to the fabric/structure.

Areas of defective plaster finishes were found to be present extending from above the timber skirting boards up the face of the external/internal masonry walls (up to 500mm (above floor level) to a maximum height in areas). Readings undertaken with an electronic moisture meter of the areas is contained within the main body of the report. Inspection of the walls were no timber skirting detail was present revealed that the plaster finishes had been taken down to the surface of the cast insitu concrete floor structure.

Due to the age of the construction of the structure is it believed that no damp proof membrane exists within the concrete material. Due to the plaster finishes having been taken down to the surface, moisture is being drawn behind the plaster (degrading the wall/timber skirting in areas).

The floor structure was found to be covered with a safety vinyl floor in areas, whilst other areas remain uncovered (or provided with matting). The skirting provision requires removal along with the affected plaster finishes which should be replaced with a renovating plaster (to prevent salts contained within the wall degrading the finish). The floor areas should be refurbished (if not already done so) with a surface damp proof membrane under the vinyl sheet material to prevent long term failure. A coved skirting provision could be utilised within the areas as part of the flooring system in order to assist with maintenance (preventing high level of moisture from mopping of the floor areas on a frequent basis against the timber skirting details).

The estimated cost to hack off the existing plaster and replace with a renovating plaster, replace the existing floor provision with a vinyl sheet covering and membrane to the area would be approximately £6,200.00.

e) It is recommended from our limited inspection that an inspection/test of the electrical installation to the building should be undertaken by a qualified electrician.

It is understood that one is planned. Periodic inspection ever 5 years or a percentage every year is required. The results of the inspection will highlight deficiencies with the current system identifying any remedial work required.

The estimated cost to conduct an inspection f the electrical installation would be approximately £270.00.

Test and inspection under statutory provision should also extend to the following (although not exhaustive):-

Due to the age of the property an Asbestos register and policy will be required to be provided under statutory provision. This should ideally be appended to any signing in to the property to ensure those maintaining the building are informed of the policy and procedures if suspected material is found to be present.

The estimated cost to conduct an Asbestos management and policy would be approximately £775.00.

Sterilisation must be carried out to minimise risk of legionella Water services need to be sterilised to minimise the risk of legionella (under L8 Legislation ‘ Water Hygiene Legislation’) – this particularly applies to hot water services and spray tap fittings etc. Previous record information of work undertaken would be extremely beneficial.

The estimated cost to conduct an L8 inspection would be approximately £625.00.

A fire risk assessment will be required for the building under the ‘Fire Safety Regulatory Reform’ order a designated person within the company will be deemed responsible for compiling and maintenance of the information, as well as ensuring all users of the property are aware of all policies arising from it.

The estimated cost to conduct a fire risk assessment and produce a policy would be approximately £400.00

Access audit to evaluate the property in use for those with disabilities.

The estimated cost to conduct an access audit in line with the Equalities Act 2010 would be approximately £400.00